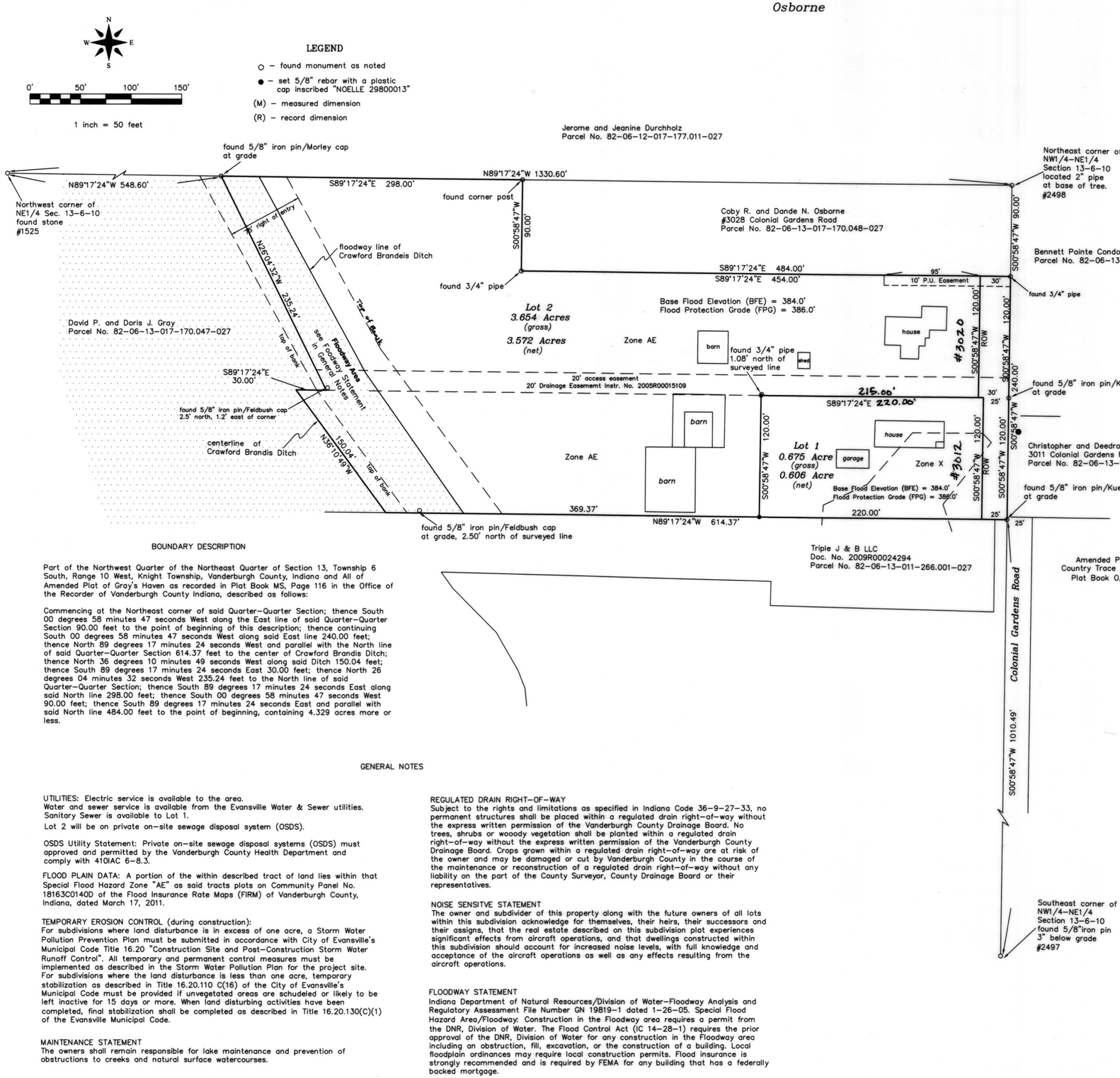
Osborne



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 12, 2015 (DATE)
JOE GRIES AUDITOR
2153 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05-12-15 11:44A
PLAT BOOK T
PAGE 176
INSTR# 2015R00010574
Z TULEY RECORDER
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter of Section 13, Township 6 South, Range 10 West, Knight Township, Vanderburgh County, Indiana and All of Amended Plat of Gray's Haven as recorded in Plat Book MS, Page 116 in the Office of the Recorder of Vanderburgh County Indiana, described as follows:

Commencing at the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 58 minutes 47 seconds West along the East line of said Quarter-Quarter Section 90.00 feet to the point of beginning of this description; thence continuing South 00 degrees 58 minutes 47 seconds West along said East line 240.00 feet; thence North 89 degrees 17 minutes 24 seconds West and parallel with the North line of said Quarter-Quarter Section 614.37 feet to the center of Crawford Brandis Ditch; thence North 36 degrees 10 minutes 49 seconds West along said Ditch 150.04 feet; thence South 89 degrees 17 minutes 24 seconds East 30.00 feet; thence North 26 degrees 04 minutes 32 seconds West 235.24 feet to the North line of said Quarter-Quarter Section; thence South 89 degrees 17 minutes 24 seconds East along said North line 298.00 feet; thence South 00 degrees 58 minutes 47 seconds West 90.00 feet; thence South 89 degrees 17 minutes 24 seconds East and parallel with said North line 484.00 feet to the point of beginning, containing 4.329 acres more or less.

GENERAL NOTES

UTILITIES: Electric service is available to the area.
Water and sewer service is available from the Evansville Water & Sewer utilities.
Sanitary Sewer is available to Lot 1.
Lot 2 will be on private on-site sewage disposal system (OSDS).

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

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 Community Panel No. 18163C0140D of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

TEMPORARY EROSION CONTROL (during construction):
For subdivisions where land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent control measures must be implemented as described in the Storm Water Pollution Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110 C(16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are schudeled 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 Title 16.20.130(C)(1) of the Evansville Municipal Code.

MAINTENANCE STATEMENT
The owners shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses.

REGULATED DRAIN RIGHT-OF-WAY
Subject to the rights and limitations as specified in Indiana Code 36-9-27-33, no permanent structures shall be placed within a regulated drain right-of-way without the express written permission of the Vanderburgh County Drainage Board. No trees, shrubs or wooody vegetation shall be planted within a regulated drain right-of-way without the express written permission of the Vanderburgh County Drainage Board. Crops grown within a regulated drain right-of-way are at risk of the owner and may be damaged or cut by Vanderburgh County in the course of the maintenance or reconstruction of a regulated drain right-of-way without any liability on the part of the County Surveyor, County Drainage Board or their representatives.

NOISE SENSITIVE STATEMENT
The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences significant effects from aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.

FLOODWAY STATEMENT
Indiana Department of Natural Resources/Division of Water-Floodway Analysis and Regulatory Assessment File Number GN 19819-1 dated 1-26-05. Special Flood Hazard Area/Floodway: Construction in the Floodway area requires a permit from the DNR, Division of Water. The Flood Control Act (IC 14-28-1) requires the prior approval of the DNR, Division of Water for any construction in the Floodway area including an obstruction, fill, excavation, or the construction of a building. Local floodplain ordinances may require local construction permits. Flood insurance is strongly recommended and is required by FEMA for any building that has a federally backed mortgage.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Osborne.

All additional road rights-of-way 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.

Coby R. Osborne
3020 Colonial Gardens Road
Evansville, IN 47715

Dande N. Osborne
3020 Colonial Gardens Road
Evansville, IN 47715

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be of their voluntary act and deed.

Witness my hand this 11th day of May, 2015.

My commission expires Oct 23, 2021

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 May 4, 2015 (at subdivision review).

President

Blaine Oliver
Attest Executive Director (ASSIST.)

PLAT RELEASE
Secondary plat complies with the Ordinance and is released for recording.

Blaine Oliver
Executive Director (ASSIST.)

May 12, 2015
Plat Release Date

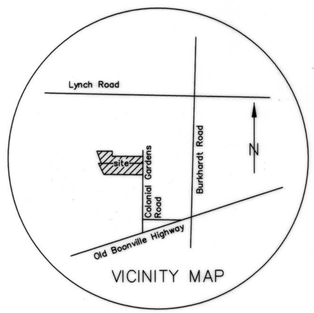
SURVEYOR'S CERTIFICATE

I, Stephen C. Noelle, 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 represents a survey completed by me and that all monuments shown exist at locations as noted.

AFFIRMATION STATEMENT
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Stephen C. Noelle
Indiana Registration Number 29800013

Date May 11, 2015



T-176
APC # 15-MS-2015

RE: DRAINAGE EASEMENT
2005R00015109
CORPORATE WARRANTY DEED
2015R0000 9593

STEPHEN C. NOELLE
3001 BLACKBURN ROAD
MT. VERNON, INDIANA 47620
812-838-3740