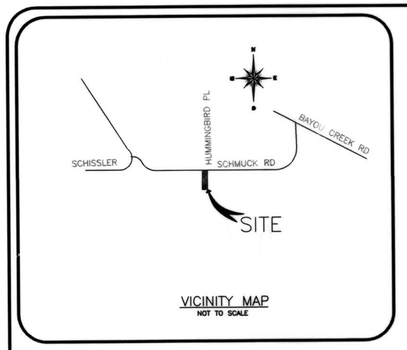


VICINITY MAP
NOT TO SCALE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 4, 2015 (DATE)
JOE GRIES AUDITOR
2039 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05.04.15 3:39 p
PLAT BOOK T
PAGE 174
INSTR# 2015R0000 9835
Z TULEY RECORDER
VANDERBURGH COUNTY

DAWN LEFLER

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 11 WEST, PERRY TOWNSHIP, VANDERBURGH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 87 DEGREES 48 MINUTES 51 SECONDS WEST A DISTANCE OF 30.02 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST AND PARALLEL WITH THE EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 24.8 FEET TO A ½" REBAR WITH BN CAP, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 622.32 FEET TO A ½" REBAR WITH U.S. SURVEYOR CAP 0002; THENCE SOUTH 87 DEGREES 49 MINUTES 02 SECONDS WEST, 175.00 FEET TO A ½" REBAR WITH U.S. SURVEYOR CAP 0002; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 622.31 FEET TO A ½" REBAR WITH U.S. SURVEYOR CAP 0002; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SCHMUCK ROAD, NORTH 87 DEGREES 48 MINUTES 51 SECONDS EAST 175.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES MORE OR LESS.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS:
DAWN LEFFLER

Strips or areas of land, of the dimensions shown on this plat and marked **PUE** (Public Utility Easement), are herby 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.

DAWN M. LEFLER
8230 ROTH ROAD
EVANSVILLE, IN 47712

MICHAEL A. LEFLER
8230 ROTH ROAD
EVANSVILLE, IN 47712

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, WHO ACKNOWLEDGE THE EXECUTION OF FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 23 DAY OF April, 2015.

MY COMMISSION EXPIRES: 03.18.2023

NOTARY PUBLIC: Lorrie L. Brackett

PRINTED NAME: Lorrie L. Brackett

A RESIDENT OF Vanderburgh COUNTY, STATE OF Indiana.

AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW No. 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 APRIL 13, 2015.
(SUB REVIEW MEETING)

PRESIDENT

Blaine Oliver
EXECUTIVE DIRECTOR

May 4, 2015
PLAT RELEASE

Blaine Oliver
EXECUTIVE DIRECTOR

SURVEYOR'S CERTIFICATION

I, RODNEY K. YOUNG, REGISTERED LAND SURVEYOR 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 ON JULY 02, 2002 AND THAT ALL MONUMENTS SHOWN EXIST AT LOCATIONS AS NOTED.

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.

Rodney K. Young
RODNEY K. YOUNG P.E./L.S.
INDIANA REGISTRATION NO. 910019
DATE OF CERTIFICATION 07/15/02

REGISTERED No. 910019 STATE OF INDIANA RODNEY K. YOUNG LAND SURVEYOR

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JOB NUMBER: SS24799
FILE: SS24799_10

GENERAL NOTES

1. FLOOD PLAIN DATA: A portion of the within described tract of land lies within that Special flood Hazard Zone "AE" as said tracts plots on Map No. 18163C 0175D, Community No. 180256, Panel 0175, Suffix D of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

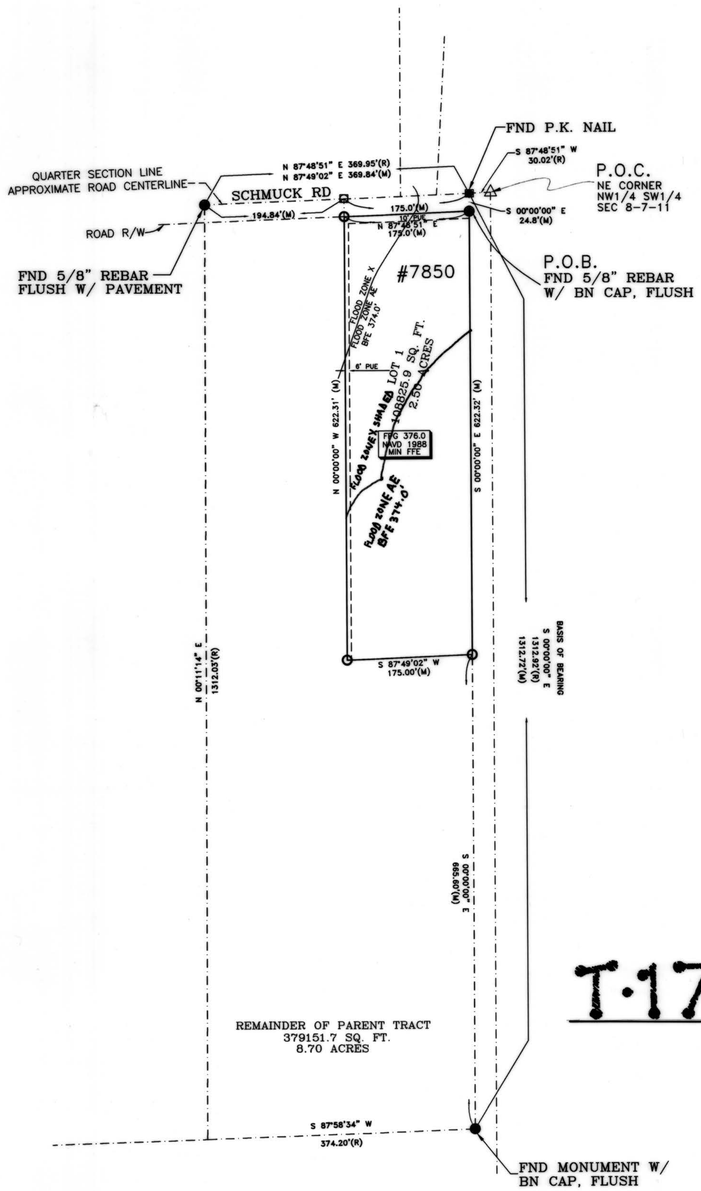
2. Mailbox Statement; No brick or other non-breakaway mailbox structures can be placed in the County right-of-way.

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

4. 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.

5. OSDS Utility Statement: Private Onsite Sewage Disposal System (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with Rule 410 IAC 6-8.3. The base elevation of the OSDS mound or the bottom of trenches must be above the 100 Year Flood Elevation.

6. Water is available by the City of Evansville Water Department.



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W E
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100' 0' 100' 200'

SCALE: 1" = 100'

(R)=RECORD DATA
(P)=PLAT DATA (RECORD)
(M)=MEASURED DATA
(C)=CALCULATED DATA
● =MONUMENT FOUND
○ =SET 5/8" REBAR WITH CAP
□ =SET MAGNAIL
■ =FOUND P.K. NAIL

PREPARED FOR:
DAWN M. LEFLER
MICHAEL A. LEFLER
8230 ROTH ROAD
EVANSVILLE, IN 47712

DATE OF ORIGINAL: JULY 15, 2002
REVISION: REVISIONS PER PLANNING COMMISSION_10 DATE: AUGUST 20, 2002
REVISION: _____ DATE: _____, 2002
REVISION: _____ DATE: _____, 2002

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

USSURVEYOR.COM
U.S. SURVEYOR®
4929 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
1-800- TO SURVEY