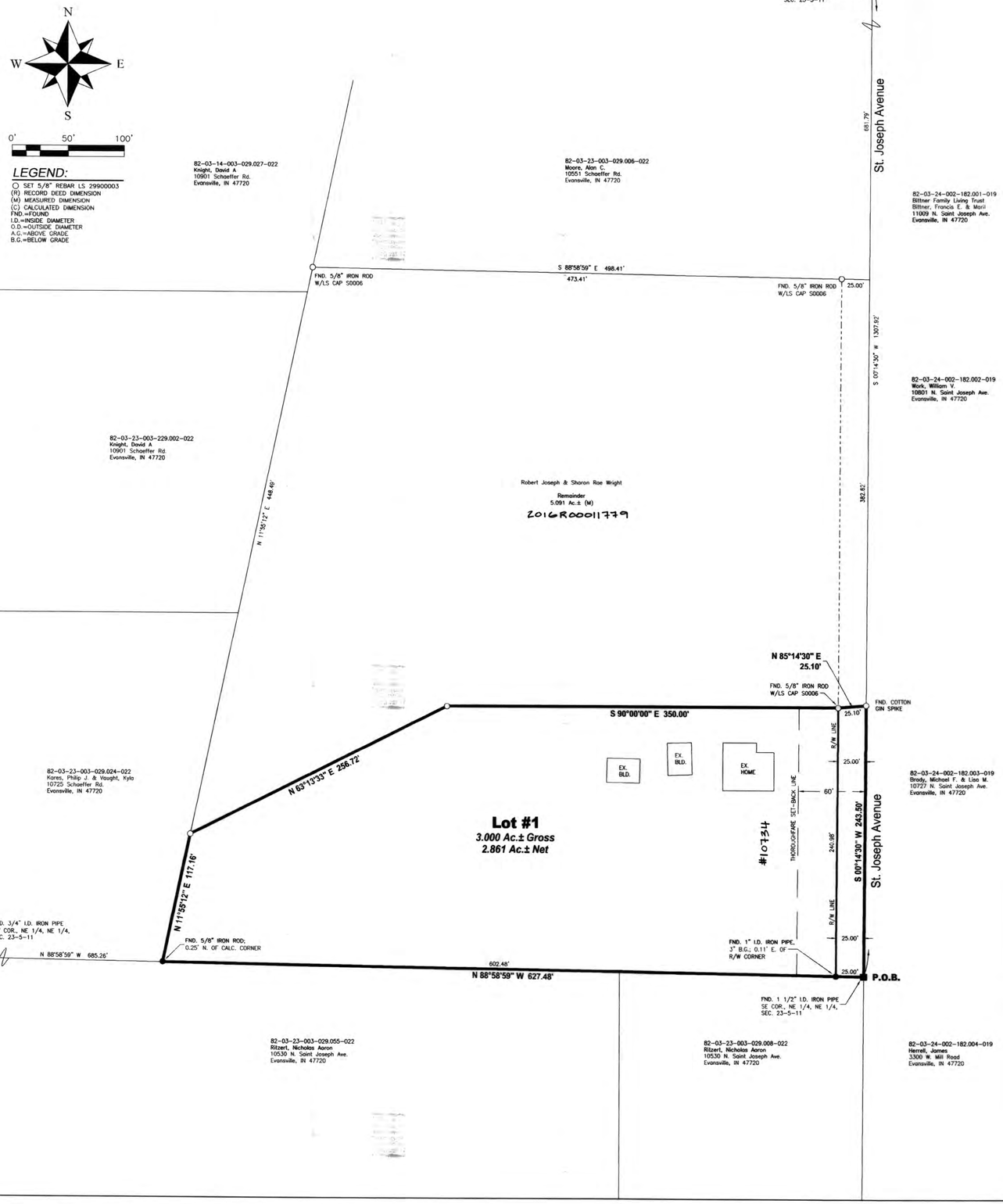
WRIGHT ACRES

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 4, 2016 (DATE)
BRIAN GERTH AUDITOR
2235 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 05-04-16 3:37P
PLAT BOOK U
PAGE 23
INSTR# 2016R00011778
Z TULEY RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 5 South, Range 11 West of the 2nd P.M., lying in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a 1 ½" inside diameter iron pipe at the Southeast corner of said Quarter, Quarter Section; thence along the South line of said Quarter, Quarter Section

1st: North 88°58'59" West 627.48 feet; thence

2nd: North 11°55'12" East 117.16 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence

3rd: North 63°13'33" East 256.72 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence

4th: South 90°00'00" East 350.00 feet to a 5/8" iron rod with LS cap S0006; thence

5th: North 85°14'30" East 25.10 feet to a cotton gin spike in the East line of said Quarter, Quarter Section; thence along said East line

6th: South 00°14'30" West 243.50 feet to the point of beginning and containing 3.000 acres more or less.

Subject To: The right of way for St. Joseph Avenue, being 25 feet in width and lying Westerly of and coincident with the sixth course of the above described parcel.

Cross-References:
1999R00041492 Warranty Deed
1999R00041493 Warranty Deed

General Notes

1. UTILITIES: Water is available by the German Township Water Department. Sanitary Sewers are not 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. FLOOD PLAIN DATA: No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0105 D, Community Panel 180256 dated March 17, 2011.

4. TEMPORARY EROSION CONTROL (during construction): For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan (SWP3) 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 (SWP3) 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.

5. SITE CONDITIONS: No obstructions shall be placed within the natural watercourse on this site.

6. MAILBOX STRUCTURES: No brick or other non-breakaway mailbox structures can be placed in County Road Rights-of-way.

7. SIDEWALK WAIVER 30-SW-2015 APPROVED 01-11-2016.

Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 December 7th, 2015 and that all monuments shown to 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 24 th day of February, 2016.

Donald E. Gries
Indiana Registration No. LS 29900003

DONALD E. GRIES REGISTERED No.LS29900003 STATE OF INDIANA LAND SURVEYOR

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 **Wright Acres**.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Robert Joseph Wright
Robert Joseph Wright
3030 Bromm Rd.
Evansville, IN 47720

Sharon Rae Wright
Sharon Rae Wright
3030 Bromm Rd.
Evansville, IN 47720

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owners 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 23rd day of February, 2016.

My commission expires 11/22/2022

Patricia E. Keith
Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL STATE OF INDIANA

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 January 11, 2016 (at Subdivision review).

President
Attest Executive Director

PLAT RELEASE

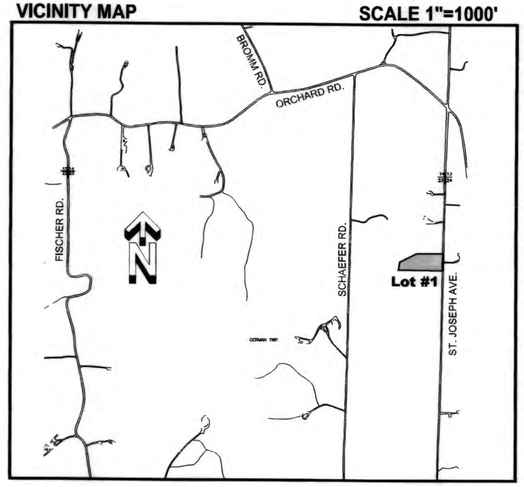
Secondary Plat complies with the Ordinance and is released for recording.

Executive Director
May 4, 2016
Plat Release Date

U-23
APC # 45-MS-2015

OFFICIAL SEAL

VICINITY MAP **SCALE 1"=1000'**



ANDY EASLEY ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710
(812) 424-2481

MINOR SUBDIVISION
10734 ST. JOSEPH AVE.
CLIENT: ROBERT & SHARON WRIGHT
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=50'
DATE: 12/14/15
PROJECT NO.: S-6612-A
REVISIONS

SHEET NO.: 1 OF 1

RECORDER
VANDERBURGH COUNTY
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2016R00015240
06/14/2016 12:36 PM
RECORDING FEES: 12.00
PAGES: 1

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Tx:4211080

SURVEYOR'S AFFIDAVIT

The undersigned, Donald E. Gries, being first duly sworn upon oath states:

1. The Affiant is a Registered Land Surveyor in the State of Indiana, Indiana Reg. No. LS29900003.

2. I prepared a plat that is named Wright Acres and recorded as Document Number 2016R00011778 in Plat Book "U", page 23.

3. The 5.091 acre remainder parcel shown on this plat has a distance error in the west line.

4. The correct distance for the west line is 520.42 feet instead of 448.49 feet.

FURTHER AFFIANT SAITH NOT.

Donald E. Gries

STATE OF INDIANA)
)
COUNTY OF VANDERBURGH)

SUBSCRIBED and sworn to before me a Notary Public in and for said County and State this 14th day of June, 2016.

My commission expires:
11/22/2022

NOTARY PUBLIC SEAL INDIANA

Patricia E. Keith
Notary Public

Patricia E. Keith
Notary Name Printed

Notary Public is a resident of
Vanderburgh County, Indiana

THIS INSTRUMENT WAS PREPARED BY Donald E. Gries

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.

Donald Gries