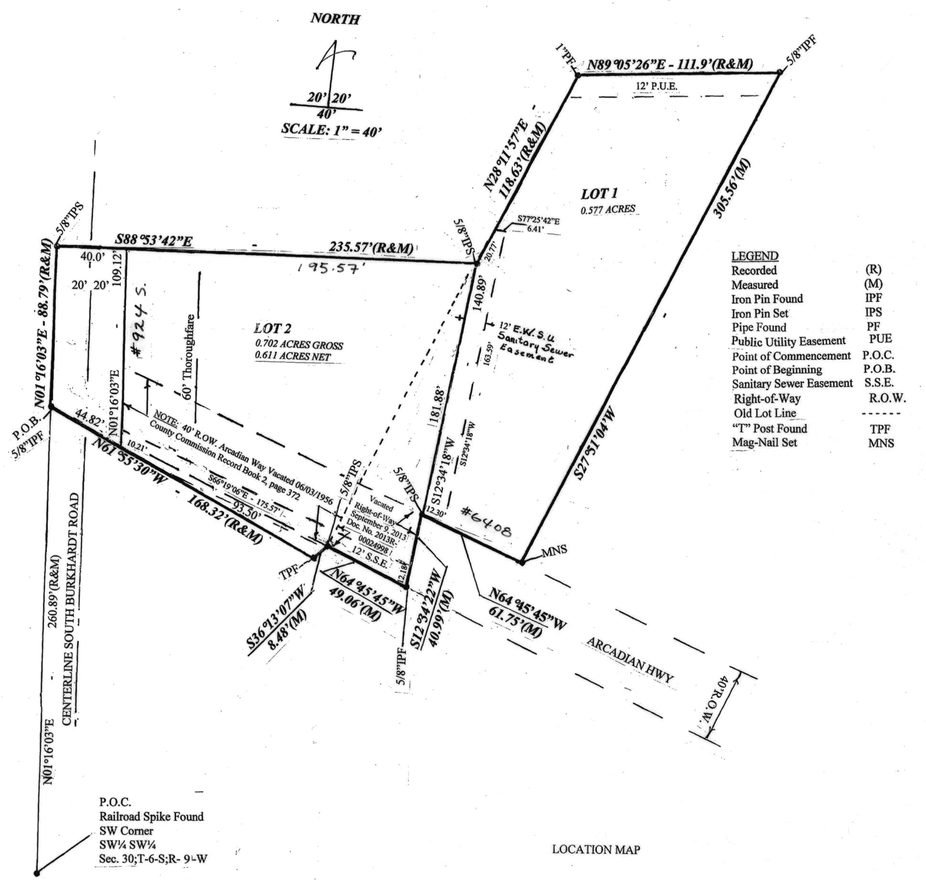
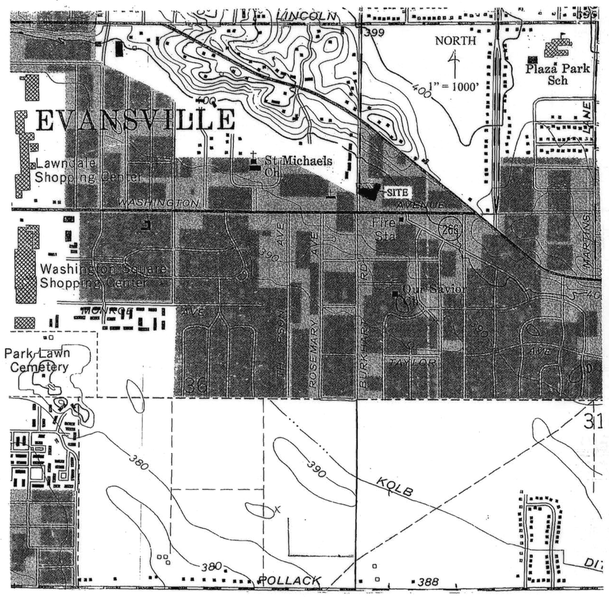
GIORGIO II



LEGEND	
Recorded	(R)
Measured	(M)
Iron Pin Found	IPF
Iron Pin Set	IPS
Pipe Found	PF
Public Utility Easement	PUE
Point of Commencement	P.O.C.
Point of Beginning	P.O.B.
Sanitary Sewer Easement	S.S.E.
Right-of-Way	R.O.W.
Old Lot Line	------
"T" Post Found	TPF
Mag-Nail Set	MNS

LOCATION MAP



BOUNDARY DESCRIPTION

Lot 24 and part of Lot 25 in the unrecorded plat of Martin Heights Subdivision and part of vacated Arcadian Hwy all lying in the Southwest Quarter of the Southwest Quarter of Section 30, Township 6 South, Range 9 West, Knight Township, Vanderburgh County, Indiana, more particularly described as follows:

COMMENCING a Railroad Spike Found at the Southwest Corner of said Quarter Quarter Section; thence North 01° 16' 03" East, along the West line thereof, 260.89 feet to a 5/8" iron pin found at the POINT OF BEGINNING; thence North 01° 16' 03" East, along said West line, 88.79 feet to a 5/8" iron pin, set; thence South 88° 53' 42" East – 235.57 feet to a 5/8" iron pin, set; thence North 28° 11' 57" East - 118.63 feet to a 1" pipe, found; thence North 89° 05' 26" East - 111.9 feet a 5/8" iron pin, found; thence South 27° 51' 04" West – 305.56 feet to a mag-nail set on the North Right-of-Way of Arcadian Hwy; thence North 64° 45' 45" West, along said Right-of-Way, 61.75 feet to a 5/8" iron pin, set; thence South 12° 34' 22" West – 40.99 feet to a 5/8" iron pin set on the South Right-of-Way of Acradian Hwy; thence North 64° 45' 45" West, along said Right-of-Way, 49.06 feet to a 5/8" iron pin, found; thence South 36° 13' 07" West 8.48 feet to a "T" Post, found; thence North 61° 55' 30" West – 168.32 feet to the POINT OF BEGINNING and containing 1.279 acres, more or less.

SUBJECT TO a Sanitary Sewer Easement to the Evansville Utilities Department described as follows: BEGINNING at the Northeast Corner of Lot 2; thence North 28° 11' 57" East – 20.77 feet hence South 77° 25' 42" East – 6.41 feet; thence South 12° 34' 18" West – 163.59 feet to the North Right-of-Way of Arcadian Hwy; thence North 64° 45' 45" West, along said Right-of-Way, 12.30 feet to the Southeast Corner of said Lot 2; thence North 12° 34' 18" West, along the East line of said Lot 2, 140.89 feet to the POINT OF BEGINNING.

SUBJECT TO a forty (40) foot Right-of-Way for South Burkhardt Road off the West side thereof and all recorded Easements and Rights-of-Way.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **GIORGIO II.**

All addition road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown and marked **PUE** (Public Utility Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by public utility, without liability, in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked **E.W.S.U Sanitary Sewer Easement** (Evansville Water and Sewer Utility Sanitary Sewer Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department a permanent Sanitary Sewer Utility Easement and right-of-way over the Real Estate described herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocated, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewage, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from the top edge of the bank of any such lake or pond.

Ernest O. Popham, Jr.
1024 Royal Avenue
Evansville, IN 47715

Deborah L. Popham
1024 Royal Avenue
Evansville, IN 47715

NOTARY CERTIFICATE:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 2nd day of December, 2013

My commission expires September 14, 2013

Elyata Jean Bivins

Notary resides in Warrick County, Indiana

NOTARY PUBLIC SEAL INDIANA

GENERAL NOTES:

UTILITIES:
Water and Sanitary Sewers are available by the Evansville, Indiana Water and Sewer Utility Department.

FLOOD PLAIN DATA:
No portion of this property lies within the 100 year flood zone (Zone "A) as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18163C0205D dated.

TEMPORARY ERPSOION:
Slopes 0 % to 6% shall be mulched and seeded, i.e. rye, red top or wheat, within 45 days of disturbance of soil, which must remain in place until final grading and shaping.
Slopes of more thank 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within 5 days of disturbance of soil which must remain in place until final grading and seeding.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC. 30, 2013 (DATE)
JOE GRIES AUDITOR
7915 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 12-30-13 3:57 PM
PLAT BOOK T
PAGE 110
INSTR# 2013R0003413B
Z TULEY RECORDER
VANDERBURGH COUNTY

AREA PLAN COMMISSION CERTIFICATE:
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on May 14 2013 at SUB Review.

President

Attest Executive Director

PLAT RELEASE
Secondary Plat complies with the Ordinance and released for recording.

Executive Director

DEC. 30, 2013
Plat Release Date

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN OFFICIAL SEAL

SURVEYOR'S CERTIFICATE:
I, William Y. Bivins, hereby certify that I am land surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me on December 2, 2013, and that all monuments shown exist at all locations noted.

AFFIRMATION STATEMENT:
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Witness my hand and seal this 2nd day of December, 2013

William Y. Bivins
Indiana Registration No. LS 80910003

WILLIAM Y. BIVINS REGISTERED No. LS-80910003 STATE OF INDIANA LAND SURVEYOR

T-110
APC #16-MS-2013