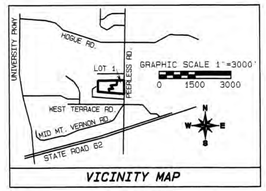
VILLAGE FARM

DEED RECORDS:
- DEED DRAWER 2, CARD 2967
  82-05-29-007-098.019-024
- 2000R00037503 [DEED DRAWER 14, CARD 586]
  82-05-29-007-098.067-024
OWNERS OF RECORD:
- JOHN A. HAMILTON & DONNA F. HAMILTON



VICINITY MAP

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
NOV. 23, 2015 (DATE)
BRIAN GERTH AUDITOR
6339 (AUDITORE NUMBER)

RECEIVED FOR RECORD
DATE 11-23-15 11:07A
PLAT BOOK T
PAGE 200
INSTR# 2015R00027935
Z TULEY RECORDER
VANDERBURGH COUNTY

LEGEND
- ○ – Corner and/or monument as noted.
- ⊠ – 3/4" pinched iron pipe found.
- ⊗ – 3/4" iron pipe found.
- (R) – Record dimensions. Dimensions are field measured unless noted record.

GRAPHIC SCALE 1"=60'
0 30 60 90

Relative Positional accuracy: Rural survey: 0.26 feet plus 200 parts per million.

- BASIS OF BEARINGS: The South Line of the surveyed tracts (N83°27'21"W)
- LAST DATE OF FIELDWORK: October 30, 2015

GENERAL NOTES:

1) UTILITIES – LOT 1 HAS VECTREN GAS SERVICE AVAILABLE.
LOT 1 HAS VECTREN ELECTRICAL SERVICE AVAILABLE.
LOT 1 HAS EVANSVILLE WATER SERVICE AVAILABLE.

2) OSDS UTILITY STATEMENT:

PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEMS (OSDS) MUST BE APPROVED AND PERMITTED BY THE VANDERBURGH COUNTY HEALTH DEPARTMENT AND COMPLY WITH 410 IAC 6-8.3.

3) 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.

4) FLOOD PLAIN DATA:

THE PROJECT LIES WITHIN ZONE "X" AS INDICATED ON FIRM PANEL NO. 180256 0175 D (MAP NUMBER 18163C0175D) DATED MARCH 17, 2011. FOR VANDERBURGH COUNTY, INDIANA.

5) MAINTENANCE STATEMENT:

THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR LAKE MAINTENANCE AND PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATERCOURSES.

6) MAILBOX STATEMENT:

NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY ROAD RIGHT-OF-WAY.

7) APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:

APC DOCKET NUMBER 25-SW-2015 REQUESTING TO WAIVE THE INSTALLATION OF SIDEWALKS, AS PER COUNTY SUBDIVISION ORDINANCE 16.12.020(B)(2), WAS APPROVED AT SUBDIVISION REVIEW ON 11/09/2015.

BOUNDARY DESCRIPTION LOT 1 (3.88 ACRES):

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SIX (6) SOUTH, RANGE ELEVEN (11) WEST, PERRY TOWNSHIP, VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST 476.10 FEET TO THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST 360.00 FEET; THENCE NORTH 83 DEGREES 27 MINUTES 21 SECONDS WEST 588.72 FEET; THENCE NORTH 03 DEGREES 48 MINUTES 21 SECONDS WEST 81.26 FEET; THENCE SOUTH 85 DEGREES 08 MINUTES 01 SECONDS EAST 82.95 FEET; THENCE NORTH 12 DEGREES 40 MINUTES 46 SECONDS WEST 123.76 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 45 SECONDS EAST 186.96 FEET; THENCE NORTH 08 DEGREES 29 MINUTES 06 SECONDS EAST 160.93 FEET; THENCE SOUTH 79 DEGREES 47 MINUTES 31 SECONDS EAST 329.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.88 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS "VILLAGE FARM" MINOR SUBDIVISION.

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

John A. Hamilton DATE 11-20-15

JOHN A. HAMILTON
415 SOUTH PEERLESS ROAD
EVANSVILLE, INDIANA 47712

Donna F. Hamilton DATE 11-20-15

DONNA F. HAMILTON
415 SOUTH PEERLESS ROAD
EVANSVILLE, INDIANA 47712

NOTARY CERTIFICATE:

STATE OF INDIANA }
SS:
COUNTY OF VANDERBURGH }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR GIBSON COUNTY, STATE OF INDIANA, PERSONALLY APPEARED JOHN & DONNA HAMILTON THE ABOVE SIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGED THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 20TH DAY OF NOVEMBER 2015

MY COMMISSION EXPIRES: DEC. 30, 2015

NOTARY PUBLIC Von N. Wolfe PRINTED VON N WOLFE

RESIDENT OF GIBSON COUNTY, 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 NOVEMBER 9 20 15. (AT SUBDIVISION REVIEW).

PRESIDENT ATTEST EXECUTIVE DIRECTOR

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR

PLAT RELEASE DATE Nov. 23, 2015

SURVEYOR'S CERTIFICATE:

I, FRED J. KUESTER, 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 NOTED.

Fred J. Kuester DATE NOVEMBER 19, 2015

FRED J. KUESTER, LS #S0137

FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
(812) 753-4843

FRED J. KUESTER REGISTERED No. S0137 STATE OF INDIANA LAND SURVEYOR

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.

Fred J. Kuester

T·200
APC # 42-MS-2015

This instrument prepared by:
FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
(812) 753-4843

VILLAGE FARM Minor Subdivision
415 S. Peerless Road, Evansville, Indiana 47712

SCALE: 1" = 60	APPROVED BY: FJK	DRAWN BY: CAK
DATE: NOVEMBER 2015		REVISED: 0

PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 11 WEST, PERRY TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

file: 2015-11-village farm.smi
client: John A. Hamilton

SHEET 1 OF 1