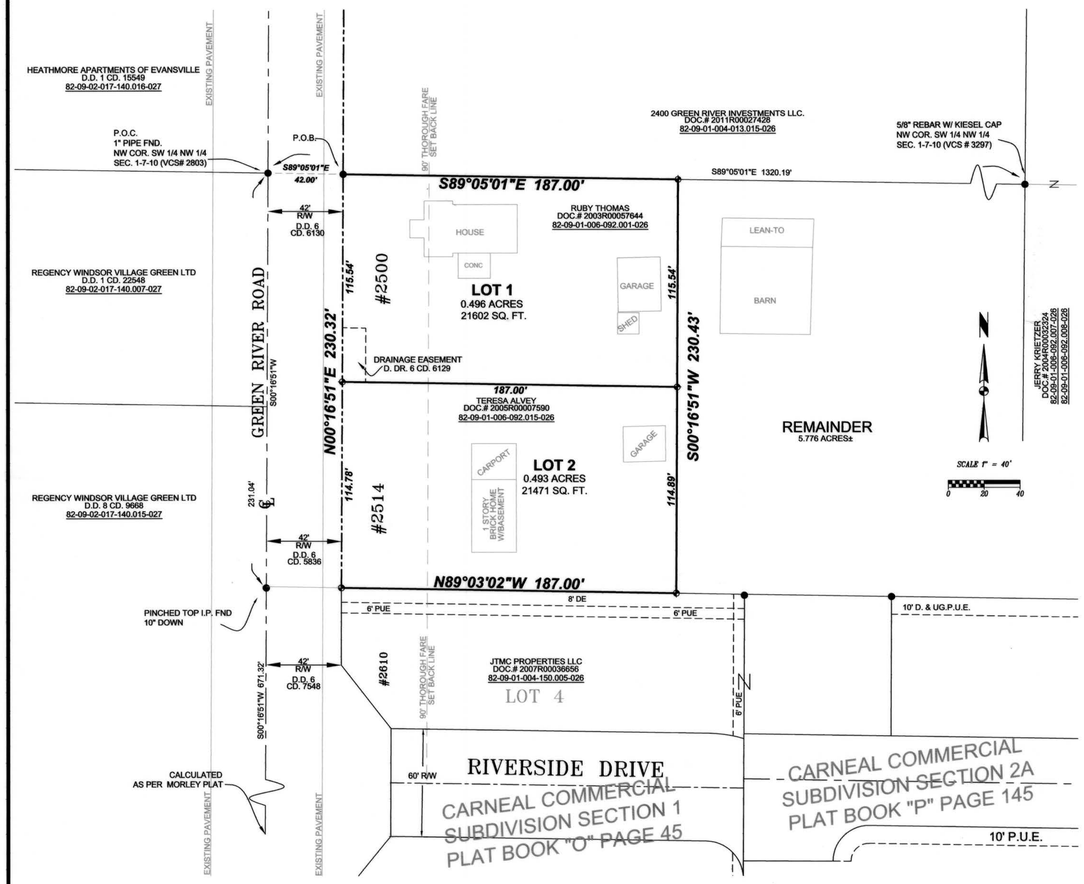
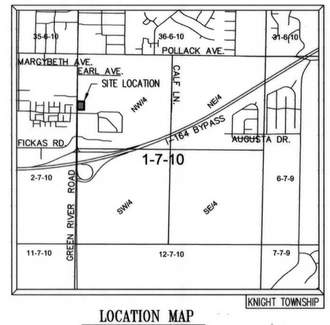
ALVEY AND THOMAS





LOCATION MAP

SCALE: 1"=2000'

GENERAL NOTES

1. Utilities: Sanitary sewer, gas, telephone, and electric are available. Water & SEWERS is available and provided by Evansville Water and Sewer Utility.
2. Flood Plain Data: The subject property lies within the Shaded Zone X, areas protected by a levee, as said parcel plots by scale on the Flood Insurance Rate Map (FIRM) Map Number 18163C0205D, dated March 17, 2011.
3. Temporary Erosion Control: (during construction)
   - Slopes of 0%- 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 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.
4. Erosion Control for Ditches:
   - Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance.
   - Slopes of 2%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
   - Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
5. Property Corner Markers: All corners not currently marked will be marked with a 5/8" rebar with a plastic cap labeled "KLEAVING LS 21300007."

6. MAINTENANCE STATEMENT: THE OWNERS SHALL REMAIN RESPONSIBLE FOR THE PREVENTION OF OBSTRUCTIONS TO NATURAL SURFACE WATER COURSES.

SURVEYOR'S CERTIFICATE

I, Bradley W. Kleaving, 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 on Februray 20th, 2014 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 1st day of May, 2014.

Bradley W. Kleaving
LS 21300007

BRADLEY W. KLEAVING REGISTERED No. 21300007 STATE OF INDIANA LAND SURVEYOR

BOUNDARY DESCRIPTION

KNIGHT TWP.

Part of the Southwest Quarter of the Northwest Quarter of Section 1 Township 7 South, Range 10 West of the Second Principal Meridian, in Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northwest corner of said Quarter-Quarter Section; thence along the North line thereof, S 89°05'01" E a distance of 42.00' to the East Right of Way of Green River Road, also being the Point of Beginning; thence continue along the North line of said Quarter-Quarter Section, S 89°05'01" E a distance of 187.00'; thence parallel with the West line of said Quarter-Quarter Section, S 00°16'51" W a distance of 230.43' to the North line of Carneal Commercial Subdivision Section 1, as per thereof recorded in Plat Book O, Page 45 in the office of the Recorder of Vanderburgh County; thence along said North line, N 89°03'02" W a distance of 187.00' to said right of way; thence along said right of way, N 00°16'51" E a distance of 230.32' to the point of beginning, containing 0.989 acres more or less.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
06-11-2014 (DATE)
JOE GRIES AUDITOR
2805 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 06-11-14 2:54 P M
PLAT BOOK T
PAGE 135
INSTR# 2014R00013136
Z TULEY RECORDER
VANDERBURGH COUNTY

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 Alvey and Thomas

Lot 1

Ruby M. Thomas
2500 South Green River Road
Evansville, IN 47715

Lot 2

Teresa E. Alvey
2514 South Green River Road
Evansville, IN 47715

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 Owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

NOTARY PUBLIC SEAL INDIANA

Witness my hand and seal this 1st day of May, 2014.

My Commission Expires:
11-26-16

Notary Public
Kristin M. Foster

Notary Resides In
Vanderburgh
County, Indiana

Kristin M. Foster
(typed or printed name)

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 March 12th, 2013. AT SUB REVIEW.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

President

Attest Executive Director

T·135

A.P.C. DOCKET NO. # 6-MS-2013

SECONDARY PLAT complies with the Ordinance and is released for recording.

Executive Director

PLAT RELEASE DATE: JUNE 11, 2014

SITECON, Inc.
Engineers-Surveyors
10335 Hedden Road, Suite 2
Evansville, Indiana 47725
(812) 868-0877
contact@siteconinc.net

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 IT IS REQUIRED BY LAW.

BRADLEY W. KLEAVING

Z:\Jobs\040-2011-023 South Green River\2 CITY\NOR.dwg
DATE: 4-3-2014