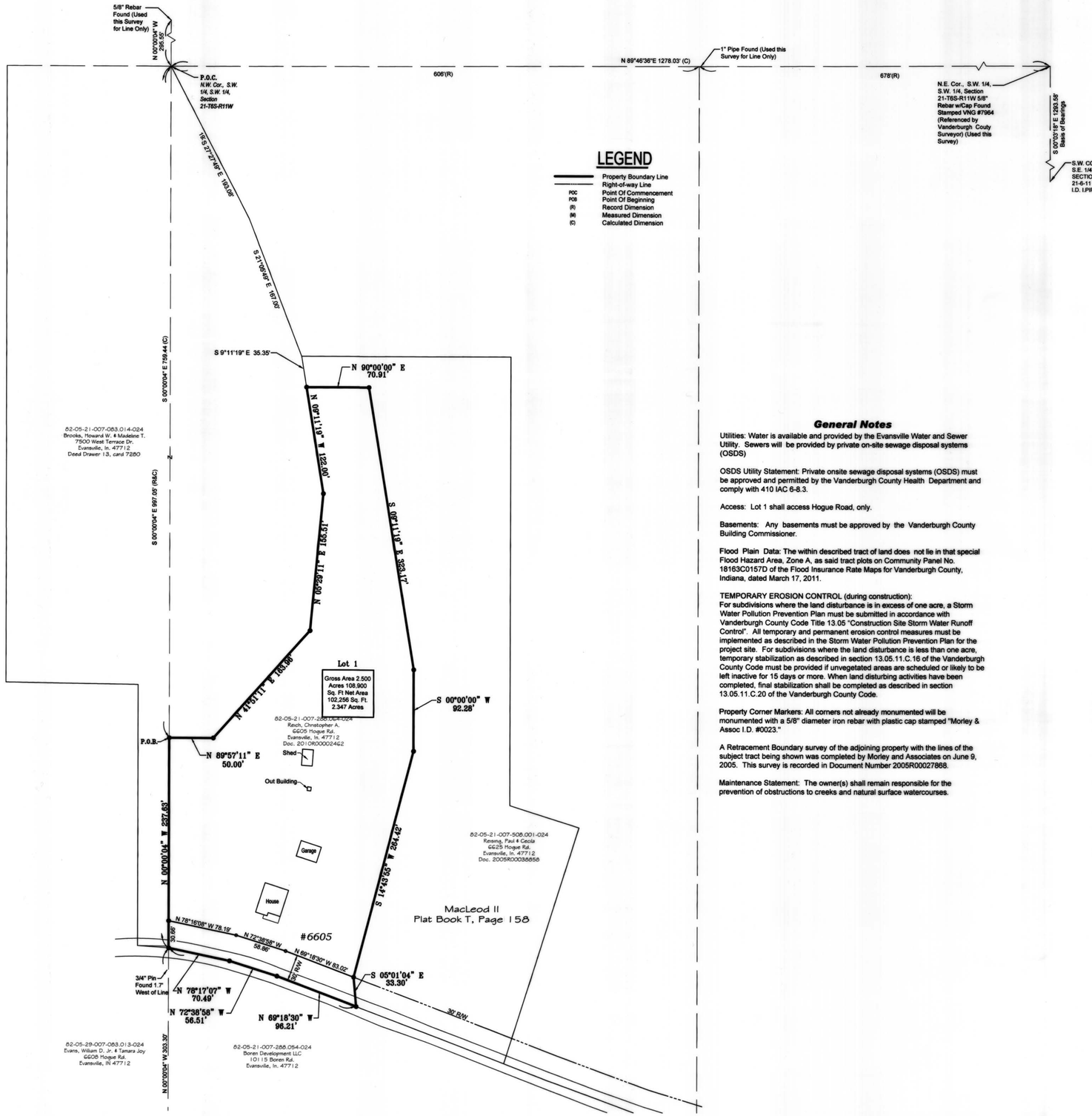
Reich



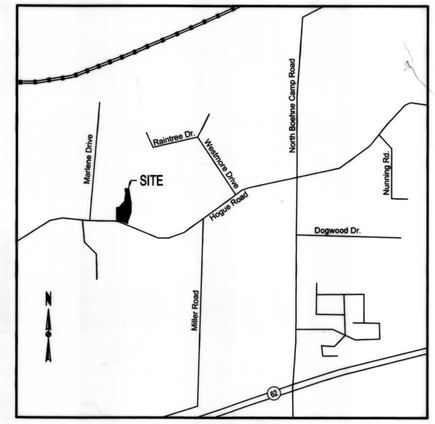
LEGEND

———	Property Boundary Line
- - - -	Right-of-way Line
POC	Point Of Commencement
POB	Point Of Beginning
(R)	Record Dimension
(M)	Measured Dimension
(C)	Calculated Dimension



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Feb. 17, 2015 (DATE)
JOE GRIES AUDITOR
675 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 02.17.15 3:16p
PLAT BOOK T
PAGE 163
INSTR# 2015R00003547
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

General Notes

Utilities: Water is available and provided by the Evansville Water and Sewer Utility. 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 adjoining property with the lines of the subject tract being shown 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 the prevention of obstructions to creeks and natural surface watercourses.

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 **Reich.** All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.

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.

Owner/Developer:

By: Christopher A. Reich 1-20-2015
Christopher A. Reich
6605 Hogue Road
Evansville, IN 47712

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick)
ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, Christopher A. Reich, 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 20th day of January, 20 15.

My Commission Expires:

August 5, 2018 Bret A. Sermersheim
Notary Public

Notary Resides in

Vanderburgh County, Indiana Bret A. Sermersheim
(Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

T-163
APC # 32-MS-2014

Boundary Description

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 west line thereof, South 00 degrees 00 minutes 04 seconds East 759.44 feet to a corner 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, said point also being the Point of Beginning; thence the following 4 calls along said Brooks tract, 1) North 89 degrees 57 minutes 11 seconds East 50.00 feet; 2) thence North 41 degrees 51 minutes 11 seconds East 163.96 feet; 3) thence North 05 degrees 29 minutes 11 seconds East 155.51 feet; 4) thence North 09 degrees 11 minutes 19 seconds West 122.00 feet; thence North 90 degrees 00 minutes 00 seconds East 70.91 feet; thence South 09 degrees 11 minutes 19 seconds East 323.17 feet; thence South 00 degrees 00 minutes 00 seconds West 92.28 feet; thence South 14 degrees 43 minutes 55 seconds West 264.42 feet to the east property line of a tract of land conveyed to Patrick L. and Margaret A. Martin in Deed Drawer 3, Card 3698 and Deed Drawer 3, Card 6028; thence along said east line, South 05 degrees 01 minutes 04 seconds East 33.30 feet to the centerline of Hogue Road; thence the following 3 calls along said centerline, 1) North 69 degrees 18 minutes 30 seconds West 96.21 feet; 2) thence North 72 degrees 38 minutes 58 seconds West 56.51 feet; 3) thence North 78 degrees 17 minutes 07 seconds West 70.49 feet to the west line of said quarter, quarter section; thence along said west line, North 00 degrees 00 minutes 04 seconds West 237.63 feet to the Point of Beginning, containing 2.500 acres (108,900 sq. ft.)

Subject to all easements and rights of way of record.

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.

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
brets@morleyandassociates.com

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

January 20, 2015

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 13, 2014 (Subdivision Review).

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: Feb. 17, 2015

OFFICIAL SEAL

APC Docket No. 32-MS-2014

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 A. Sermersheim

Secondary Plat

Designed By: ?	Job Number: 6216.4.002A
Drawn By: BAS	Date: 1/20/2015
Filename: 6216 minor-sub-2014.dwg	

Morley and Associates Inc.
Engineering
Surveying
Architecture
Construction Management
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Newburgh, IN 47630
(812) 464-9585
www.morleyandassociates.com