POWELSON

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
05-17-2016 (DATE)
BRIAN GERTH AUDITOR
2495 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05.17.16 11:27A
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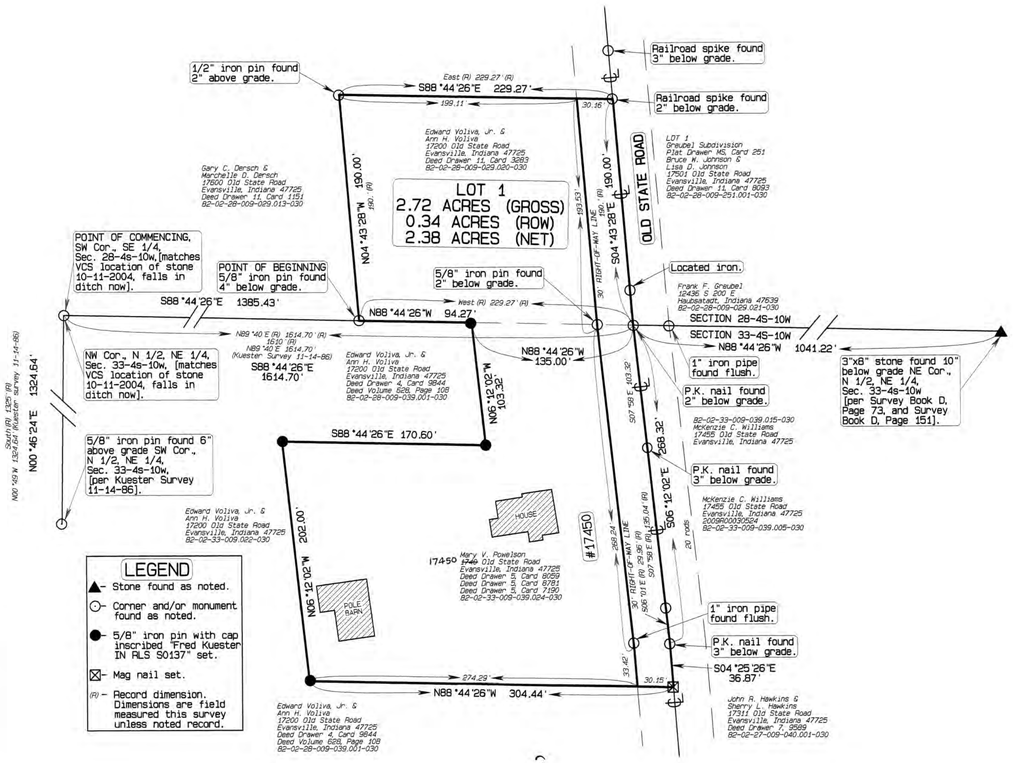
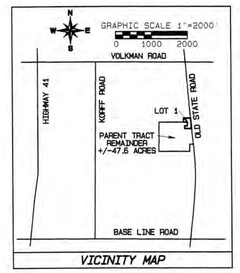
VANDERBURGH COUNTY





VICINITY MAP

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 "POWELSON".

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

DATE 3/29/16

MARY V. POWELSON
17450 OLD STATE ROAD
EVANSVILLE, INDIANA 47725

NOTARY CERTIFICATE:

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR GIBSON COUNTY, STATE OF INDIANA, PERSONALLY APPEARED MARY V. POWELSON 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 29TH DAY OF MARCH 2016

MY COMMISSION EXPIRES: DEC. 30, 2016

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 JANUARY 11 20 16 (AT SUBDIVISION REVIEW).

PRESIDENT

ATTEST EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR

PLAT RELEASE DATE MAY 17, 2016

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA OFFICIAL SEAL

CROSS-REFERENCED DEEDS:
2016 R00012809
" " " 12810
" " " 12812

BOUNDARY DESCRIPTION LOT 1 (2.72 ACRES):

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-EIGHT (28) AND PART OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-THREE (33), ALL IN TOWNSHIP FOUR (4) SOUTH, RANGE TEN (10) WEST, SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION SOUTH 88 DEGREES 44 26 SECONDS EAST 1385.43 FEET TO THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE NORTH 04 DEGREES 43 MINUTES 28 SECONDS WEST 190.00 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 26 SECONDS EAST 229.27 FEET TO THE CENTERLINE OF OLD STATE ROAD; THENCE ALONG SAID CENTER LINE SOUTH 04 DEGREES 43 MINUTES 28 SECONDS EAST 190.00 FEET TO THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33; THENCE CONTINUE ALONG SAID CENTER LINE SOUTH 06 DEGREES 12 MINUTES 02 SECONDS EAST 268.32 FEET; THENCE CONTINUE ALONG SAID CENTER LINE SOUTH 04 DEGREES 25 MINUTES 26 SECONDS EAST 36.87 FEET; THENCE LEAVING SAID CENTER LINE NORTH 88 DEGREES 44 MINUTES 26 SECONDS WEST 304.44 FEET; THENCE NORTH 06 DEGREES 12 MINUTES 02 SECONDS WEST 202.00 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 26 SECONDS EAST 170.60 FEET; THENCE NORTH 06 DEGREES 12 MINUTES 02 SECONDS WEST 103.32 FEET TO THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33; THENCE ALONG SAID NORTH LINE NORTH 88 DEGREES 44 MINUTES 26 SECONDS WEST 94.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.72 ACRES, MORE OR LESS.

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

GENERAL NOTES:

1) UTILITIES - LOT 1 HAS VECTREN GAS SERVICE AVAILABLE.
LOT 1 HAS VECTREN ELECTRICAL SERVICE AVAILABLE.
LOT 1 HAS PRIVATE WATER SOURCE 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 0045 D (MAP NUMBER 18163C0045D) 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 29-SW-2015 REQUESTING TO WAIVE THE INSTALLATION OF SIDEWALKS, AS PER COUNTY CODE 16.12.020(B)(2), WAS APPROVED AT SUBDIVISION REVIEW ON JANUARY 11, 2016.

U.25
APC# 44-MS-2015

SURVEYOR'S CERTIFICATE:

FRED J. KUESTER, REGISTERED No. S0137 STATE OF INDIANA AND SURVEYOR

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.

DATE MARCH 22, 2016

FRED J. KUESTER, LS #S0137

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

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.

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

POWELSON
17450 OLD STATE ROAD, EVANSVILLE, INDIANA 47725

SCALE: 1"= 60	APPROVED BY: FJK	DRAWN BY: JJZ
DATE: MARCH 2016		REVISED: 0

Part of the N 1/2 of the NE 1/4 of Section 33 and Part of the SE 1/4 of Section 28, all in Township 4 South, Range 10 West, Scott Township, Vanderburgh County, Indiana.

file: 2016-03-powelson minor subdivision.smi
client: Edward Voliva & Mary Powelson

SHEET 1 OF 1

Vanderburgh Co., Scott Twp., Sec. 33 & 28-4S-10W