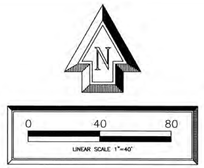
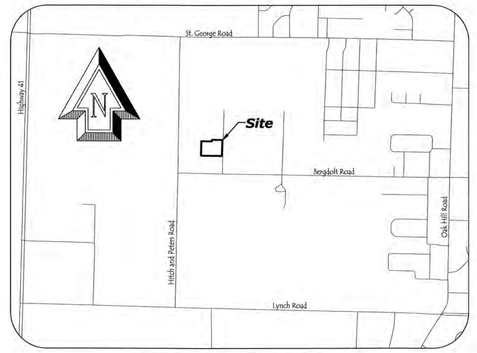
TM Squared Minor Subdivsion



Legend

(R)	Record Dimension
(M)	Measured Dimension
(C)	Calculated Dimension
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement





Location Map (No Scale)

General Notes

Utilities: Lots 1 and 2 have existing water, sewer, gas & electric available. Water and sewer is provided by Evansville Water & Sewer Utility. Electric and gas is provided by Vectren Energy Delivery of Indiana.

Access: Lots 1 and 2 shall access Spring Street, only.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh Coutny, Indiana Map Number 18163C0119 D, dated March 17, 2011, the proposed minor subdivision does not lie within the limits of the 100 year flood zone.

Basement: Any basement must be approved by the Vanderburgh County Building Commissioner.

Grades: First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.

Survey: The overall boundary of the subject property was completed by Andy Easley Engineering on May 7, 2008 and it is recorded in Document Number 2008R00017892.

Monuments: Monuments exist as noted at all exterior boundary corners and all interior will be a set 5/8" Rebar with plastic cap stamped "Cash Waggner & Associates #0096"

FAA Notice: This project requires FAA notification for any new construction on either lot to comply with the State of Indiana's Tall Structure Act. (FAA Form 7460-1)

Noise Sensitive: The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themself, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant levels of 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.

Temporary Erosion Control: For subdivisions where the 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 project site. For subdivisions where the 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 left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.150(C) (1) of the Evansville Municipal Code.

Drainage: Improvements on Lot 1 and Lot 2 shall meet the Stormwater Drainage requirements of the the City Engineer's office.

Boundary Decription

Part of the South Half of the Southwest Quarter of Section 3, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being part of Lot 15 in Spring Street Industrial Park recorded in Plat Book L, page 69 in the Office of the Recorded of Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the South Half of the Southwest Quarter of said Section 3, thence along the south line of the Southwest Quarter of said Section, South 89 degrees 38 minutes 29 seconds East 850.12 feet to extended west right of way of Spring Street; thence along said extended right of way, North 00 degrees 49 minutes 30 seconds East 30.00 feet to the southeast corner of Lot 16 in Spring Street Industrial Park; thence along the east line of said Lot 16 and along the west right of way of Spring Street, North 00 degrees 49 minutes 30 seconds East 304.15 feet to the southeast corner of Lot 15 in Spring Street Industrial Park and being the point of beginning; thence along the south line of said Lot 15, North 89 degrees 37 minutes 42 seconds West 400.01 feet to the southwest corner thereof; thence along the west line of said Lot 15, North 00 degrees 49 minutes 30 seconds East 274.00 feet; thence South 89 degrees 37 minutes 42 seconds East 200.00 feet; thence North 00 degrees 49 minutes 30 seconds East 30.00 feet to the north line of said Lot 15; thence along the north line of said Lot 15, South 89 degrees 37 minutes 42 seconds East 200.01 feet to the northeast corner thereof and being the west right of way of Spring Street; thence along the east line of said Lot 15 and along said west right of way, South 00 degrees 49 minutes 30 seconds West 304.00 feet to the point of beginning and containing a gross area of 2.654 acres, more or less.

Subject to all easements and rights-of-way of record.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Jul. 11, 2016 (DATE)
BRIAN GERTH AUDITOR
3763 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07.11.16 4:04 PM
PLAT BOOK L
PAGE 32
INSTR# 2016R00017803
Z TULEY RECORDER
VANDERBURGH COUNTY

Owner's Certificate

The undersigned owner of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as ***TM Squared Minor Subdivision.***

Owner & Subdivider
TM Squared, LLC
8109 Houston Lane
Pewee Valley, KY 40056

Todd Jones — 6-30-16
Todd Jones, Member — date

Notary Certificate

State of Indiana)
) SS:
County of Vanderburgh)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Todd Jones (TM Squared, LLC) who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 30th day of June, 2016.

SCOTT D BUEDEL
Seal
Notary Public - State of Indiana
Vanderburgh County
My Commission Expires Sep 26, 2023

9-26-2023 — Notary Public
My Commission expires:

Notary Resides in
Vanderburgh — Scott D. Buedel
County, Indiana — Typed or printed name

Surveyor's Certificate

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 29th day of June, 2016.

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715

SCOTT D. BUEDEL REGISTERED LS29900031 STATE OF INDIANA LAND SURVEYOR

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, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on June 13, 2016.

President:

Attest Executive Director

The Secondary plat complies with the Ordinance and is released for recording.

Executive Director

July 11, 2016
Plat Release Date

Apc# 22-MS-2016

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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:

Printed Name: Scott D. Buedel

Cash Waggner & Associates, PC
Consulting Engineers • Land Surveyors
www.cashwaggner.com

414 Citadel Circle
Suite B
Evansville, IN 47715
Ph: 812.401.5561

332 Third Avenue
Suite 13
Jasper, IN 47546
Ph: 812.634.5015