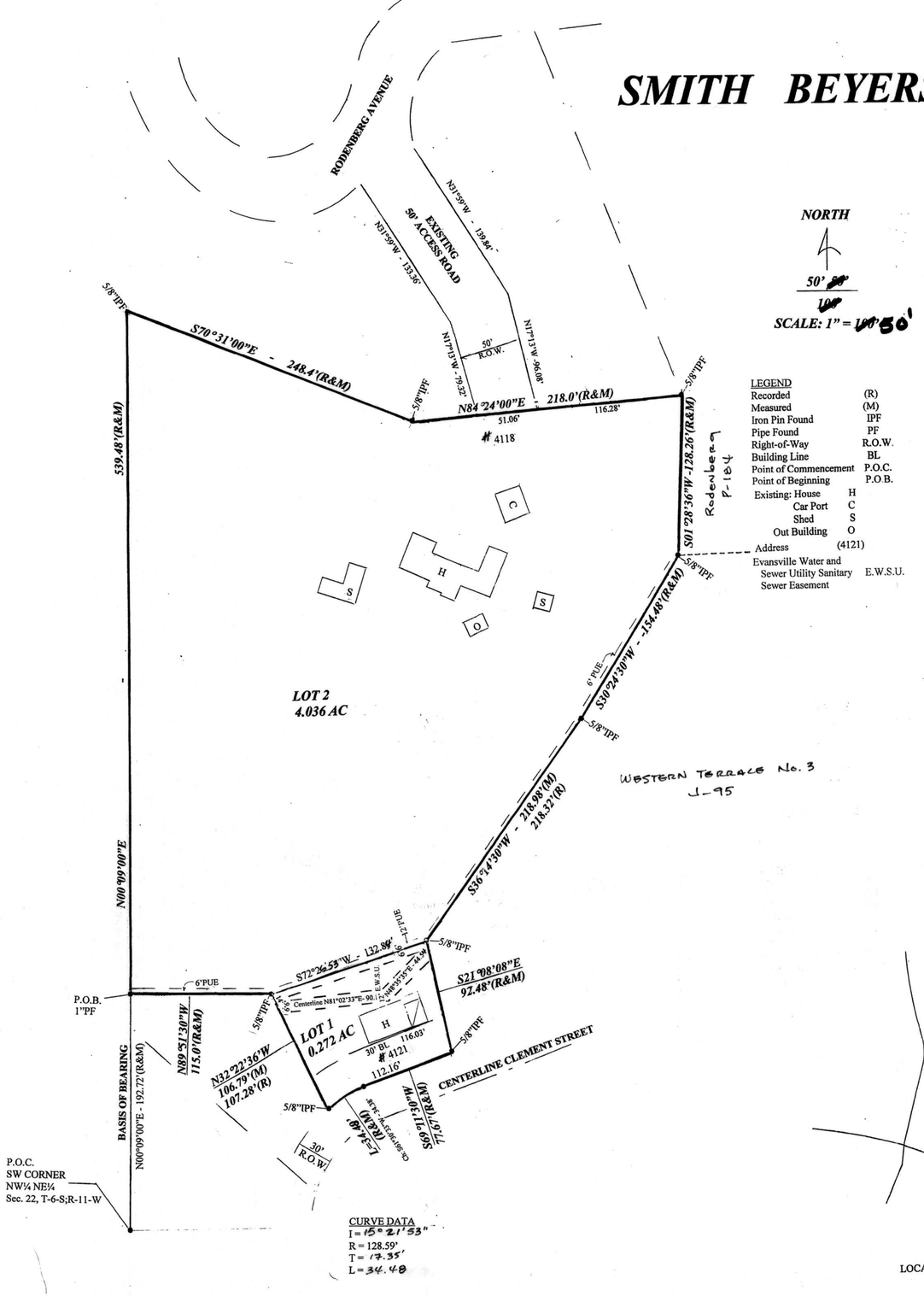
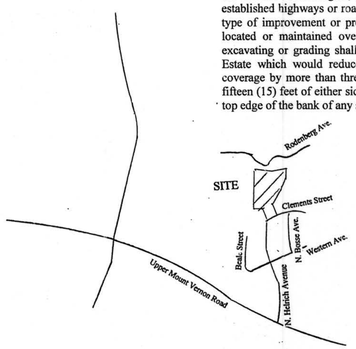
SMITH BEYERS



CURVE DATA
I = 15° 21' 53"
R = 128.59'
T = 17.35'
L = 34.48

LEGEND

Recorded	(R)
Measured	(M)
Iron Pin Found	IPF
Pipe Found	PF
Right-of-Way	R.O.W.
Building Line	BL
Point of Commencement	P.O.C.
Point of Beginning	P.O.B.
Existing: House	H
Car Port	C
Shed	S
Out Building	O
Address	(4121)
Evansville Water and Sewer Utility Sanitary Sewer Easement	E.W.S.U.



LOCATION MAP

NORTH
1" = 1000'

CROSS REFERENCE:
WD 2014R000 10576
QC 2014R000 10578
RC 2014R000 10579

BOUNDARY DESCRIPTION

Lot 3 in Western Terrace No. 3 Subdivision as per plat thereof recorded in Plat Book J, page 95 in the Office of the Recorder of Vanderburgh County, Indiana and part of the Northwest Quarter of the Northeast Quarter of Section 22, Township 6 South, Range 11 West, Perry Township, Vanderburgh County, Indiana, more particularly described as follows:

COMMENCING at the Southwest Corner of said Quarter Quarter Section; thence North 00° 09' 00" East, along the West line thereof, 192.72 feet to a 1" pipe found at the POINT OF BEGINNING; thence North 00° 09' 00" East, along said West line, 539.48 feet to a 5/8" iron pin, found; thence South 70° 31' 00" East - 248.4 feet to a 5/8" iron pin, found; thence North 84° 24' 00" East – 218.0 feet to a 5/8" iron pin, found; thence South 01° 28' 36" West – 128.26 feet to a 5/8" iron pin found on the Northwestern line of Western Terrace Subdivision No. 3; thence South 30° 24' 30" West – 154.48 feet to a 5/8" iron pin, found; thence South 36° 14' 30" West, along said Northwestern line, 218.98 feet to a 5/8" iron pin found at the Northeast Corner of said Lot 3; thence South 21° 08' 08" East, along the East line thereof, 92.48 feet to a 5/8" iron pin found at the Southeast Corner of said Lot 3 and the North Right-of-Way of Clement Street; thence South 69° 11' 30" West, along South line of said Lot 3 and North Right-of-Way of Clement Street, 77.67 feet; thence, along said South line and North Right-of-Way, with a curve concave to the Southeast having a radius of 128.59 feet, an arc length of 34.49 feet and subtended by a chord bearing South 61° 30' 33" West, a distance of 34.38 feet to a 5/8" iron pin found at the Southwest Corner of said Lot 3; thence North 32° 22' 36" West, along the West line of said Lot 3, 106.79 feet to a 5/8" iron pin found at the Northwest Corner thereof; thence North 89° 51' 30" West, along the North line of said Western Terrace No. 3 Subdivision, 115.0 feet to the POINT OF BEGINNING and containing 4.308 acres, more or less.

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 **SMITH BEYERS**

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.

Owner Lot 1
Laura Jolly
4121 Clements Street
Evansville, IN 47720

Owners Lot 2
Patrick Beyers
4118 Rodenberg Avenue
Evansville, IN 47720

Lisa D. Beyers
4118 Rodenberg Avenue
Evansville, IN 47720

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 4th day of April, 2014.

My commission expires 12-31-2014

Notary resides in Vanderburgh Co. Indiana

MARY KAY FITZGERALD
Vanderburgh County
My Commission Expires
December 31, 2014

NOTARY PUBLIC SEAL INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
05-09-2014 (DATE)
JOE GRIES AUDITOR
2140 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05.09.14 8:30a
PLAT BOOK T
PAGE 129
INSTR# 2014R000 10577
Z TULEY RECORDER
VANDERBURGH COUNTY

GENERAL NOTES:

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

OSDS (Lot 2) – Private on-site disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410IAC6.8.3.

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 18163C0157D dated. March 7, 2011.

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.

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 23, 2012, 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 28TH day of January, 2014

William Y. Bivins
Indiana Registration No. LS 80910003

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

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 July 10, 2012. At Sub. Review.

President

Attest Executive Director

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

Executive Director

May 9, 2014
Plat Release Date

OFFICIAL SEAL

T-129
APC# 19-MS-2012