Blue Heron 2

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG. 24, 2016 (DATE)
BRIAN GERTH AUDITOR
4671 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08.24.16 11:41A
PLAT BOOK 4
PAGE 44
INSTR# 2016R000 22005
Z TULEY RECORDER
VANDERBURGH COUNTY

General Notes

Access: Lot 1 is to have access from Green River Road only. Lot 2 is to have access from Pelican Pointe only.

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 18163C0140D, Panel 140 of 275 , Effective March 17, 2011.

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.

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:
1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
2. Keeping all parts of the storm water drainage system operating as designed and as constructed; and free of all trash, debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans for Blue Heron Estates on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property.
6. NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

Lot 2- *A portion of Lot 2 is part of the original Blue Heron Estates which has an approved final drainage plan dated April 26, 2005. Lot 2 shall conform to said approved drainage plan for Blue Heron Estates and there shall be no alterations to the D & UGPUE without written approval from the Drainage Board.*

Natural Drainage Courses: *No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.*

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley & Assoc ID#0023."

Basis of Bearings: Indiana West (1302) State Plane Coordinates NAD 83

Reference Survey: *Inst #2016R00017385*
There have been no change of matters from said survey that would affect the property.

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-(For Lot 1 of Blue Heron 2 only) APC Docket Number 21-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at an Area Plan Commission meeting on May 12, 2016. The Vanderburgh County Commissioners approved the sidewalk waiver request on May 24, 2016.

Waiver for Sidewalks inside Blue Heron, which is where a portion of Lot 2 is located, was approved and granted by the Area Plan Commission on May 5, 2004 under Docket No. 4-S-2004.

Prior Covenants and Restrictions- The recording of this plat will not supercede any private covenants and restrictions that may exist for the property and the property owners within Blue Heron Estates, if any, that is applicable to Lot 2 of Blue Heron 2, as described and platted herein. Any such covenants and restrictions will remain in full force and effect and the owners of Lot 2 of Blue Heron 2, their successors and assigns are obligated to comply with said prior covenants and restrictions.

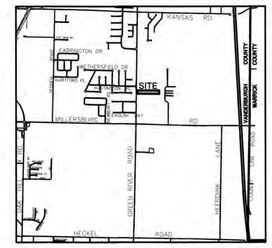
SCALE 1" = 30'

30 0 30 60

BEARINGS are based upon Indiana West State Plane Coordinates (NAD83)

Legend

	Building Setback Line	(C)	Calculated Dimension
	Center Line	Cd.	Card
	Easement Line	D.R.	Deed Record
	Property Boundary Line	Doc.	Document
	Right-of-way Line	Dr.	Drawer
⊙	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)	E	East
R	Range	(Fnd)	Found
(R)	Record Dimension	Inst.	Instrument
S	South	R/W	Right-of-Way
T	Township	(M)	Measured Dimension
W	West	N	North
		Pg.	Page
		P.O.B.	Point Of Beginning
		P.O.C.	Point Of Commencement



Location Map

Boundary Description

Lot 66 and part of Lot 67 in Blue Heron Estates, as per plat thereof, recorded in Plat Book S, Page 18 in the Office of the Recorder of Vanderburgh County, Indiana; ALSO, part of the Southwest Quarter of Section Twenty-five (25), Township Five (5) South, Range Ten (10) West, Second Principal Meridian, Center Township, Vanderburgh County, Indiana all being more particularly described as follows.

Commencing at the Southwest Corner of the Southwest Quarter of said Section 25; thence along the West line of the said Quarter Section, North 00 degrees 44 minutes 59 seconds East (geodetic bearing based upon Indiana West State Plane Coordinates (NAD83)) 1453.15 feet to the Southwest corner of a tract of land conveyed to the Board of Commissioners of Vanderburgh County, Indiana recorded in Instrument No. 2012R00016526 in said office of the Recorder; thence along the south line of said Commissioners tract, South 88 degrees 49 minutes 44 seconds East 54.88 feet to the Southeast corner of said Commissioners tract, said point being the Point of Beginning; thence along the East line of said Commissioners tract and being the Easterly line of North Green River Road, North 00 degrees 44 minutes 42 seconds East 80.00 feet to the Northeast corner of said Commissioners tract, being on the South line of Lot 1 of Maple Grove Addition, as per plat thereof, recorded in Plat Book MS, page 38, said office of the Recorder; thence along the South line of Lot 1 and Lot 2 of said Maple Grove Addition, South 88 degrees 49 minutes 44 seconds East 489.65 feet to the West line of Lot 66 in Blue Heron Estates, as per plat thereof, recorded in Plat Book S, page 18 in said office of the Recorder; thence along said West line, North 00 degrees 44 minutes 31 seconds East 10.51 feet the Northwest corner of said Lot 66; thence along the North line of said Lot 66, South 89 degrees 15 minutes 29 seconds East 140.00 feet to the Northeast corner of said Lot 66; thence along the East line of Lot 66 and Lot 67, being the West line of Pelican Pointe Drive, South 00 degrees 44 minutes 31 seconds West 109.50 feet to a point 9.50' south of the Northeast corner of Lot 67; thence parallel with the North line of said Lot 67, North 89 degrees 15 minutes 29 seconds West 140.00 feet to a point on the West line of said Lot 67, said point being 9.50 feet south of the Northwest corner of said Lot 67; thence along the West line of said Lots 67 and Lot 66, North 00 degrees 44 minutes 31 seconds East 18.99 feet; thence North 88 degrees 49 minutes 44 seconds West 489.65 feet to the point of beginning containing 54,501 square feet (1.25 acres).

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

U-44
APC # 17-MS-2016

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 Blue Heron 2. All road right-of-ways 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 "P.U.E" (Public Utility Easement), are hereby dedicated to public utilities 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.

Strips or areas of land, of the dimensions shown on this plat and marked "D.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability, in the use of said easements.

Owner-Lot 1:

By: _____
Bradley J. Gillenwater
Atlantis Properties I, LLC
2020 Oldbury Way
Evansville, In 47725

Owner Lot 2:

By: _____ _____
Michael R. McLear — Judy G. McLear
8320 Pelican Pointe Drive — 8320 Pelican Pointe Drive
Evansville, IN 47725 — Evansville, IN 47725

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said, Bradley J. Gillenwater as Managing Member of Atlantis Properties I, LLC, Owners and Subdividers, who acknowledge 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 18 day of August, 2016

My Commission Expires: July 18, 2024
Warrick — Casey Dugan (Notary Public)

Notary Resides in Warrick County, Indiana — Casey Dugan (Typed or Printed Name)

CASEY ANN DUGAN
Seal
Notary Public - State of Indiana
Warrick County
My Commission Expires Jul 18, 2024

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, May 12, 2016.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: Aug. 24, 2016

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

CROSS-REFERENCE:
2016R000 22004 WD
" " 006 QC
" " 007 QC

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Michael R. McLear & Judy G. McLear, Owners and Subdividers, 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 18 day of August, 2016

My Commission Expires: July 18, 2024
Warrick County — Casey Dugan (Notary Public)

Notary Resides in Warrick County, Indiana — Casey Dugan (Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

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 18th day of August 2016.

Bret Alan Sermersheim

Prepared Bret Alan Sermersheim, PS
Registration No LS20200009
In the State of Indiana
Morley & Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
Phone: 812-464-9585
email: 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 Sermersheim

Secondary Plat

Designed By: BAS	Job Number: 9777.4.001B
Drawn By: TWC	Date: 08-18-16
Filename: 9777-Minor-Secondary.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

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