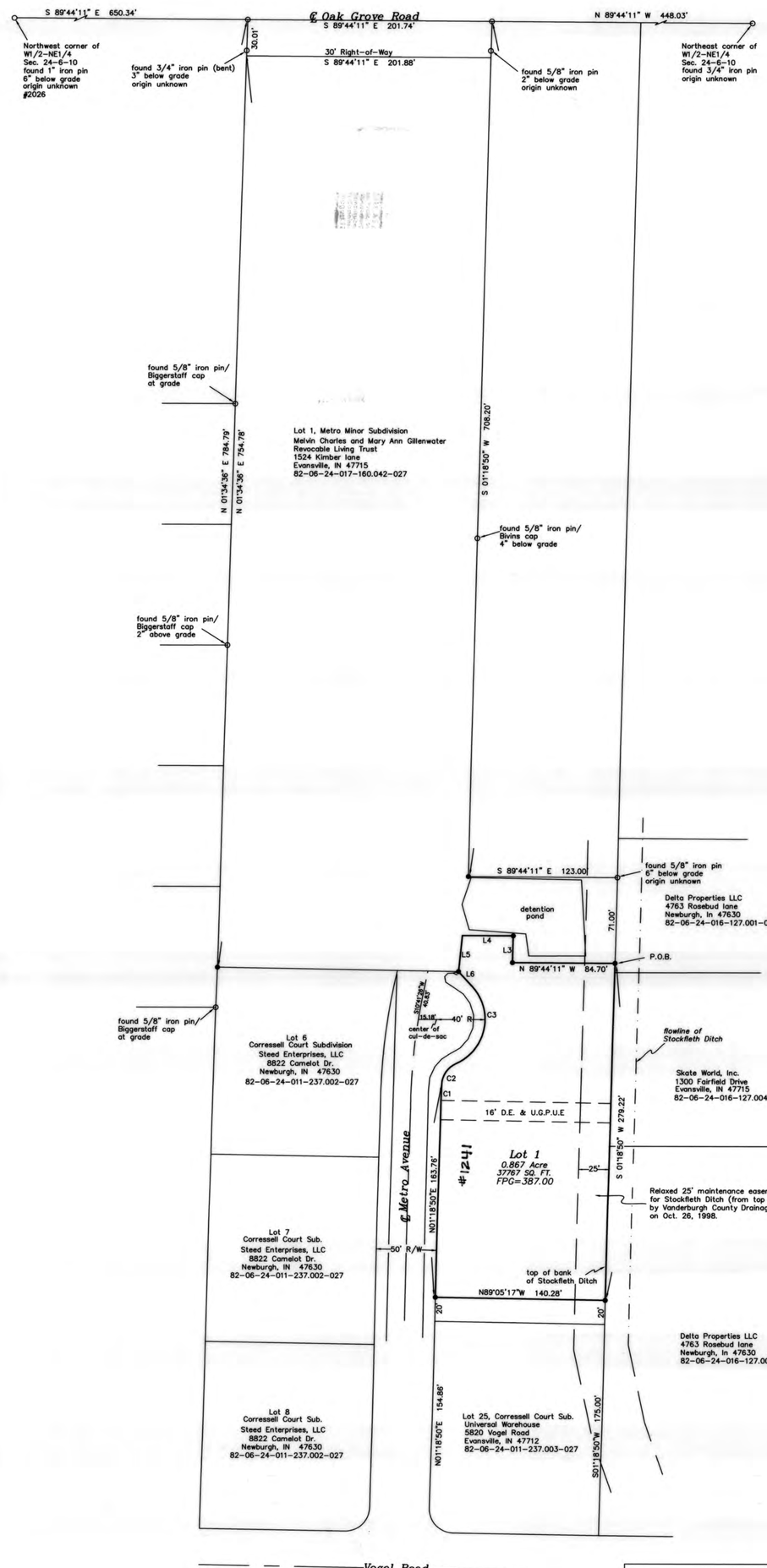
Metro Two

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Dec. 9, 2015 (DATE)
BRIAN GERTH AUDITOR
6802 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 12.09.15 2:32p
PLAT BOOK U
PAGE 6
INSTR# 2015R00029463
Z TULLEY RECORDER
VANDERBURGH COUNTY

0' 50' 100' 150'
1 inch = 50 feet

LEGEND
● – set 5/8" rebar with a plastic cap inscribed "NOELLE 29800013"
O – found monument as noted
P.O.B. – point of beginning
P.O.C. – point of commencing



BOUNDARY DESCRIPTION

Lot 2 in Metro Minor Subdivision as recorded in Plat Book S, Page 139 in the Office of the Recorder of Vanderburgh County, Indiana and part of Lot 26 in Corressell Court Subdivision, Section 1, Secondary Plat as recorded in Plat Book Q, Page 3 in said Office of the Recorder, being in the Northeast Quarter of Section 24, Township 6 South, Range 10 West, described as follows:

Beginning at the Northeast corner of said Lot 2; thence South 01 degree 18 minutes 50 seconds West a distance of 122.42 feet to the Northeast corner of said Lot 26; thence South 01 degree 18 minutes 50 seconds West along the East line of said Lot 26 a distance of 155.00 feet; thence North 89 degrees 05 minutes 17 seconds West a distance of 140.28 feet to the West line of said Lot 26; thence North 01 degree 18 minutes 50 seconds East along said West line a distance of 155.00 feet to the Southwest corner of said Lot 2; thence continuing North 01 degree 18 minutes 50 seconds East a distance of 8.76 feet to a curve to the right having a radius of 475.00 feet a distance of 12.45 feet, having a chord bearing and distance of North 02 degrees 03 minutes 54 seconds East, 12.45 feet, to a curve to the right having a radius of 20.00 feet a distance of 22.07 feet, having a chord bearing and distance of North 34 degrees 25 minutes 26 seconds East, 20.97 feet, to a curve to the left having a radius of 40.00 feet a distance of 76.01 feet, having a chord bearing and distance of North 11 degrees 36 minutes 08 seconds East, 55.96 feet; thence North 42 degrees 51 minutes 50 seconds West a distance of 17.08 feet to the North end of Metro Avenue right of way; thence North 05 degrees 38 minutes 05 seconds East a distance of 30.00 feet; thence South 89 degrees 44 minutes 11 seconds East a distance of 42.00 feet; thence South 01 degree 18 minutes 50 seconds West a distance of 22.09 feet; thence South 89 degrees 44 minutes 11 seconds East 84.70 feet to the point of beginning, containing 0.867 acre more or less.

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 Metro Two.

Strips or areas of land, of the dimensions shown on this plat and marked D&UGPUE (Drainage & Underground Public Utility Easement) are hereby dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability in the use of said easements.

Melvin C. Gillenwater, Trustee
Melvin C. Gillenwater, Trustee of Revocable Living Trust, dated October 28, 1997 as amended.
1524 Kimber Lane
Evansville, IN 47715

Mary Ann Gillenwater, Trustee
Mary Ann Gillenwater, Trustee of Revocable Living Trust, dated October 28, 1997 as amended.

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 Melvin C. and Mary Ann Gillenwater, 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 and seal this 7th day of December, 2015
My commission expires Sept. 22, 2018

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 November 16, 2015 (at subdivision review).

President
Attest Executive Director

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

Executive Director
Dec. 9 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 correctly represents a survey completed by me and that all monuments 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.

Stephen C. Noelle
Indiana Registration No. LS 29800013

STEPHEN C. NOELLE REGISTERED No. 29800013 STATE OF INDIANA LAND SURVEYOR

GENERAL NOTES

UTILITIES: Electric service is available to the area.
Water and sewer service is available from the Evansville Water & Sewer utilities.

MAINTENANCE STATEMENT: The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.

The owner(s) 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 or woody 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 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.
Approval was granted by the Vanderburgh County Drainage Board on November 10, 2015 to construct and maintain 4' X 12' of concrete sidewalk with stair steps inside the relaxed 25' Maintenance Easement at the northeast corner of the proposed building.

FLOOD PLAIN DATA: The subject property is located in Special Flood Hazard Zone "AE" as scaled from Flood Insurance Rate Maps (FIRM) Community Panel No. 18163C0201D, dated March 17, 2011.

SPECIAL MEASURES: Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installation of sump pumps, yard slopes in excess of code minimums, etc.

COMPACTION CERTIFICATION: Within Flood Zone "A", a soil engineer shall certify the compaction, methods and suitability of fill in the area of building pads and shall delineate lot numbers for those building lots certified on the Site Grading Plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on the soil conditions.

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number 27–SW–2015 requesting to waive the installation of sidewalks, as per City Subdivision Code 17.05.150 (B)(2), was approved at Subdivision Review on 11/16/2015.

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 erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the site project. For subdivisions where 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 scheduled or likely to be 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.

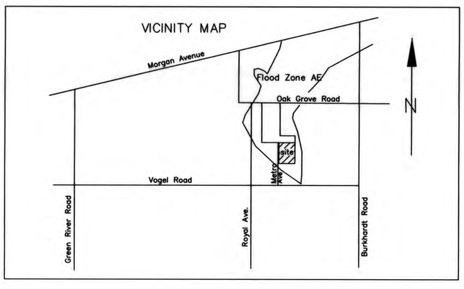
LINE TABLE

L3 N01°18'50"E 22.09'
L4 N89°44'11"W 42.00'
L5 S05°38'05"W 30.00'
L6 N42°51'50"W 17.08'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	1°50'06"	N 2°03'54" E	6.23'	475.00'	12.45'	12.45'
C2	63°13'47"	N 34°25'26" E	12.31'	20.00'	22.07'	20.97'
C3	108°52'53"	N 11°36'08" E	55.96'	40.00'	76.01'	65.08'

VICINITY MAP



U·6
Apc-# 38-MS-2015

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