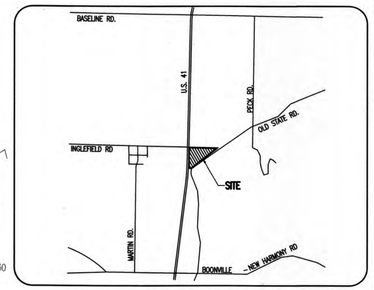
ST MARY'S NORTHSIDE CROSSING

LEGEND

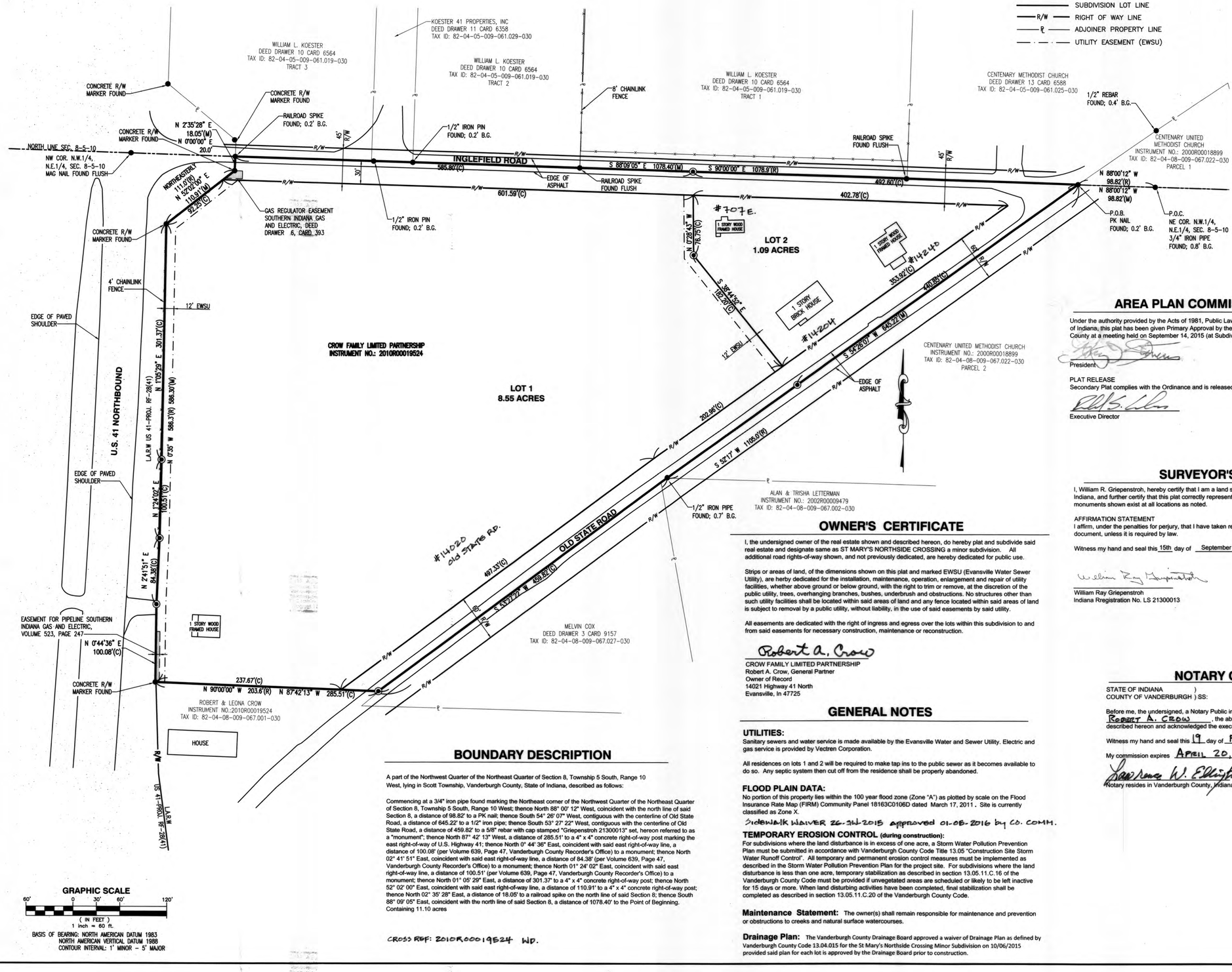
- 5/8" REBAR WITH "GRIEPENSTROH LS21300013" CAP SET
- MONUMENT FOUND
- (R) RECORD DIMENSION
- (C) CALCULATED DIMENSION
- (M) MEASURED DIMENSION
- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINE
- R/W RIGHT OF WAY LINE
- ℄ ADJOINER PROPERTY LINE
- UTILITY EASEMENT (EWSU)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Feb. 23, 2016 (DATE)
BRIAN GERTH AUDITOR
829 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 02.23.16 1:30p
PLAT BOOK U
PAGE 14
INSTR# 2016R00004246
Z TULEY RECORDER
VANDERBURGH COUNTY



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE
60' 0 30' 60' 120'
(IN FEET)
1 inch = 60 ft.
BASIS OF BEARING: NORTH AMERICAN DATUM 1983
NORTH AMERICAN VERTICAL DATUM 1988
CONTOUR INTERVAL: 1' MINOR – 5' MAJOR

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of the Northeast Quarter of Section 8, Township 5 South, Range 10 West, lying in Scott Township, Vanderburgh County, State of Indiana, described as follows:

Commencing at a 3/4" iron pipe found marking the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 8, Township 5 South, Range 10 West; thence North 88° 00' 12" West, coincident with the north line of said Section 8, a distance of 98.82' to a PK nail; thence South 54° 26' 07" West, contiguous with the centerline of Old State Road, a distance of 645.22' to a 1/2" iron pipe; thence South 53° 27' 22" West, contiguous with the centerline of Old State Road, a distance of 459.82' to a 5/8" rebar with cap stamped "Griepenstroh 21300013" set, hereon referred to as a "monument"; thence North 87° 42' 13" West, a distance of 285.51' to a 4" x 4" concrete right-of-way post marking the east right-of-way of U.S. Highway 41; thence North 0° 44' 36" East, coincident with said east right-of-way line, a distance of 100.08' (per Volume 639, Page 47, Vanderburgh County Recorder's Office) to a monument; thence North 02° 41' 51" East, coincident with said east right-of-way line, a distance of 84.38' (per Volume 639, Page 47, Vanderburgh County Recorder's Office) to a monument; thence North 01° 24' 02" East, coincident with said east right-of-way line, a distance of 100.51' (per Volume 639, Page 47, Vanderburgh County Recorder's Office) to a monument; thence North 01° 05' 29" East, a distance of 301.37' to a 4" x 4" concrete right-of-way post; thence North 52° 02' 00" East, coincident with said east right-of-way line, a distance of 110.91' to a 4" x 4" concrete right-of-way post; thence North 02° 35' 28" East, a distance of 18.05' to a railroad spike on the north line of said Section 8; thence South 88° 09' 05" East, coincident with the north line of said Section 8, a distance of 1078.40' to the Point of Beginning. Containing 11.10 acres

CROSS REF: 2010R00019524 WD.

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as ST MARY'S NORTHSIDE CROSSING a minor subdivision. All additional road rights-of-way shown, and not previously dedicated, are hereby dedicated for public use.

Strips or areas of land, of the dimensions shown on this plat and marked EWSU (Evansville Water Sewer Utility), are herby 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.

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.

Robert A. Crow
CROW FAMILY LIMITED PARTNERSHIP
Robert A. Crow, General Partner
Owner of Record
14021 Highway 41 North
Evansville, In 47725

GENERAL NOTES

UTILITIES:
Sanitary sewers and water service is made available by the Evansville Water and Sewer Utility. Electric and gas service is provided by Vectren Corporation.

All residences on lots 1 and 2 will be required to make tap ins to the public sewer as it becomes available to do so. Any septic system then cut off from the residence shall be properly abandoned.

FLOOD PLAIN DATA:
No portion of this property lies within the 100 year flood zone (Zone "A") as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18163C0106D dated March 17, 2011. Site is currently classified as Zone X.

Sidewalk Waiver 26-JN-2015 approved 01-08-2016 by CO. COMM.

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.

Maintenance Statement: The owner(s) shall remain responsible for maintenance and prevention or obstructions to creeks and natural surface watercourses.

Drainage Plan: The Vanderburgh County Drainage Board approved a waiver of Drainage Plan as defined by Vanderburgh County Code 13.04.015 for the St Mary's Northside Crossing Minor Subdivision on 10/06/2015 provided said plan for each lot is approved by the Drainage Board prior to construction.

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 September 14, 2015 (at Subdivision Review).

President — Attest Executive Director

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

Executive Director — Feb. 23, 2016 Plat Release Date

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, AREA PLAN OFFICIAL SEAL

SURVEYOR'S CERTIFICATE

I, William R. Griepenstroh, 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 8/04/2015 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 15th day of September, 2015.

William Ray Griepenstroh
Indiana Registration No. LS 21300013

WILLIAM RAY GRIEPENSTROH REGISTERED NO. 21300013 STATE OF INDIANA LAND SURVEYOR

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 Robert A. Crow, the above signed owner 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 19 day of February 2016.

My commission expires April 20, 2023

Lawrence W. Ellington Jr.
Notary resides in Vanderburgh County, Indiana.

LAWRENCE W. ELLINGTON JR. Notary Public Seal of Vanderburgh County My Commission Expires Apr 20, 2023

U-14
APC #32-MS-2015

REV.	DATE	BY	ITEM
A	9 3 15	WRG	PRELIMINARY PLAT
1	2 3 16	WRG	SECONDARY PLAT

MINOR SUBDIVISION
ST. MARY'S BUILDING CORPORATION
14020 U.S. HIGHWAY 41 NORTH

MINOR SUBDIVISION
SECONDARY PLAT

DRAWN BY:	DESIGNED BY:
WRG	3ID
CHECKED BY:	DATE:
WRG	9/03/15

SCALE: 1" = 60'
FILE NAME: 15295B
SHEET NO: C1
1 of 1