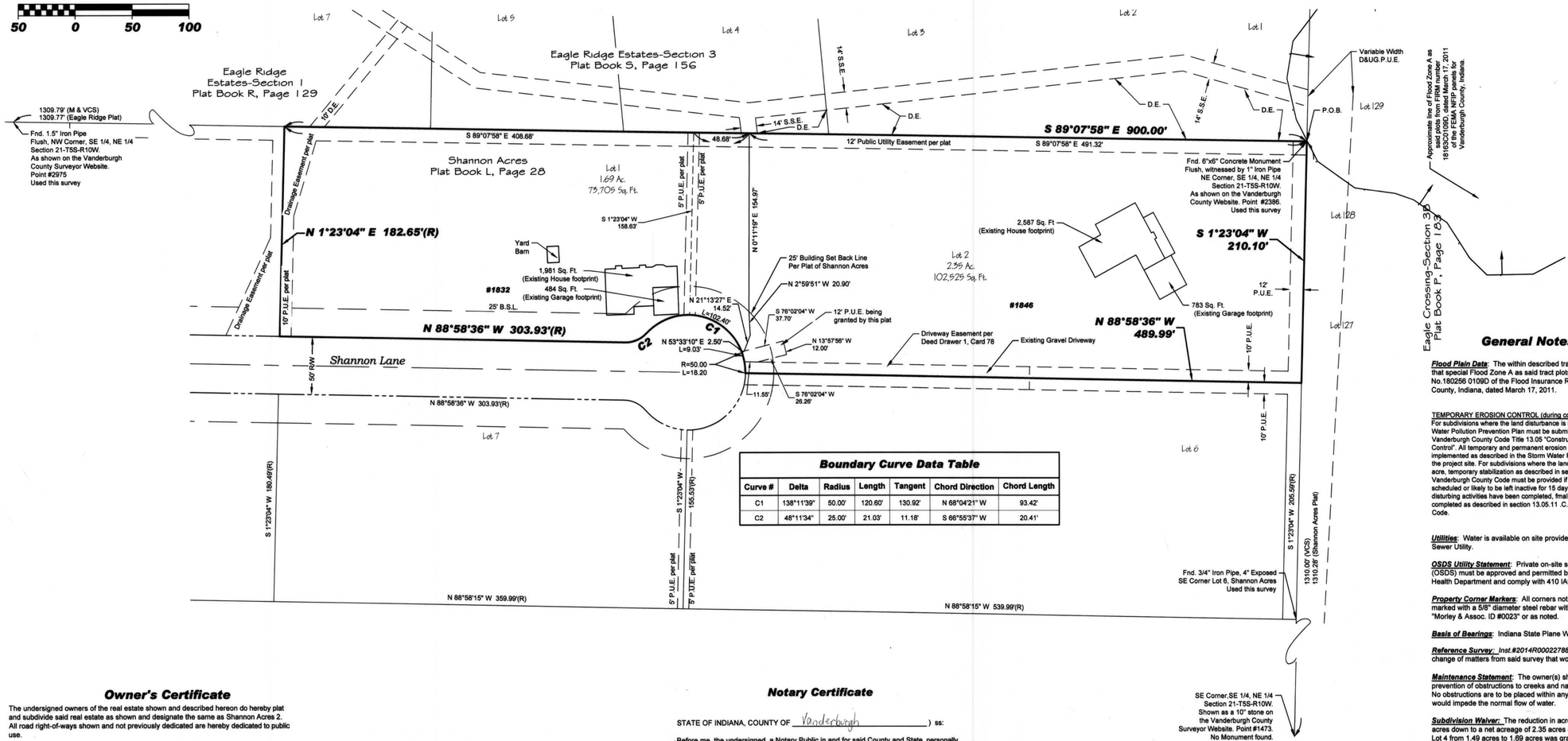
SHANNON ACRES 2

SCALE 1" = 50'

50 0 50 100

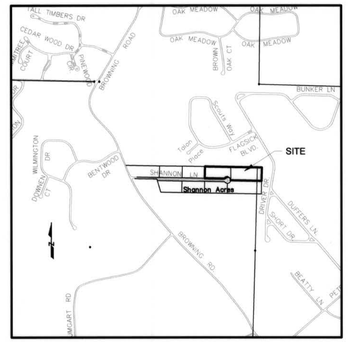


Boundary Curve Data Table

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	138°11'39"	50.00'	120.60'	130.92'	N 68°04'21" W	93.42'
C2	48°11'34"	25.00'	21.03'	11.18'	S 66°55'37" W	20.41'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 29, 2014 (DATE)
JOE GRIES AUDITOR
5969 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.29.14 2:52 P
PLAT BOOK T
PAGE 156
INSTR# 2014 R000 24485
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map
No Scale

General Notes

Flood Plain Data: The within described tract of land does not lie within that special Flood Zone A as said tract plots on Community Panel No.180256 0109D of the Flood Insurance Rate Maps for 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 Vanderburgh County Code Title 13.05 "Construction Site 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 section 13.05.11 .C. 16 of the Vanderburgh County 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, fmal stabilization shall be completed as described in section 13.05.11 .C.20 of the Vanderburgh County Code.

Utilities: Water is available on site provided byEvansville Water & Sewer Utility.

OSDS Utility Statement: Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.3.

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.#2014R00022788*-There have been no change of matters from said survey that would affect the property.

Maintenance Statement: The owner(s) shall remain responsible for prevention of obstructions to creeks and natural surface watercourses. No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.

Subdivision Waiver: The reduction in acreage for Lot 5 from 2.55 acres down to a net acreage of 2.35 acres and a change of acreage for Lot 4 from 1.49 acres to 1.69 acres was granted by the Area Plan Commission on October 9, 2014 by Docket No. 3-SW-2014.

Shannon Lane: Shannon Lane is a privately maintained road located in public right of way dedicated by the plat of Shannon Acres as recorded in Plat Book L, Page 28.

Boundary Description

Part of Lot 9 in Talbot's Subdivision as per plat recorded in Plat Book H, Page 102 and re-recorded in Plat Book J, Page 153, also being Lots 4 and 5 in Shannon Acres as per plat thereof recorded in Plat Book L, Page 28 all in the office of the Recorder of Vanderburgh County, Indiana, being a subdivision of part of the Southeast Quarter of the Northeast Quarter of Section 21, Township 5 South, Range 10 West, Center Township, Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 5, said corner also being the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 21; thence along the east line of said Lot 5, South 1 degree 23 minutes 04 seconds West 210.10 feet to the Southeast corner of said Lot 5; thence along the south line thereof, North 88 degrees 58 minutes 36 seconds West 489.99 feet to the right-of-way of Shannon Lane, also being a point of curvature of a non-tangent curve to the left, concave to the Southwest, having a central angle of 138 degrees 11 minutes 39 seconds and a radius of 50.00 feet from which a chord bears North 68 degrees 04 minutes 21 seconds West 93.42 feet; thence along the arc of said curve 120.60 feet; thence continuing along said right-of-way to a point of curvature of a tangent curve to the right, concave to the Northwest, having a central angle of 48 degrees 11 minutes 34 seconds and a radius of 25.00 feet from which a chord bears South 66 degrees 55 minutes 37 seconds West 20.41 feet; thence along the arc of said curve 21.03 feet; thence along the north right-of-way of Shannon Lane, which is also the south line of said Lot 4, North 88 degrees 58 minutes 36 seconds West 303.93 feet to the Southwest corner of said Lot 4; thence along the west line thereof North 01 degree 23 minutes 04 seconds East 182.65 to the Northwest corner of said Lot 4; thence along the north line of said Lots 4 and 5, which is also the north line of the Southeast Quarter of the Northeast Quarter of said Section 21, South 89 degrees 07 minutes 58 seconds East 900.00 feet to the point of beginning, containing 176,230 Square Feet, 4.04 Acres, more or less.

Subject to all easements and rights-of-way building and use restrictions of record.

CROSS REF: 2014R00024485 WD

Surveyor's Certificate

I, Douglas K Bacon, 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 as noted.

Witness my hand and seal this 29th day of OCTOBER, 2014.

Douglas K Bacon
Douglas K Bacon, P.L.S.
Indiana Registration No. LS20500028
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585

DOUGLAS K. BACON REGISTERED LS 20500028 STATE OF INDIANA LAND SURVEYOR

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 Shannon Acres 2. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat 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 a 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 **"DE"** *(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. 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.

Owners of Lot 1

John J Jones
1832 Shannon Lane
Evansville, IN 47725

Janet M Jones
1832 Shannon Lane
Evansville, IN 47725

Owners of Lot 2

James E Fields
1846 Shannon Lane
Evansville, IN 47725

Elizabeth S. Bried
1454 Crimson Clover Court
Brentwood, TN 37027

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, John L. and Janet M. Jones, 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 28TH day of October, 20 14.

My Commission Expires:
January 20, 2019
Notary Public

Notary Resides in
Vanderburgh
County, Indiana

Stephanie L. Sigler
(Typed or Printed Name)

STEPHANIE L. SIGLER Resident of Vanderburgh County, IN Commission Expires: January 20, 2019

NOTARY PUBLIC SEAL INDIANA

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, James E. Fields, 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 28 day of October, 20 14.

My Commission Expires:
8-5-2022
Notary Public

Notary Resides in
Warrick
County, Indiana

Tena F Gieselman
(Typed or Printed Name)

TENA F. GIESELMAN Resident of Warrick County, IN Commission Expires: August 5, 2022

NOTARY PUBLIC SEAL INDIANA

Notary Certificate

STATE OF Tennessee, COUNTY OF Williamson) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, Elizabeth S. Bried, 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 28th day of October, 20 14.

My Commission Expires:
11-Dec-2017
Notary Public

Notary Resides in
Davidson, TN
County, Indiana

Maggie Browning
(Typed or Printed Name)

MAGGIE BROWNING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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, October 9, 2014.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: OCT. 29, 2014

T·156
Apc # 26-MS-2014

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA

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: Douglas K Bacon

Secondary Plat

Designed By:	Job Number:
DKB	9232.4.001
Drawn By:	Date:
DKB	10/27/2014
Filename:	9232/Survey Base/ Sub Plat

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585
www.morleyandassociates.com