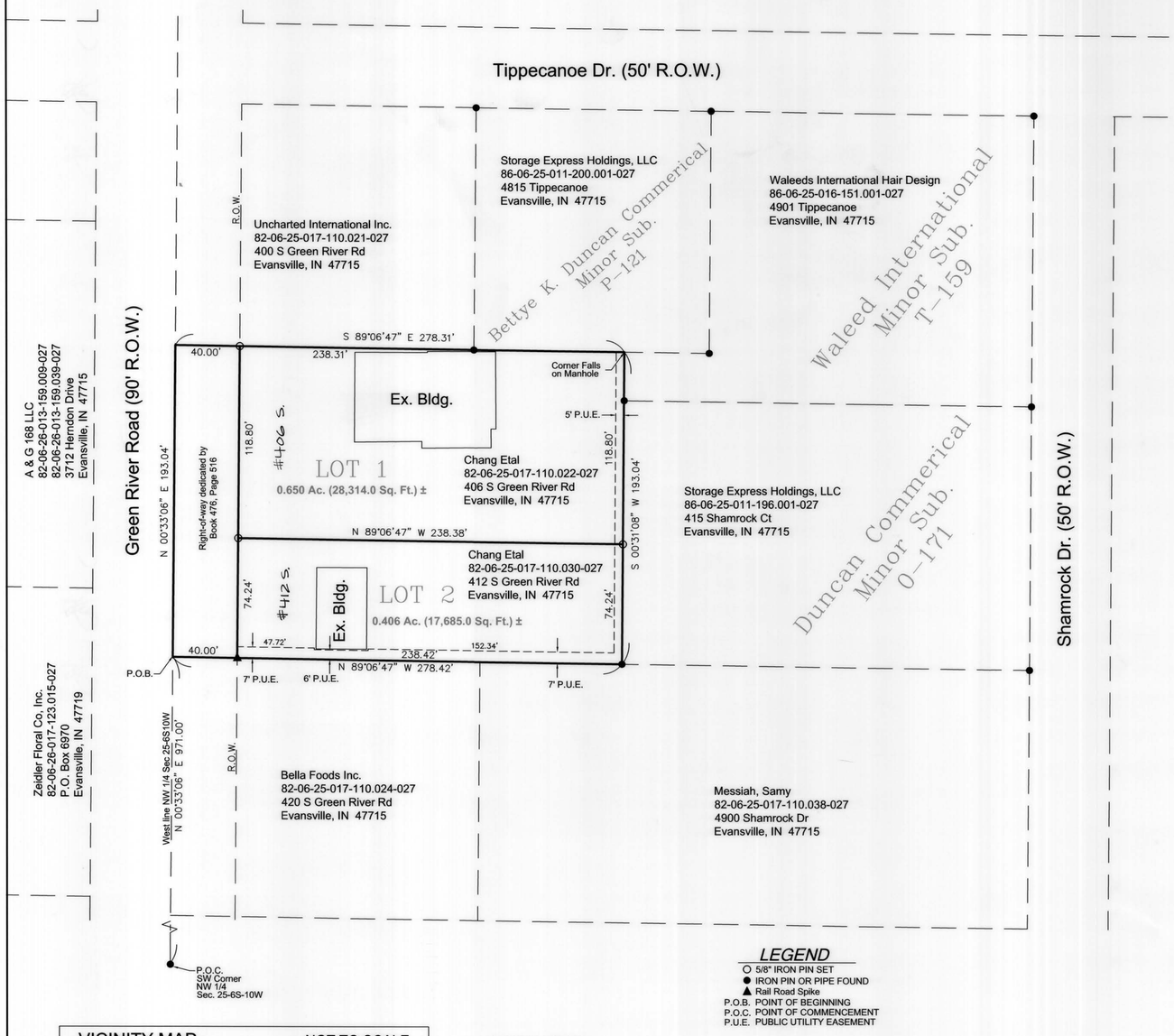
CHANG



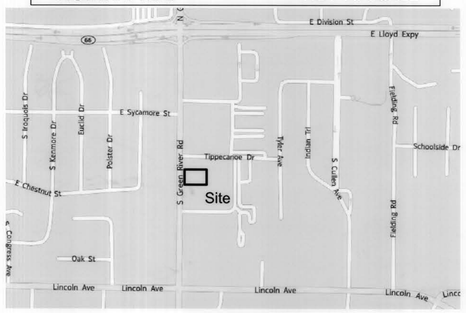
LEGEND

- ○ 5/8" IRON PIN SET
- ● IRON PIN OR PIPE FOUND
- ▲ Rail Road Spike

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.U.E. PUBLIC UTILITY EASEMENT

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

1. UTILITIES: Water and sewer service are available from the Evansville Water and Sewer Utility.

2. FLOOD PLAIN DATA: No portion of this property lies within the Special Flood Hazard Area Zone "A" as shown on the Flood Rate Insurance Map 18163C0201D, effective date March 17, 2011.

3. TEMPORARY EROSION CONTROL (during construction): For subdivisions where surface disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan (SWP3) must be submitted in accordance with the City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control." All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan (SWP3) for the project site. For subdivisions where the surface disturbance is less then 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 unvegetative are scheduled or likely to be left inactive for 15 days or longer. When surface disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130(C) (1) of the Evansville Municipal Code.

4. CROSS-ACCESS: A permanent, non-exclusive easement is hereby granted and reserved to the owners of Lot 1 and Lot 2 and their respective beneficiaries, successors, tenants, occupants, invitees and customers for ingress and egress over their respective parcels to assist in traffic flow, deliveries, parking, utility construction and maintenance, and other instances that may arise from time to time. Said Cross-Access between the Lots shall not be obstructed. The owner of each Lot is responsible for pavement maintenance within said owner's Lot.

NOTE: Bearings based on the Indiana State Plane Coordinate System West Zone 1301, N.A.D. '83 Derived from Trimble GPS Network

0' 40' 80'

SCALE 1" = 40'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
09-23-2015 (DATE)
JOE GRIES AUDITOR
5147 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 09.23.15 3:06P
PLAT BOOK T
PAGE 191
INSTR# 2015R00022700
Z TULEY RECORDER
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 25, Township 6 South, Range 10 West of the Second Principal Meridian, Knight Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at an iron pin at the Southwest corner of said Northwest Quarter; thence North 00 degrees 33 minutes 06 seconds East 971.00 feet along the West line of said Northwest Quarter to the POINT OF BEGINNING; thence continuing North 00 degrees 33 minutes 06 seconds East 193.04 feet along the West line of said Northwest Quarter; thence South 89 degrees 06 minutes 47 seconds East 278.31 feet, passing at iron pin at 40.00 feet; thence South 00 degrees 31 minutes 08 seconds West 193.04 feet to an iron pipe, passing an iron pin at 118.80 feet; thence North 89 degrees 06 minutes 47 seconds West 278.42 feet, passing an iron pin at 238.42 feet, to the POINT OF BEGINNING. Containing in all 1.233 acres (53,709.0 square feet), more or less.

Forty (40) feet off the West side of the above described real estate is reserved for the right-of-way of Green River Road.
The property shown hereon is subject to all easements, rights-of-way, and restrictions of record and not limited to those shown on this Plat.

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 **CHANG**.

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 "**P.U.E.**" (Public Utility Easement), are hereby dedicated to public utilities 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 buildings or similar structures, other than such utility facilities, can be located within said areas of land. 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.

Charlie Chia Chi Chang

Amy M. C. Liou Chang

Tse Jung Yu

Yu-Yen Yu

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS
COUNTY OF Vanderburgh)

CHARLES D. WALTER
Notary Public, State of Indiana
Vanderburgh County
My Commission Expires
November 02, 2016

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 their voluntary act and deed.

Witness my hand and seal this 22 day of September, 2015

My commission expires November 2, 2016

Charles Walter
NOTARY SIGNATURE

SURVEYOR'S CERTIFICATE

I, Alvin L. Paul, 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 August 28th, 2015 and that all monuments shown exist at all 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 it is required by law.

Witness my hand and seal this 22nd day of September, 2015

ALVIN L PAUL
REGISTERED
No. S0415
STATE OF
INDIANA
LAND SURVEYOR

Alvin L. Paul
Indiana Registration 80040415

T-191
APC # 28-MS-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 Sept. 8, 2015 (at Subdivision Review).

President

Attest Executive Director

PLAT RELEASE

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

Executive Director

Sept. 23, 2015
Plat Release Date

OFFICIAL SEAL

NEIKIRK Engineering, LLC
Professional Engineering • Land Surveying
Community Development Services
4915 Lincoln Avenue
Evansville, Indiana 47715
Phone: (866) 512-5150
Fax: (618) 263-4302
www.neikirkengineering.com

REVISIONS	DATE

CHANG Minor Subdivision
Sec. 25, T6S, R10W, 2nd PM
Vanderburgh County, IN

Charlie Chang
406 S Green River Rd
Evansville, IN 47715

DWG DATE: 9-22-2015

SHEET #: 1 OF 1 SHEETS

DRAWING FILE: CHANG