MacLeod II

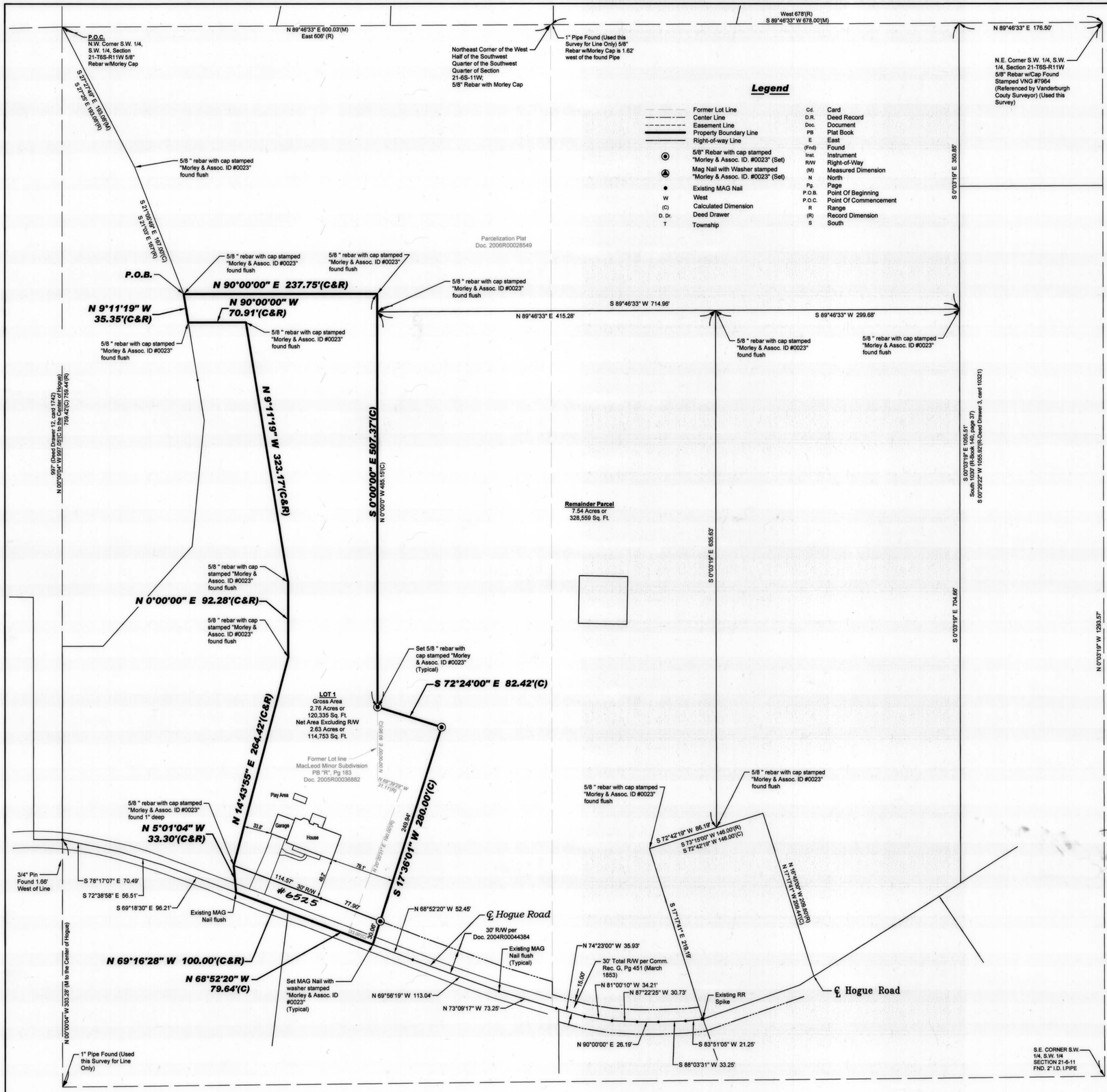
T·158

dpc# 28-MS-2014

SCALE 1" = 60'

60 0 60 120

BEARINGS are based upon record plat of MacLeod Minor Subdivision recorded in Plat Book "R", page 183



General Notes

Utilities: Water is available and is provided by Evansville Water and Sewer Utility. Gas and Electric are available on site. Sewers will be provided by private on-site sewage disposal systems (OSDS)

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

Access: Lot 1 shall access Hogue Road, only.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: The within described tract of land does not lie in that special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 18163C0157D 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, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rebar with plastic cap stamped "Morley & Assoc I.D. #0023."

A Retracement Boundary survey of the subject property and the remainder area was completed by Morley and Associates on June 9, 2005. This survey is recorded in Document Number 2005R00027868.

Maintenance Statement: The owner(s) shall remain responsible for prevention of obstructions to creeks and natural surface watercourses.

CROSS REF: WARRANTY Deed 2014R00025935

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 MacLeod II. All road right-of-way shown and not previously dedicated is hereby dedicated to public use.

Paul Reising
6525 Hogue Rd.
Evansville, In. 47712

Cecilia Reising
6525 Hogue Rd.
Evansville, In. 47712

OFFICIAL SEAL — VANDERBURGH COUNTY AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, 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 Paul and Cecelia Reising, 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 18TH day of NOVEMBER, 2014

My Commission Expires:

MAY 27, 2018

Gerald M. Withrow
Notary Public

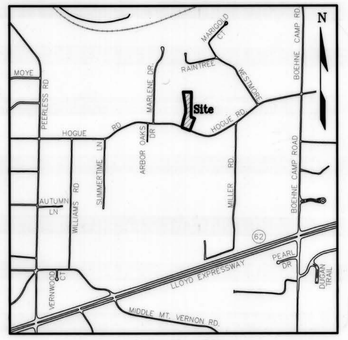
Notary Resides in VANDERBURGH County, Indiana

GERALD M. WITHROW
(Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov. 19, 2014 (DATE)
JOE GRIES AUDITOR
6405 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 11.19.14 2:14p
PLAT BOOK T
PAGE 158
INSTR# 2014R00025936
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

Boundary Description

Lot 1 in MacLeod Minor Subdivision, as per plat thereof, recorded in Plat Book "R", page 183 as Document 2005R00036882 in the Office of the Recorder of Vanderburgh County, Indiana and also part of the Southwest Quarter of the Southwest Quarter of Section 21, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of said quarter, quarter section; thence along the east line of a tract of land conveyed to Howard W. and Madeline T. Brooks in Deed Drawer 13, Card 7280 in the office of the Recorder of Vanderburgh County, Indiana, South 27 degrees 27 minutes 49 seconds East 193.08 feet; thence continue along the east line of said Brook's tract, South 21 degrees 05 minutes 49 seconds East 167.00 feet to the Point of Beginning, said point being the northwest corner of said lot 1 of MacLeod Minor Subdivision; thence along the north line of said lot 1, North 90 degrees 00 minutes 00 seconds East 237.75 feet to the northeast corner of said lot 1; thence along the east line of said lot 1, South 00 degrees 00 minutes 00 seconds West 507.37 feet; thence South 72 degrees 23 minutes 55 seconds East 82.42 feet; thence South 17 degrees 36 minutes 01 seconds West 280.00 feet to a point in the center of Hogue Road; thence along the center of said road the following two (2) calls:(1) North 68 degrees 52 minutes 20 seconds West 79.64 feet; (2) thence North 69 degrees 16 minutes 28 seconds West 100.00 feet to the southwest corner of said lot 1; thence along the westerly line of said lot 1, the next six (6) calls: (1) North 05 degrees 01 minute 04 seconds West 33.30 feet; (2) thence North 14 degrees 43 minutes 55 seconds East 264.42 feet; (3) thence North 00 degrees 00 minutes 00 seconds East 92.28 feet; (4) thence North 09 degrees 11 minutes 19 seconds West 323.17 feet; (5) thence North 90 degrees 00 minutes 00 seconds West 70.91 feet; (6) thence North 09 degrees 11 minutes 19 seconds West 35.35 feet to the point of beginning; containing a gross area of 2.76 acres or 120,335 square feet.

Subject to all easements, rights of ways and restrictions of record.

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, September 29, 2014 at Subdivision Review.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: Nov 19, 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 as noted.

Date: November 18, 2014

Bret Alan Sermersheim

Bret Alan Sermersheim, PLS
Registration No.LS20200009
In the State of Indiana
Morley & Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
Phone: 812-464-9585
email: brets@morleyandassociates.com

REGISTERED BRET ALAN SERMERSHEIM 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:

Secondary Plat

Checked By:	Job Number:
BAS	8659.4.001A
Drawn By:	Date:
TWC	11/18/2014
Filename:	
8659 Secondary-plat-2014.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

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