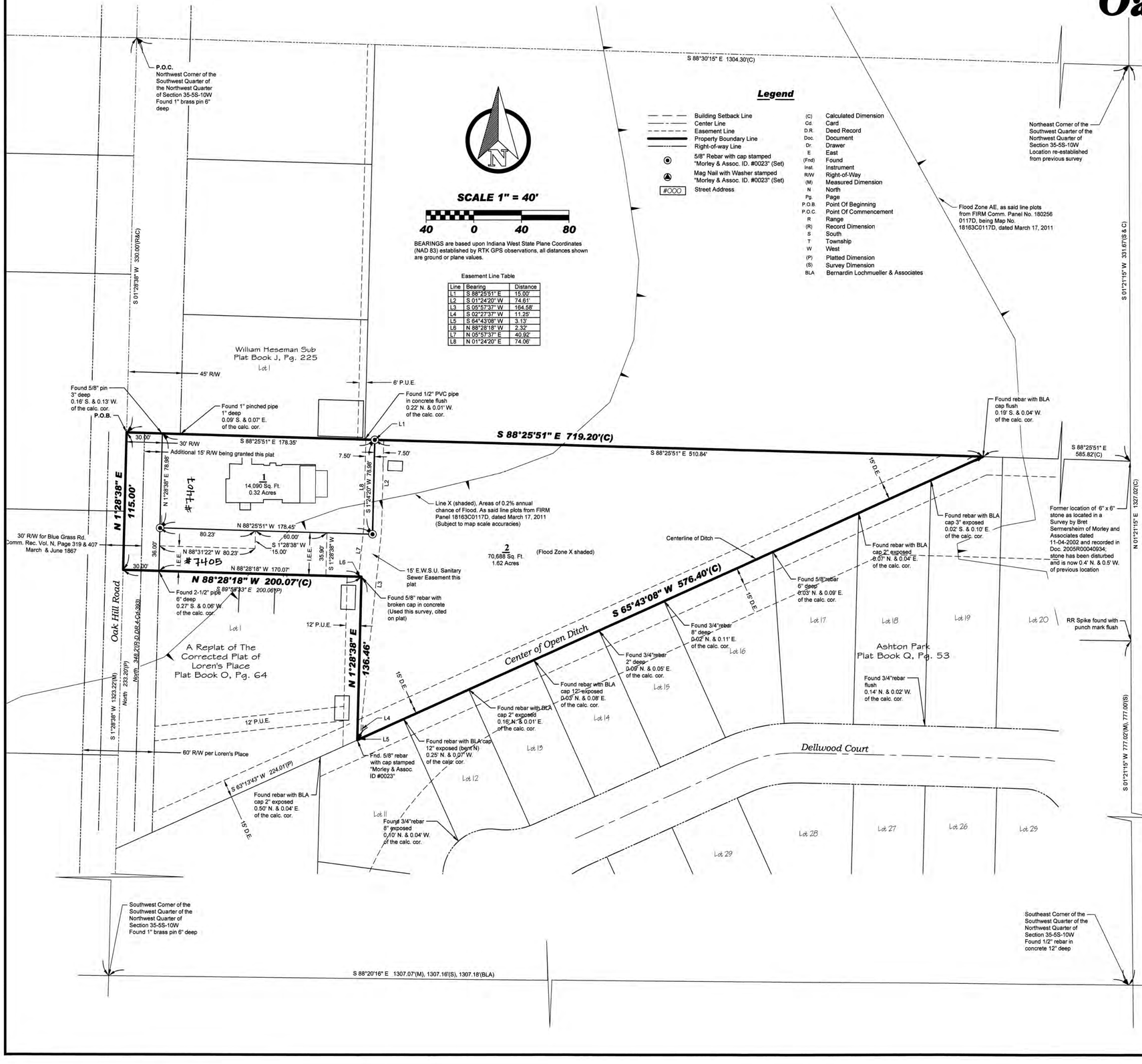
Oak Hill HW



General Notes

Utilities: Water and Sewer are available at the site and are supplied by Evansville Water and Sewer Utility.

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 AE as said tract plots by scale on Flood Insurance Rate Map for Vanderburgh County Indiana, Map Number 18163C0117D, Panel 117 of 275 , Effective March 17, 2011. Part of the Subject property is in Zone X (shaded)

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 #2016R00001891; 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.

Application for modification/waiver of subdivision standards: APC Docket Number 9-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on 2/8/2016.

BZA Approval-Frontage Requirement The subject site received approval from the Board of Zoning appeals, Docket No. 2015-92-BZA to allow frontage of 36' instead of required 60', on December 17, 2015.

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 Oak Hill HW. All additional road right-of-ways 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 E.W.S.U. Sanitary Sewer Easement (Evansville Water and Sewer Utility Sanitary Sewer Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department a permanent Sanitary Sewer Utility Easement and right-of-way over the Real Estate described herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewage, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, except for what is existing, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from the top edge of the bank of any such lake or pond.

Strips or areas of land, of the dimensions shown on this plat and marked "**DE**" *(Drainage Easement)*, are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water and further provided that such Drainage. The property owner is responsible for maintenance and erosion control of said easements and shall no place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "**IEE**" *(Ingress, Egress Easement)*, are hereby dedicated for an existing common drive on Lot 2 for the purpose of ingress, egress to and from the garage structure and house on Lot 1. Maintenance of the ingress-egress area shall be the continuing responsibility of the owner of Lot 2, unless it is deemed negligence upon the owner of Lot 1 caused significant damage to the ingress-egress area.

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:

Ruby L. Heseman
7407 Oak Hill Road
Evansville, In. 47711

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 Owner and Subdivider, Ruby L. Heseman, 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 MARCH 20 16

My Commission Expires:

August 5, 2018
~~Notary Public~~
Notary Resides in

Vanderburgh
County, Indiana

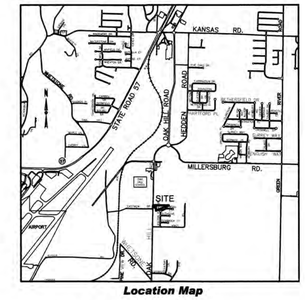
Bret A. Sermersheim
Notary Public

Bret A. Sermersheim
(Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR. 31, 2016 (DATE)
BRIAN GERTH AUDITOR
1502 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 03.31.16 2:12p
PLAT BOOK U
PAGE 20
INSTR# 2016R00008743
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

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, February 8, 2016.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: MARCH 31, 2016

U-20
APC #7-MS-2016

OFFICIAL SEAL

Boundary Description

A Part of the Southwest Quarter of the Northwest Quarter of Section Thirty-five (35), Township Five (5) South, Range Ten (10) West of the Second Principal Meridian, Center Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 35; thence along the West line of said quarter, quarter section, South 01 degrees 28 minutes 38 seconds West (geodetic bearing based upon Indiana West State Plane Coordinates NAD83) 330.00 feet to the Point of Beginning; thence South 88 degrees 25 minutes 51 seconds East 719.20 feet to the center of a ditch; thence along the meanderings of the center of ditch, being the Northwesterly line of Ashton Park, recorded in Plat Book Q, page 53, recorded in the Office of the Recorder of Vanderburgh County, Indiana, South 65 degrees 43 minutes 08 seconds West 576.40 feet to the Southeast corner of Lot 1 in a Re-Plat of the Corrected Plat of Loren's Place, recorded in Plat Book O, page 64 in said office of the Recorder; thence along the East line of said Lot 1, North 01 degrees 28 minutes 38 seconds East 136.46 feet to the Northeast corner of said Lot 1; thence along the North line of said Lot 1, North 88 degrees 28 minutes 18 seconds West 200.07 feet to a point on the West line of said quarter, quarter section; thence along said West line, North 01 degrees 28 minutes 38 seconds East 115.00 feet to the point of beginning containing 2.03 acres or 88,227 square feet.

Subject to all easements, right of ways and restrictions of record.

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 March 2016.

Bret Alan Sermersheim

Prepared by: Bret Alan Sermersheim, PS
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

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 A. Sermersheim

Secondary Plat

Checked By:	Job Number:
BAS	9669.4.001B
Drawn By:	Date:
TWC	03-29-2016
Filename:	
9669 Minor Plat.dwg	

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Architecture
Construction Management
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