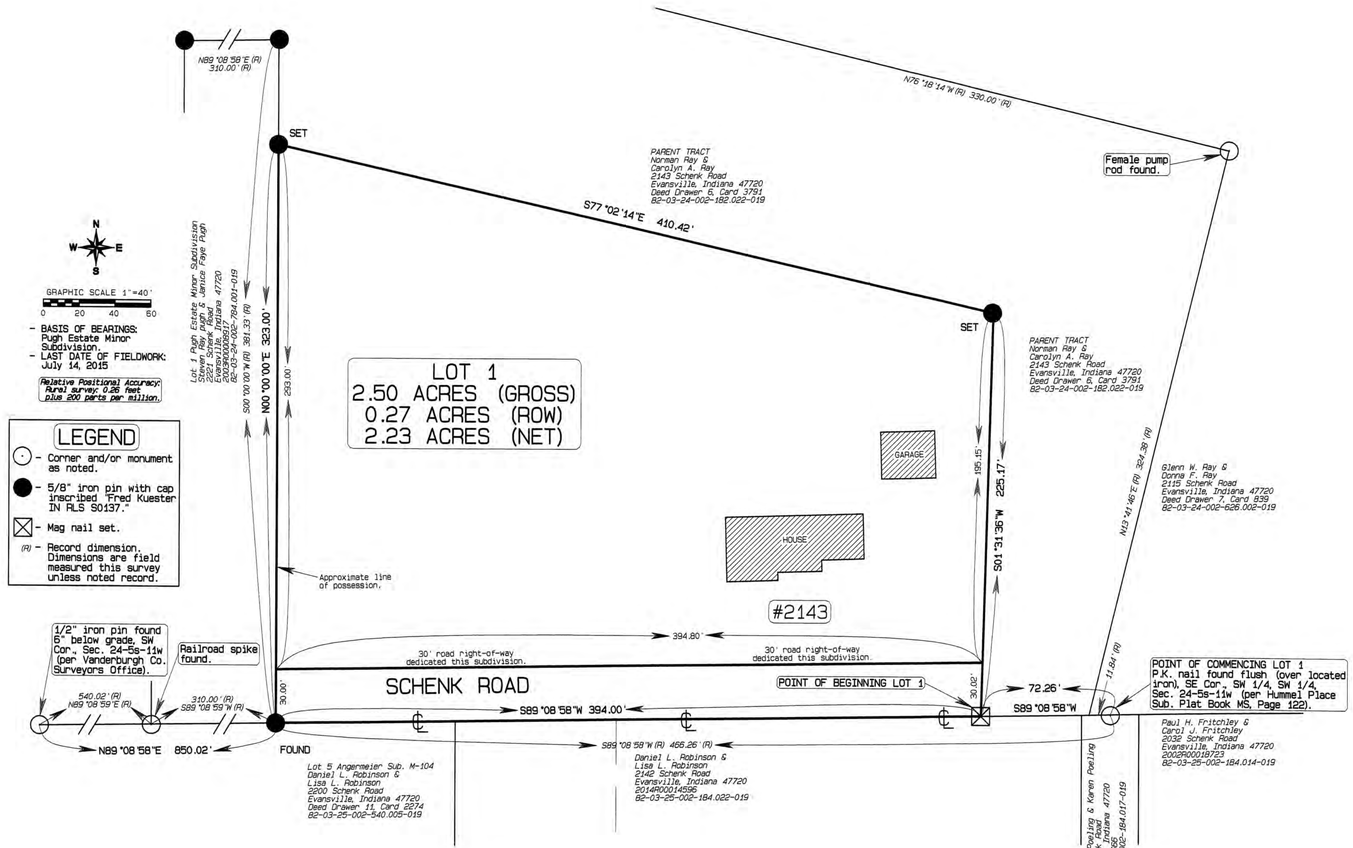
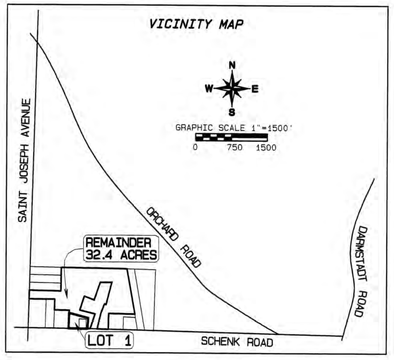
ASH GROVE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Sept. 14, 2016
(DATE)
BRIAN GERTH AUDITOR
5069
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 09.14.16 10:12a
PLAT BOOK U
PAGE 46
INSTR# 2016R00023880
Z TULEY RECORDER
VANDERBURGH COUNTY





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.
EVANSVILLE WATER SERVICE AVAILABLE BY EXTENSION.

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 0105 D (MAP NUMBER 18163C0105D) DATED MARCH 17, 2011. FOR VANDERBURGH COUNTY, INDIANA.

5) MAINTENANCE STATEMENT:

THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR 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) 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 KNOWLEGE AND ACCEPTANCE OF THE AIRCRAFT OPERATIONS AS WELL AS ANY EFFECTS RESULTING FROM THE AIRCRAFT OPERATIONS.

8) APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:

APC DOCKET NUMBER ___-SW-2015 REQUESTING TO WAIVE THE INSTALLATION OF SIDEWALKS, AS PER COUNTY SUBDIVISION ORDINANCE 16.12.020 (B) (2), WAS APPROVED AT SUBDIVISION REVIEW ON SEPTEMBER 14, 2015.

BOUNDARY DESCRIPTION LOT 1 (2.50 ACRES):

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST, CENTER TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT A P.K. NAIL FOUND MARKING THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION SOUTH 89 DEGREES 08 MINUTES 58 SECONDS WEST 72.26 FEET TO A MAG NAIL SET MARKING THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 08 MINUTES 58 SECONDS WEST 394.00 FEET TO A 5/8 INCH IRON PIN WITH CAP INSCRIBED "FRED KUESTER IN RLS S0137" (HEREINAFTER REFERRED TO AS A KUESTER PIN) FOUND; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 323.00 FEET TO A KUESTER PIN SET; THENCE SOUTH 77 DEGREES 02 MINUTES 14 SECONDS EAST 410.42 FEET TO A KUESTER PIN SET; THENCE SOUTH 01 DEGREES 31 MINUTES 36 SECONDS WEST 225.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.50 ACRES, MORE OR LESS.

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

CROSS REF: 2016R00023879 WARRANTY DEED

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 "ASH GROVE".

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

Norman Ray DATE 4-27-16

NORMAN RAY aka ROBERT NORMAN RAY
2143 SCHENK ROAD
EVANSVILLE, INDIANA 47720

Carolyn A. Ray DATE 4-27-16

CAROLYN A. RAY aka CAROLYN ANN RAY
2143 SCHENK ROAD
EVANSVILLE, INDIANA 47720

NOTARY CERTIFICATE:

STATE OF INDIANA }
COUNTY OF VANDERBURGH } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR GIBSON COUNTY, STATE OF INDIANA, PERSONALLY APPEARED NORMAN RAY 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 27 DAY OF APRIL 2016

MY COMMISSION EXPIRES: DEC 30, 2016

NOTARY PUBLIC Von N. Wolfe PRINTED VON N. WOLFE

RESIDENT OF GIBSON COUNTY, INDIANA

NOTARY CERTIFICATE:

STATE OF INDIANA }
COUNTY OF VANDERBURGH } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR GIBSON COUNTY, STATE OF INDIANA, PERSONALLY APPEARED CAROLYN A. RAY 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 27 DAY OF APRIL 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 SEPTEMBER 14 2015 (AT SUBDIVISION REVIEW).

PRESIDENT ATTEST EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR

PLAT RELEASE DATE ~~Aug. 9, 2016~~ Sept. 14, 2016

SURVEYOR'S CERTIFICATE:

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 CORRECLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT LOCATIONS NOTED.

DATE APRIL 27, 2016

FRED J. KUESTER, LS #S0137

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

U-46
APC # 29-MS-2015

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

ASH GROVE
2143 SCHENK ROAD, EVANSVILLE, INDIANA 47720

SCALE: 1"= 40	APPROVED BY: FJK	DRAWN BY: JJZ
DATE: APRIL 2016		REVISED: 0

Part of the SW 1/4 of the SW 1/4 of Section 24, Township 5 South, Range 11 West, Center Township, Vanderburgh County, Indiana.

file: 2016-04-ray 24-5s-11w.smi
client: Norman Ray

SHEET 1 OF 1

Vanderburgh Co., Center Twp, Sec. 24-5s-11w