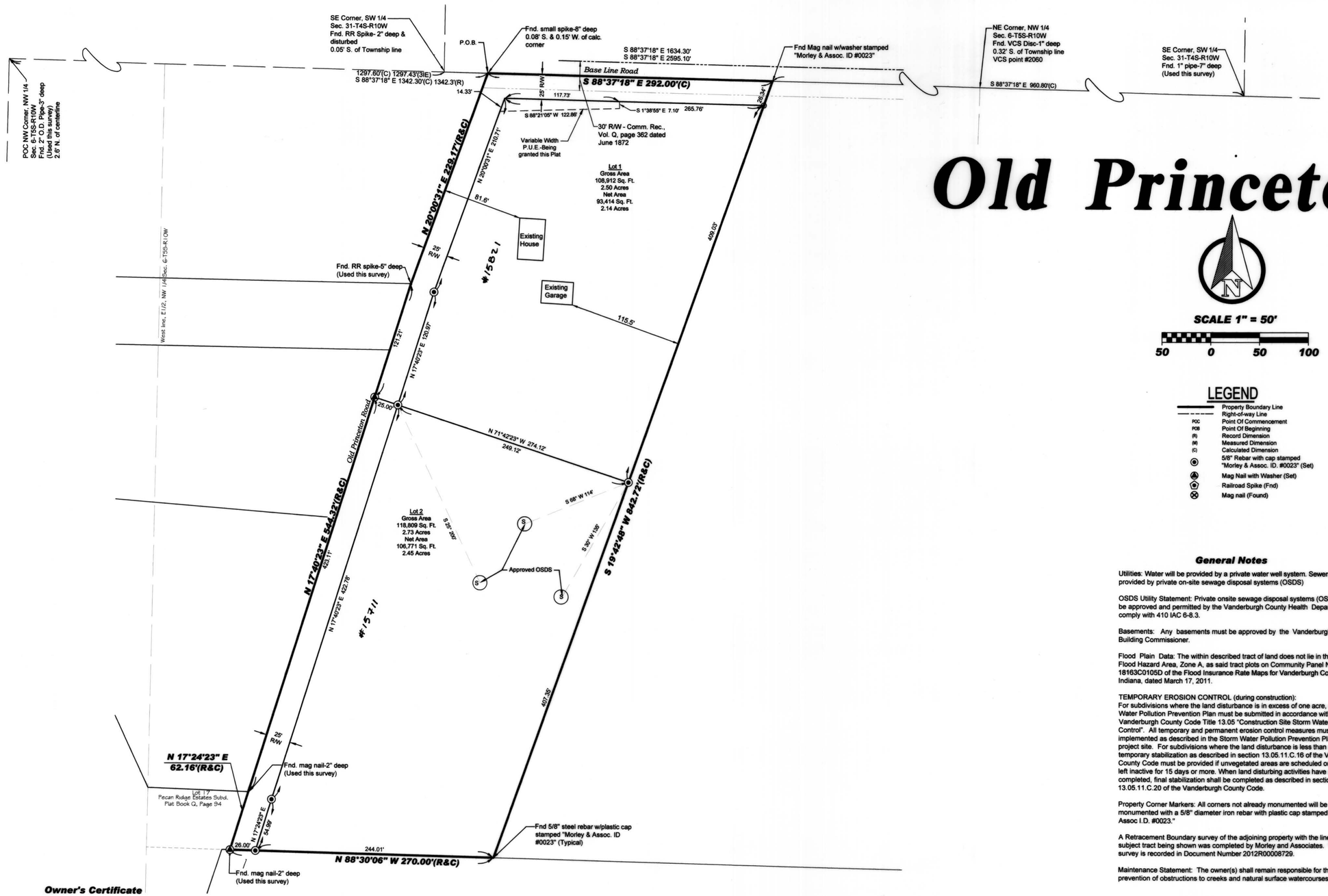


DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar. 30, 2015
(DATE)

JOE GRIES AUDITOR

1378
(AUDITORS NUMBER)

RECEIVED FOR RECORD

DATE 03-30-15 1:13p

PLAT BOOK T

PAGE 169

INSTR# 2015R00006860

Z TULEY RECORDER
VANDERBURGH COUNTY

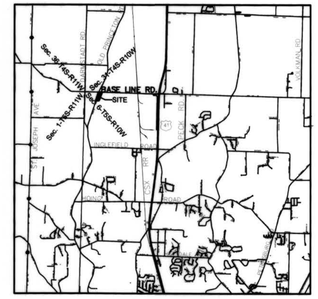
Old Princeton

SCALE 1" = 50'

50 0 50 100

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
- 5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
- Mag Nail with Washer (Set)
- Railroad Spike (Fnd)
- Mag nail (Found)



Location Map

Boundary Description

Part of the North Half of Section 6, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana more particularly described as follows: Commencing at the Northwest corner of said Section 6; thence along the north line of said Section 6, South 88 degrees 37 minutes 18 seconds East 1342.30 feet to the point of beginning; thence continuing along said north line, South 88 degrees 37 minutes 18 seconds East 292.00 feet; thence South 19 degrees 42 minutes 48 seconds West 842.72 feet to a point on the south line of a tract of land conveyed to Norman and Edna K. Sensmeier, recorded in Deed Record 202, page 194 in the office of the Recorder of Vanderburgh County, Indiana; thence along said south line, North 88 degrees 30 minutes 06 seconds West 270.00 feet to a found mag nail 2 inches deep in the center of old Princeton Road, said point being a corner of Pecan Ridge Estates, as per plat thereof, recorded in Plat Book Q, Page 94 in said office of the Recorder; thence along said centerline, North 17 degrees 24 minutes 23 seconds East 62.17 feet to a found mag nail 2 inches deep and being a corner of said Pecan Ridge Estates; thence continuing along said centerline, North 17 degrees 40 minutes 23 seconds East 544.32 feet to a RR spike found 5 inches deep marking the Northeast corner of a tract of land conveyed to Ronald L. and Ann E. Vieira recorded in Deed Drawer 12, Card 6073 in said office of the Recorder; thence continuing along said centerline, North 20 degrees 00 minutes 31 seconds East 229.17 feet to the Point of Beginning containing 227,721 square feet (5.23 acres)

Subject to the right of way for Baseline Road off the entire north side per Comm. Rec. Vol. Q, Page 362.

Subject to the right of way for Old Princeton Road off the entire east side.

Subject to all easements and rights of ways of record.

General Notes

Utilities: Water will be provided by a private water well system. 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.

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. 18163C0105D 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. This survey is recorded in Document Number 2012R00008729.

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

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,; that this plat correctly represents a survey completed by me or under my direct supervision; that all monuments shown exist at locations as noted.

Witness my hand and seal this 20th day of March, 2015.

Bret Alan Sermersheim

Prepared By:
Bret Alan Sermersheim, P.L.S.
Indiana Registration No LS20200009
Morley and Associates, Inc
4800 Rosebud Lane
Newburgh, IN. 47630
Phone: (812) 464-9585
brets@morleyandassociates.com

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

Owner's Certificate

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designate the same as **Old Princeton** .

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.

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: Melvin R. Sensmeier 3-24-15
Melvin R Sensmeier
15821 Old Princeton Road
Evansville, IN 47725

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 Owner and Subdivider, Melvin R. Sensmeier, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 24th day of MARCH, 2015.

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

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, February 2, 2015 (Subdivision review).

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: MAR. 30, 2015

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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APC Docket No. 6-MS-2015

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: BAS	Job Number: 8369.4.001A
Drawn By: DKB	Date: 3/20/2015
Filename: 8369 Survey Base 2 Lot Minor	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

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