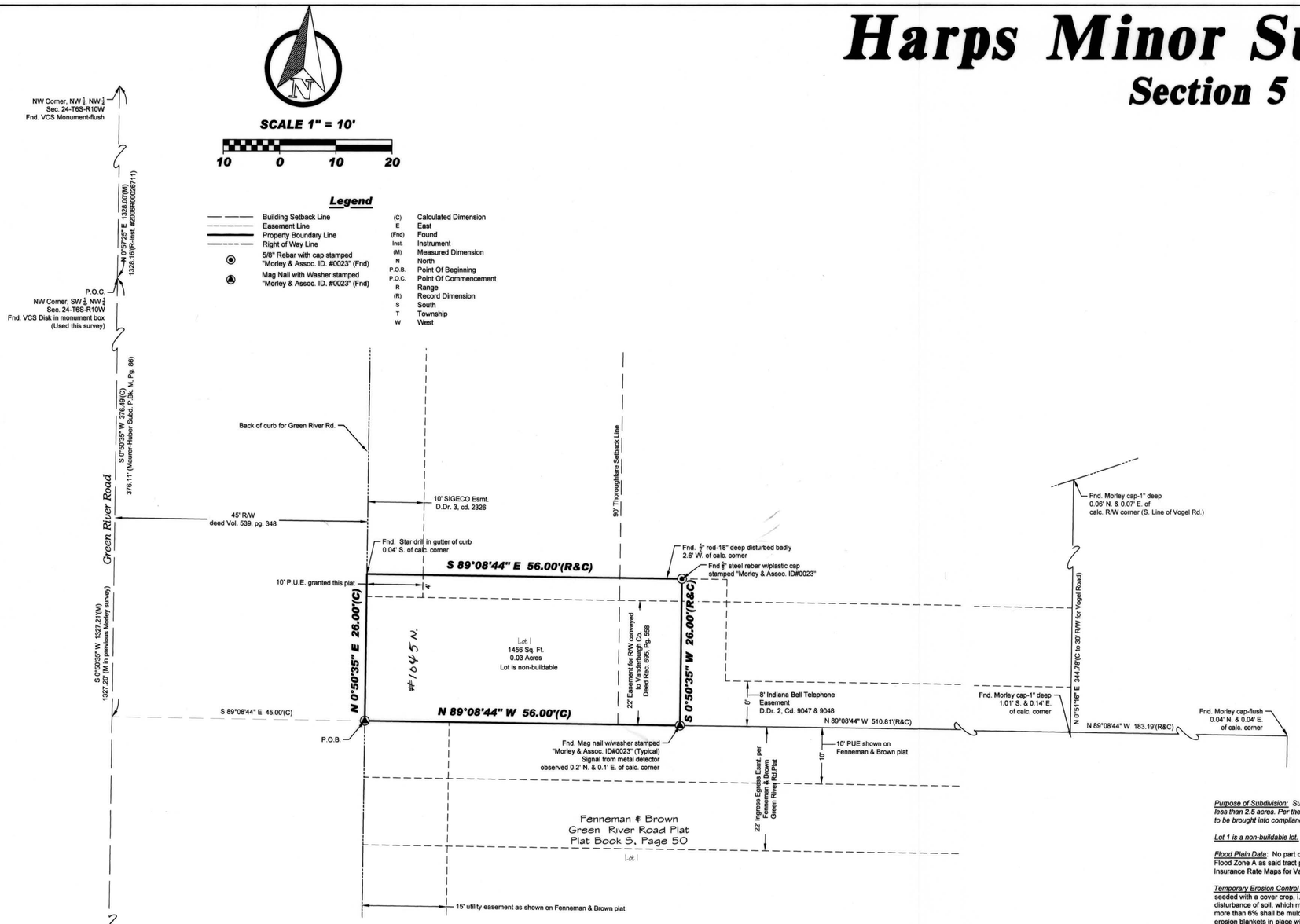
Harps Minor Subdivision

Section 5



Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Harps Minor Subdivision Section 5. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.

Strips or areas of land, of the dimensions shown on this plat 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 a public utility, without liability, in the use of said easements by said utility.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Mary Edna Harp:

By: Mary Edna Harp
Mary Edna Harp
13700 Saddlebrook Road
Evansville, IN 47725

Notary Certificate

STATE OF INDIANA, COUNTY OF Vanderburgh) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Mary Edna Harp, Owner and Subdivider, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be her voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 23rd day of December, 2013.

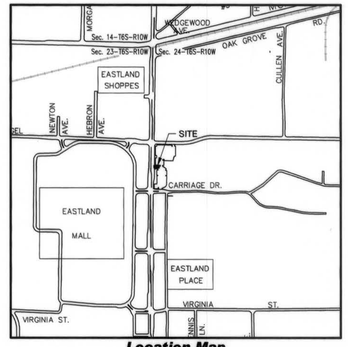
My Commission Expires: 4-11-2021 Wilma J. Spaulding Notary Public

Notary Resides in Evansville, In. County, Indiana Wilma J. Spaulding (Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
01-14-2014 (DATE)
JOE GRIES AUDITOR
192 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 01-14-14 3:47p
PLAT BOOK T
PAGE 111
INSTR# 2014R00001085
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map
Scale: 1"=1000'

Boundary Description

Part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 6 South, Range 10 West in Knight Township, City of Evansville, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Quarter Quarter Section; thence along the west line of said Quarter Quarter section, South 00 degrees 50 minutes 35 seconds West 376.49 feet to the southwest corner of a tract of land conveyed to William E. Harp, recorded in Deed Drawer 1, Card 2736 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line of said Harp tract, South 89 degrees 08 minutes 44 seconds East 45.00 feet to a point on the existing east 45 foot right of way line of Green River Road, said point being the point of beginning; thence along east right of way line, North 00 degrees 50 minutes 35 seconds East 26.00 feet to a corner of a tract of land conveyed to Signature VIII Ltd., recorded in Deed Drawer 2, Card 6755 in said office of the Recorder; thence along the boundary of said Signature tract, South 89 degrees 08 minutes 44 seconds East 56.00 feet; thence continuing along the boundary of said Signature tract, South 00 degrees 50 minutes 35 seconds West 26.00 feet to a point on the south line of said Harp tract; thence along the south line of said Harp tract, North 89 degrees 08 minutes 44 seconds West 56.00 feet to the point of beginning, containing 1456 square feet (0.03 acres).

Subject to an easement for right of way conveyed to the Commissioners of Vanderburgh County, Indiana recorded in Deed Volume 695, Page 558 in said office of the Recorder.

Subject to all easements and rights of ways of record.

Surveyor's Certificate

I, Bret Alan Sermersheim, do hereby certify that I am a 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, and that all monuments shown exist at locations.

Witness my hand and seal this 18th day of December, 2013

Bret Alan Sermersheim

Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 STATE OF INDIANA LAND SURVEYOR

General Notes

Purpose of Subdivision: Subject tract is a remainder of a larger piece of property that is less than 2.5 acres. Per the Subdivision Control Code, this parcel needs to be subdivided to be brought into compliance.

Lot 1 is a non-buildable lot.

Flood Plain Data: No part of the within described tract of land lies within that special Flood Zone A as said tract plots on Community Panel No. 18163C0201D of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated March 17, 2011.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Utilities: Evansville Water is in Green River Road. Sanitary sewer does not exist on the site.

Reference Survey: Inst. #2013R00032878

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID #0023" or as noted.

Basis of Bearings: Indiana State Plane West 1302.

T-111
APC #39-MS-2013

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, December 6, 2013 (Subdivision Review).

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: 01-14-2014

OFFICIAL SEAL COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA AREA PLAN

Affirmation Statement
I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Signature: Bret Sermersheim

Secondary Plat

Designed By:	Job Number:
?	8018.4.002A
Drawn By: BAS	Date: 12/17/2013
Filename: 8018 secondary plat GRR.dwg	

Morley and Associates Inc.
www.morleyandassociates.com

Engineering
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Evansville, In (812) 464-9585
Henderson, Ky (270) 830-0300
Jasper, In (812) 634-9990