Matrixx East

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 Matrixx East. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Owner of Lot 1

K. T. A.

Kevin Andrews, President
The Matrixx Group, Incorporated
15000 B US Hwy 41 N.
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 Owners and Subdividers, Kevin Andrews as President for the The Matrixx Group Incorporated., 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.

Witness my hand and seal this 26th day of September, 2014.

My Commission Expires:

October 5 2017 — Zetta Goebel, Notary Public

Notary Resides in

Vanderburgh County, Indiana — Zetta Goebel (Typed or Printed Name)

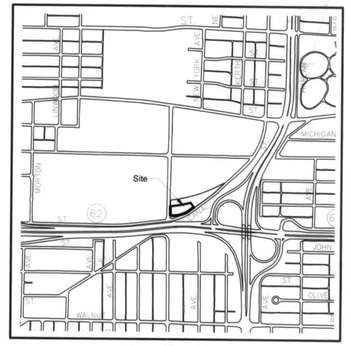
NOTARY PUBLIC SEAL INDIANA

SCALE 1" = 30'

30 0 30 60

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 14, 2014 (DATE)
JOE GRIES AUDITOR
5580 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.14.14 2:12P
PLAT BOOK T
PAGE 154
INSTR# 2014R00023037
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

Curve Data Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C4	19°04'30"	1935.79'	644.46'	N 74°01'06" E	641.49'
C5	14°33'40"	1064.04'	270.41'	S 46°40'13" W	269.69'
C6	22°04'35"	330.00'	127.15'	S 77°21'38" W	126.37'
C7	1°39'59"	1430.00'	41.59'	S 87°33'57" W	41.59'

Line S-1-A

Number	Start Station	End Station	Line/Chord Bearing	Length	Radius	Chord Length	Tangent	Delta
C2	811+78.14	814+86.28	N 82°05'37" E	308.14'	1400.00'	307.52'	154.69'	12°36'39"
C3	814+86.28	817+03.62	N 71°06'15" E	217.33'	360.00'	214.05'	112.09'	34°35'23"
L3	817+03.62	819+53.69	N 53°48'33" E	250.08'				

Line A

Number	Start Station	End Station	Line/Chord Bearing	Length	Radius	Chord Length	Tangent	Delta
L1	186+40.58	189+94.26	N 83°20'26" E	353.68'				
C1	189+94.26	194+54.27	N 89°05'26" E	460.01'	2291.88'	459.24'	230.78'	11°30'00"
L2	194+54.27	203+41.26	S 85°09'34" E	887.00'				

General Notes

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. 18163C0181 D of the Flood Insurance Rate Maps for Evansville, Vanderburgh County, Indiana, dated March 17, 2011.

TEMPORARY EROSION CONTROL (during construction):
For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110 C(16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130(C) (1) of the Evansville Municipal Code.

Utilities: Evansville City Water and sewer are available on site.

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.

Reference Survey: *Inst.# 2014R00014404*-There have been no change of matters from said survey that would affect the property.

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 14, 2014. (Sub-review)

President

Attest Executive Director

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA

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

Executive Director

PLAT RELEASE DATE: OCT. 14, 2014

Boundary Description

Part of the Southwest Quarter of the Southwest Quarter of Section Twenty-one (21), Township Six (6) South, Range Ten (10) West, in Pigeon Township, the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said quarter quarter section; thence along the West line thereof, North 01 degrees 07 minutes 59 seconds East 290.35 feet; thence South 88 degrees 52 minutes 01 seconds East 30.00 feet to the place of beginning; thence North 83 degrees 07 minutes 17 seconds East 49.80 feet; thence North 82 degrees 02 minutes 17 seconds East 51.05 feet; thence North 80 degrees 42 minutes 17 seconds East 51.50 feet; thence North 78 degrees 41 minutes 17 seconds East 51.61 feet; thence North 77 degrees 12 minutes 17 seconds East 43.09 feet; thence North 76 degrees 07 minutes 47 seconds East 40.24 feet; thence South 36 degrees 09 minutes 43 seconds East 76.15 feet; thence South 54 degrees 18 minutes 50 seconds West 128.02 feet to a point located 25 feet left of Station 816+75 Line "S-1-A" Project NH-017-2(023); thence along the north right of way of said Line "S-1-A", South 68 degrees 30 minutes 47 seconds West 46.41 feet to a point located 30 feet left of Station 816+25 Line "S-1-A" Project NH-017-2(023), said point being the point of curvature of a non-tangential curve to the right having a radius of 330.00 feet and a delta angle of 22 degrees 04 minutes 35 seconds from which the long chord bears South 77 degrees 21 minutes 38 seconds West 126.37 feet; thence continuing along the north right of way line of said Line "S-1-A" and along the arc of said curve 127.15 feet to a point located 30 feet left of Station 814+86.28 Line "S-1-A" Project NH-017-2(023), said point being the point of reverse curvature of a non-tangential curve to the left having a radius of 1430.00 feet and a delta angle of 01 degrees 39 minutes 59 seconds from which the long chord bears South 87 degrees 33 minutes 57 seconds West 41.59 feet; thence continuing along the north right of way line of Line "S-1-A" and along the arc of said curve 41.59 feet to a point on the existing right of way line of Kentucky Avenue; thence along said existing right of way line, North 51 degrees 32 minutes 34 seconds West 22.73 feet to a point located 30 feet east of the west line of said quarter quarter section, said point being on the east line of Kentucky Avenue; thence along said east line, North 01 degrees 07 minutes 59 seconds East 117.85 feet to the point of beginning, containing 38,511 square feet (0.88 acres)

Subject to all easements and rights of ways of record.

T·154
APC# ZB-MS-2014

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 22nd day of September, 2014.

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
Fax: (812) 464-2514
brets@morleyandassociates.com

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

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:
B.A.S.	8968.4.001-A
Drawn By:	Date:
M.D.L.	9-22-2014
Filename:	
8968.1 Lot Minor Sub-secondary.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

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