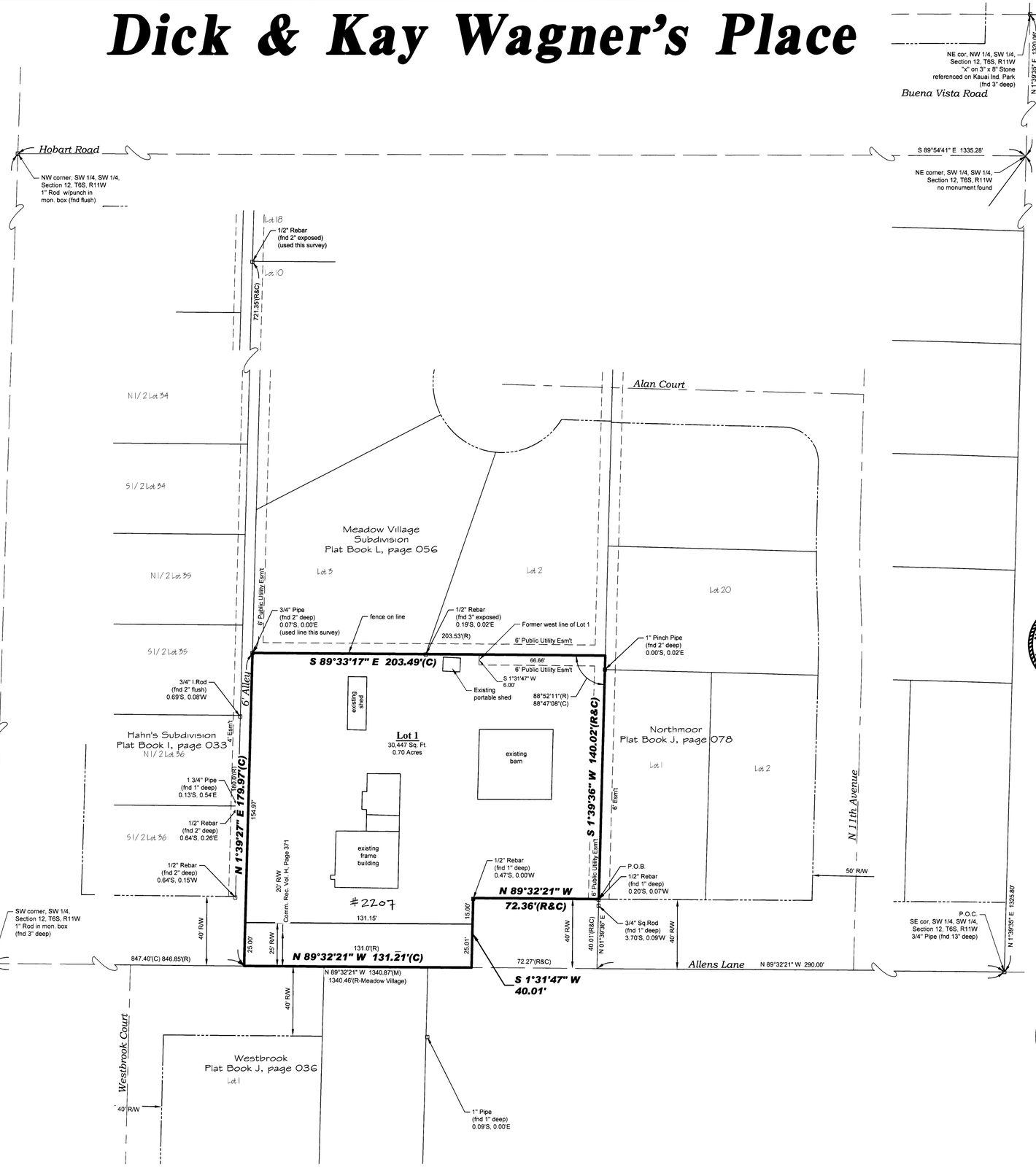
Dick & Kay Wagner's Place



Legend

	Building Setback Line	BSL	Building Setback Line
	Center Line	(C)	Calculated Dimension
	Easement Line	Cd.	Card
	Right-of-way Line	D.R.	Deed Record
	Property Boundary Line	Doc.	Document
0.00'N, 0.00'E	Found x.xx' from calculated corner	D.Dr.	Deed Drawer
		Esm't	Easement
		E	East
	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)	(Fnd)	Found
		Inst.	Instrument
	Monument (Found)	(M)	Measured Dimension
		N	North
#000	Street Address	Pg.	Page
		P.O.B.	Point Of Beginning
X-X	Zoning	P.O.C.	Point Of Commencement
		R	Range
		(R)	Record Dimension
		R/W	Right-of-Way
		S	South
		T	Township
		W	West

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT. 13, 2015 (DATE)

JOE GRIES AUDITOR

5534 (AUDITORS NUMBER)

RECEIVED FOR RECORD

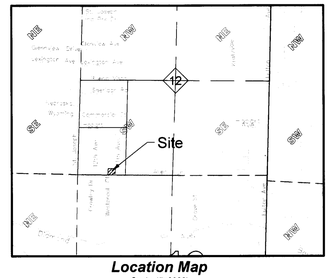
DATE 10.13.15 11:27A

PLAT BOOK T

PAGE 195

INSTR# 2015R00024387

Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map
Scale 1"=2000'

SCALE 1" = 30'

30 0 30 60

BEARINGS are based upon Indiana West State Plane Coordinates (NAD 83) established by RTK GPS observations, all distances shown are ground or plane values.

General Notes

Utilities:
Water and Sewer is available at the site and is supplied by Evansville Water and Sewer
Electric and Gas available at the site
Telephone service available at site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Zoning: The subject property is currently **zoned A**.

Flood Hazard Statement: No Portion of the site is located in Flood Hazard Zone A as said tract plots by scale on Flood Insurance Rate Map for Vanderburgh County Indiana, Map Number 18163C013D, Panel 113 of 275 , Effective March 17, 2011.

All first floor grades shall conform to local and state enforced building codes

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 rod with plastic cap stamped "Morley & Assoc I.D. # 0023."

Basis of Bearings: are based upon Indiana West State Plane Coordinates NAD 83

Reference Survey: *Inst.#2015R00020196. There have been no change of matters from said survey that would affect the property.*

Natural Drainage Courses: No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.

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 or may experience 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.

CROSS REF: 2015-24204 SURVIVORSHIP CERT.

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 Dick & Kay Wagner's Place. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

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:

Janice Kay Wagner
2207 Allens Lane
Evansville, In. 47720

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 Janice Kay Wagner, 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 30th day of September, 20 15

My Commission Expires:

August 5, 2018 — Bret C. Sermersheim, Notary Public

Notary Resides in

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

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 (Subdivision Review) at a meeting held on, August 24, 2015.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: Oct. 13, 2015

NOTARY PUBLIC SEAL INDIANA

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA

Boundary Description

Lot 1 in Meadow Village Subdivision as per plat thereof recorded as Plat Book L, page 056 in the office of the Recorder of Vanderburgh County Indiana and Part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 6 South, Range 11 West, Center Township, Vanderburgh County, Indiana and Being more particularly described as follows:

Commencing at the southeast corner of the southwest quarter of the southwest quarter of said section 12; thence along the south line thereof North 89 degrees 32 minutes 21 seconds West 290.00 feet to the southeast corner of said Meadow Village Subdivision; thence along the east line thereof, North 1 degree 39 minutes 36 seconds East 40.01 feet to the southeast corner of said Lot 1 being the point of beginning; thence along the south line of said Lot 1, North 89 degrees 32 minutes 21 seconds West a distance of 72.36 feet to the southwest corner of said Lot 1; thence South 01 degrees 31 minutes 47 seconds West a distance of 40.01 feet to a point on the south line of said quarter, quarter section; thence along the south line thereof, North 89 degrees 32 minutes 21 seconds West a distance of 131.21 feet to the southeast corner of Hahn's Subdivision per plat recorded in Plat Book I, page 33; thence along the east line thereof, North 01 degrees 39 minutes 27 seconds East a distance of 179.97 feet to the southwest corner of Lot 3 in said Meadow Village Subdivision; thence along the south line of said Lot 3 and Lot 2, South 89 degrees 33 minutes 17 seconds East a distance of 203.49 feet to the northeast corner of Lot 1 in said Meadow Village Subdivision; thence along the east line thereof, South 01 degrees 39 minutes 36 seconds West a distance of 140.02 feet to the point of beginning containing 0.77 acres (33,727 sq.ft.).

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.

Witness my hand and seal this 29th day of September 2015.

Bret Alan Sermersheim

Prepared by: Bret Alan Sermersheim, PLS
Indiana License No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Ln.
Newburgh, Indiana 47630
812-464-9585
brets@morleyandassociates.com

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

T-195
Apr # 27. 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	
Checked By: BAS	Job Number: 9588.3.001A
Drawn By: JEW	Date: 09-29-2015
Filename: 9588 Minor-secondary.dwg	

Morley and Associates Inc.
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