MESSERSMITH FAMILY
(MINOR SUBDIVISION)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Sept. 4, 2014 (DATE)
JOE GRIES AUDITOR
4801 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 09.04.14 12:27p
PLAT BOOK T
PAGE 144
INSTR# 2014R000199 27
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 the 31 day of March 2014 AT Sub Review. 2013.

President Attest Executive Director

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

Executive Director Sept. 4, 2014 Plat Release Date

OWNERS CERTIFICATE

WE, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as MESSERSMITH FAMILY minor subdivision.

RON MESSERSMITH
3320 FOLZ LN
Evansville, IN 47710
aka: Ronald P.

JOYCE MESSERSMITH
3320 FOLZ LN
EVANSVILLE, IN 47720
aka: Joyce A.

NOTARY CERTIFICATE
STATE OF INDIANA)
COUNTY OF VANDERBURGH)

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

Witness my hand and seal this 25 day of August, 2013.

My commission expires on May 17, 2017.

Mark A. Chamness, Notary Public
Notary Resides in Spencer County, IN.

BOUNDARY DESCRIPTION

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 11 WEST IN GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA AND BEING A REPLAT OF LOT 2 OF THE SCHENK MINOR SUBDIVISION RECORDED IN PLAT BOOK T-54 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 88 DEGREES 40 MINUTES 01 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTH HALF 815.90 FEET TO A POINT; THENCE SOUTH 01 DEGREE 15 MINUTES 57 SECONDS WEST 10.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 01 DEGREE 15 MINUTES 57 SECONDS WEST 320.00 FEET TO AN IRON PIN SET; THENCE SOUTH 88 DEGREES 40 MINUTES 01 SECOND EAST ALONG THE SOUTH LINE OF RON MESSERSMITH (653/347) A DISTANCE OF 206.00 FEET TO AN IRON PIN FOUND; THENCE SOUTH 01 DEGREE 15 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF ROBERT WEYER 266.18 FEET TO AN IRON FOUND; THENCE SOUTH 88 DEGREES 47 MINUTES 53 SECONDS EAST 926.31 FEET TO THE CENTER OF MESKER PARK DRIVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 725.00 FEET AN ARC LENGTH OF 178.29 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 27 DEGREES 22 MINUTES 57 SECONDS EAST 177.84 FEET TO A MAG NAIL SET; THENCE SOUTH 55 DEGREES 50 MINUTES 20 SECONDS WEST 55.77 FEET TO AN IRON PIN; THENCE SOUTH 76 DEGREES 03 MINUTES 15 SECONDS WEST 98.11 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREES 35 MINUTES 31 SECONDS WEST 395.30 FEET TO AN IRON PIN; THENCE SOUTH 01 DEGREE 15 MINUTES 57 SECONDS WEST 159.88 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREES 29 MINUTES 57 SECONDS WEST ALONG THE NORTH LINE OF OAK SUMMIT HEIGHTS SUBDIVISION, BLOCK 2, A DISTANCE OF 670.08 FEET TO AN IRON PIN ON THE EAST RIGHT-OF-WAY OF HIGHWAY 66; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING 5 CALLS:

1) NORTH 28 DEGREES 44 MINUTES 00 SECONDS WEST 37.61 FEET
2) NORTH 03 DEGREES 34 MINUTES 01 SECONDS WEST 207.42 FEET TO AN IRON PIN SET
3) NORTH 19 DEGREES 18 MINUTES 46 SECONDS WEST 283.31 FEET TO AN IRON PIN SET
4) NORTH 35 DEGREES 48 MINUTES 07 SECONDS WEST 358.52 FEET TO AN IRON PIN SET
5) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2049.86 FEET AN ARC LENGTH OF 202.74 FEET AND BEARING NORTH 33 DEGREES 54 MINUTES 42 SECONDS WEST 202.66 FEET TO AN IRON PIN FOUND; THENCE SOUTH 88 DEGREES 40 MINUTES 01 SECOND EAST 456.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.000 ACRES.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

SURVEYORS CERTIFICATE

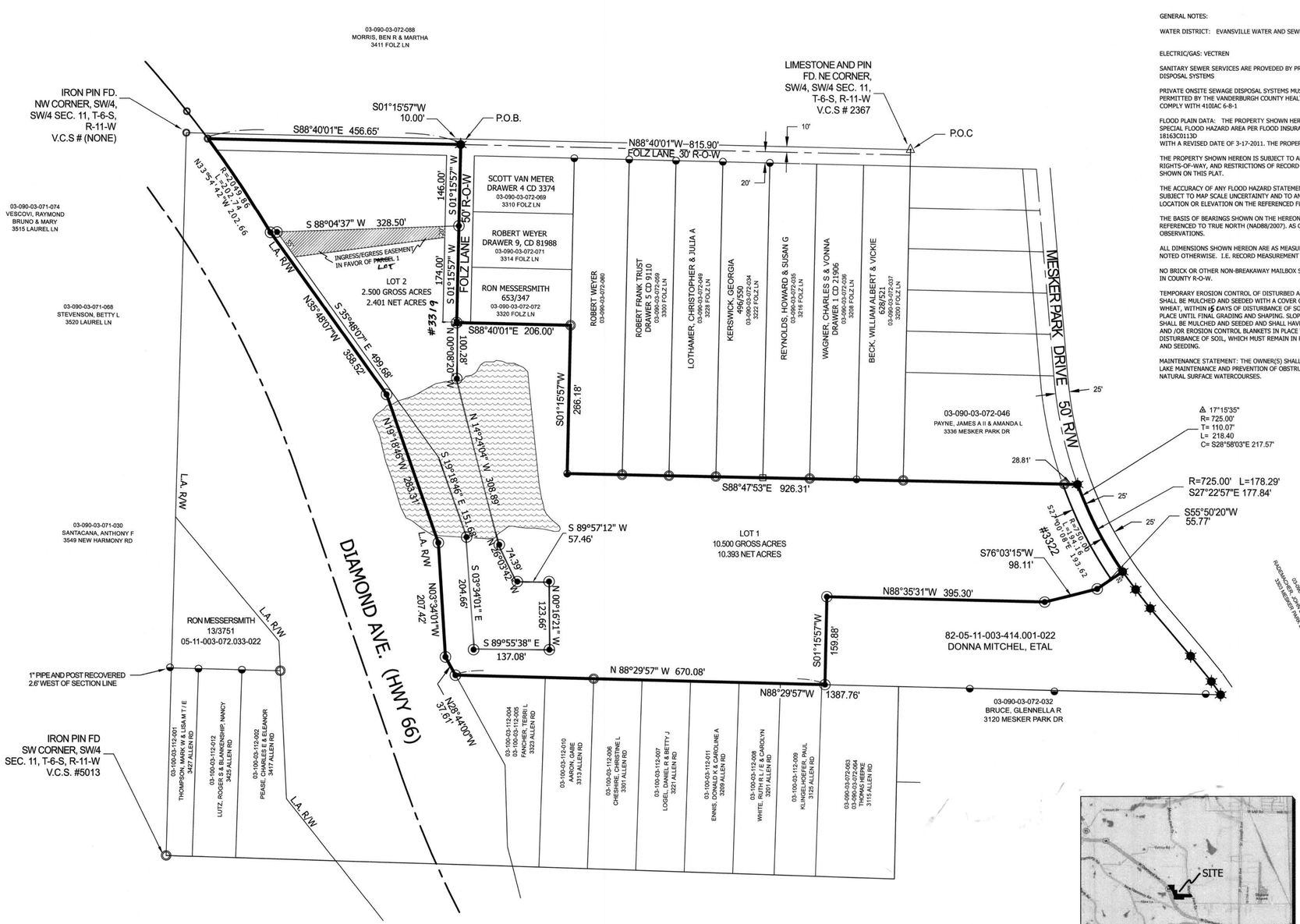
I, Mark A. Chamness, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me and that all monuments shown exist at all locations as noted.

AFFIRMATION STATEMENT
I affirm, under 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 24 day of JULY, 2013

Mark A. Chamness, PLS 9600020

MARK A. CHAMNESS REGISTERED NO. 9600020 STATE OF INDIANA LAND SURVEYOR



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

GENERAL NOTES:

WATER DISTRICT: EVANSVILLE WATER AND SEWER

ELECTRIC/GAS: VECTREN

SANITARY SEWER SERVICES ARE PROVEDED BY PRIVATE ONSITE SEWAGE DISPOSAL SYSTEMS

PRIVATE ONSITE SEWAGE DISPOSAL SYSTEMS MUST BE APPROVED AND PERMITTED BY THE VANDERBURGH COUNTY HEALTH DEPARTMENT AND MUST COMPLY WITH 410IAC 6-8-1

FLOOD PLAIN DATA: THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP NUMBER 18163C0113D
WITH A REVISED DATE OF 3-17-2011. THE PROPERTY LIES IN ZONE "C"

THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD AND NOT LIMITED TO ANY SHOWN ON THIS PLAT.

THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

THE BASIS OF BEARINGS SHOWN ON THE HEREON PLAT WERE ARE REFERENCED TO TRUE NORTH (NAD88/2007). AS OBSERVED FROM RTK GPS OBSERVATIONS.

ALL DIMENSIONS SHOWN HEREON ARE AS MEASURED IN THE FIELD UNLESS NOTED OTHERWISE. I.E. RECORD MEASUREMENT (100' REC).

NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY R-O-W.

TEMPORARY EROSION CONTROL OF DISTURBED AREAS: SLOPES OF 0%-6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, 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 CONTROL BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL, WHICH MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

MAINTENANCE STATEMENT: THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR LAKE MAINTENANCE AND PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATERCOURSES.

LEGEND
- IRON PIN SET 2012
- MAG NAIL SET 2012
- IRON PIN FOUND 2012
- STONE FOUND 2012
- PIPE FOUND 2012
- IRON PIN SET 2013

N

LOCATION MAP

T·144
APC # 3-MS-2014

CHAMNESS SURVEYING
est. 1997 ROCKPORT INDIANA
LAT: 37°53'12" North
LON: 87°01'13"West
812 • 498 • 4470 PHONE
812 • 359 • 5799 FAX
SURVEYORS • MAPPERS • CONSULTANTS

CLIENT:
RON MESSERSMITH
3320 FOLZ LANE
EVANSVILLE, INDIANA

PROJECT ID: RON MESSERSMITH DIVISION.DWG PROJECT DATE: JULY 2013