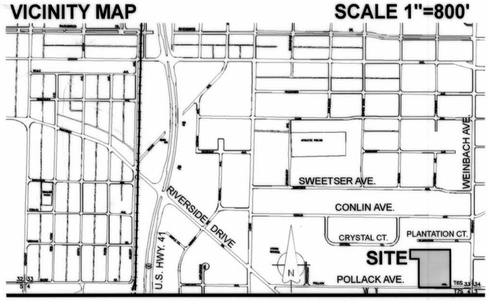
Two Kins

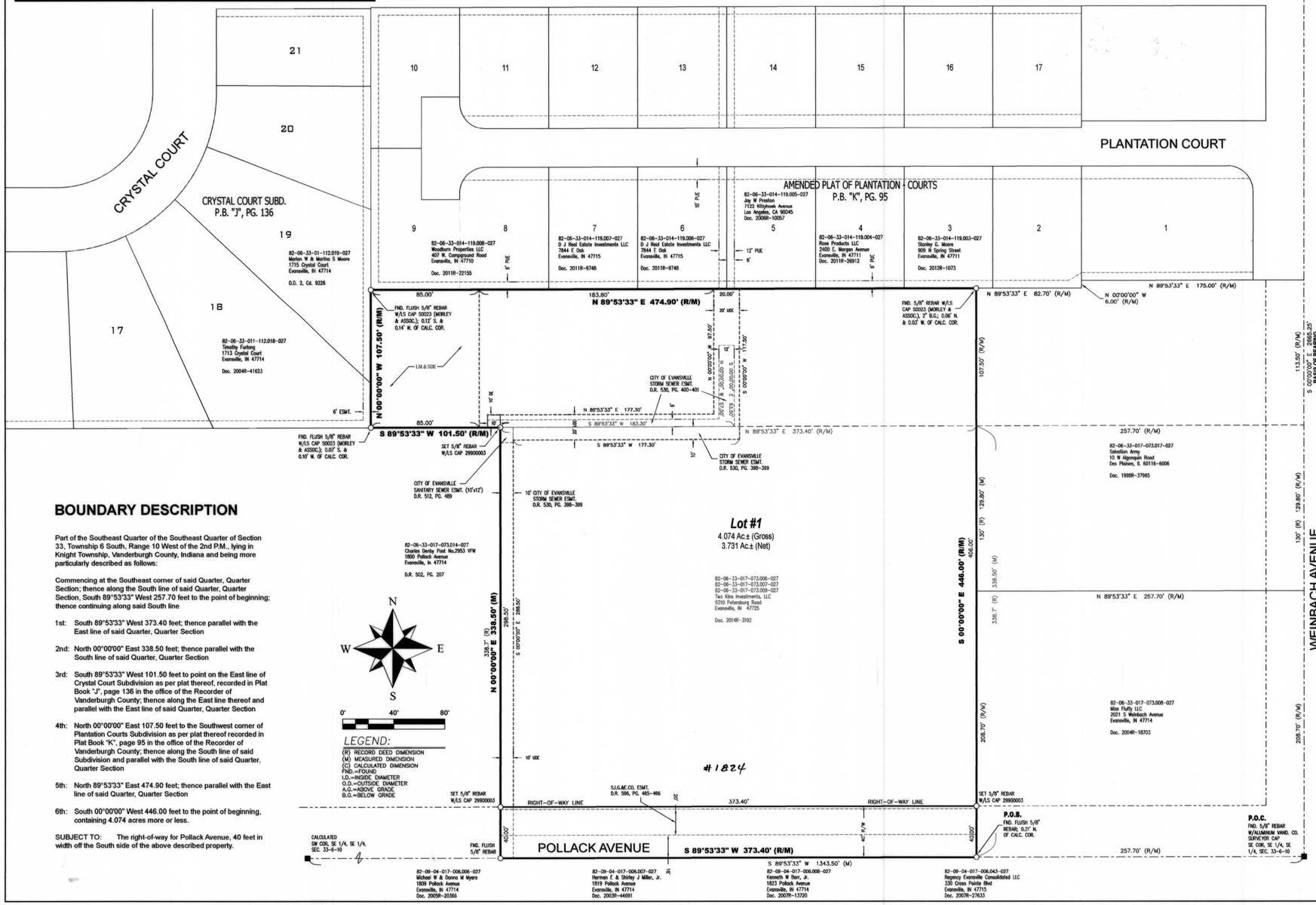
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
07-18-2014
DATE
3501
AUDITOR'S No.

RECEIVED FOR RECORD
DATE 07.18.14 9:55A
PLAT BOOK T
PAGE 140
INSTR# 2014R00015926
Z TULEY RECORDER
VANDERBURGH COUNTY

VICINITY MAP

SCALE 1"=800'





BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter of Section 33, Township 6 South, Range 10 West of the 2nd P.M., lying in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast corner of said Quarter, Quarter Section; thence along the South line of said Quarter, Quarter Section, South 89°53'33" West 257.70 feet to the point of beginning; thence continuing along said South line

1st: South 89°53'33" West 373.40 feet; thence parallel with the East line of said Quarter, Quarter Section

2nd: North 00°00'00" East 338.50 feet; thence parallel with the South line of said Quarter, Quarter Section

3rd: South 89°53'33" West 101.50 feet to point on the East line of Crystal Court Subdivision as per plat thereof, recorded in Plat Book "J", page 136 in the office of the Recorder of Vanderburgh County; thence along the East line thereof and parallel with the East line of said Quarter, Quarter Section

4th: North 00°00'00" East 107.50 feet to the Southwest corner of Plantation Courts Subdivision as per plat thereof recorded in Plat Book "K", page 95 in the office of the Recorder of Vanderburgh County; thence along the South line of said Subdivision and parallel with the South line of said Quarter, Quarter Section

5th: North 89°53'33" East 474.90 feet; thence parallel with the East line of said Quarter, Quarter Section

6th: South 00°00'00" West 446.00 feet to the point of beginning, containing 4.074 acres more or less.

SUBJECT TO: The right-of-way for Pollack Avenue, 40 feet in width off the South side of the above described property.

General Notes

1. UTILITIES: Sanitary Sewer and Water service is available by the Evansville Water & Sewer Utility. Electric and Gas service is available by S.I.G.&E.Co. (d.b.a. Vectren).

2. FLOOD PLAIN DATA: No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0185 D, Community Panel 180257 dated March 17, 2011.

3. TEMPORARY EROSION CONTROL (during construction): Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top, or wheat, within 15 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 5 days of disturbance of soil which must remain in place until final grading and seeding. Developer is responsible for submitting an erosion control plan with the necessary state and local agencies if more than one acre of ground is to be disturbed during construction.

4. SITE CONDITIONS: No obstructions shall be placed within the natural watercourse on this site.

Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 February 12, 2014 and that all monuments shown to exist at all locations as 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 it is required by law.

Witness my hand and seal this 27th day of June, 2014.

Donald E. Gries
Indiana Registration No. LS 29900003

DONALD E. GRIES REGISTERED No. LS29900003 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Two Kins**.

Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked **LM&SDE** (Lake Maintenance & Storm Detention Easement), are hereby dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Detention Easements.

Strips or areas of land, of the dimensions shown on this plat and marked **UDE** (Underground Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water, provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences, or other obstructions that impede or reduce the flow of water.

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.

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

C. Wayne Kinney, PRESIDENT
C. Wayne Kinney, President of Two Kins Investments, LLC
9210 Petersburg Road
Evansville, IN 47725

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

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 July, 2014.

My commission expires 11/22/2014

Patricia E. Keith
Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

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 June 23, 2014 (at Subdivision review).

President Attest Executive Director

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

Executive Director July 18, 2014
Plat Release Date

OFFICIAL SEAL

T-140

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION
TWO KINS INVESTMENTS, LLC
1824 Pollack Avenue
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED: D.E.G.
SCALE: 1"=40'
DATE: 06/10/14
JOB NO.: 5-9672
REVISIONS

SHEET NO.: 1 OF 1