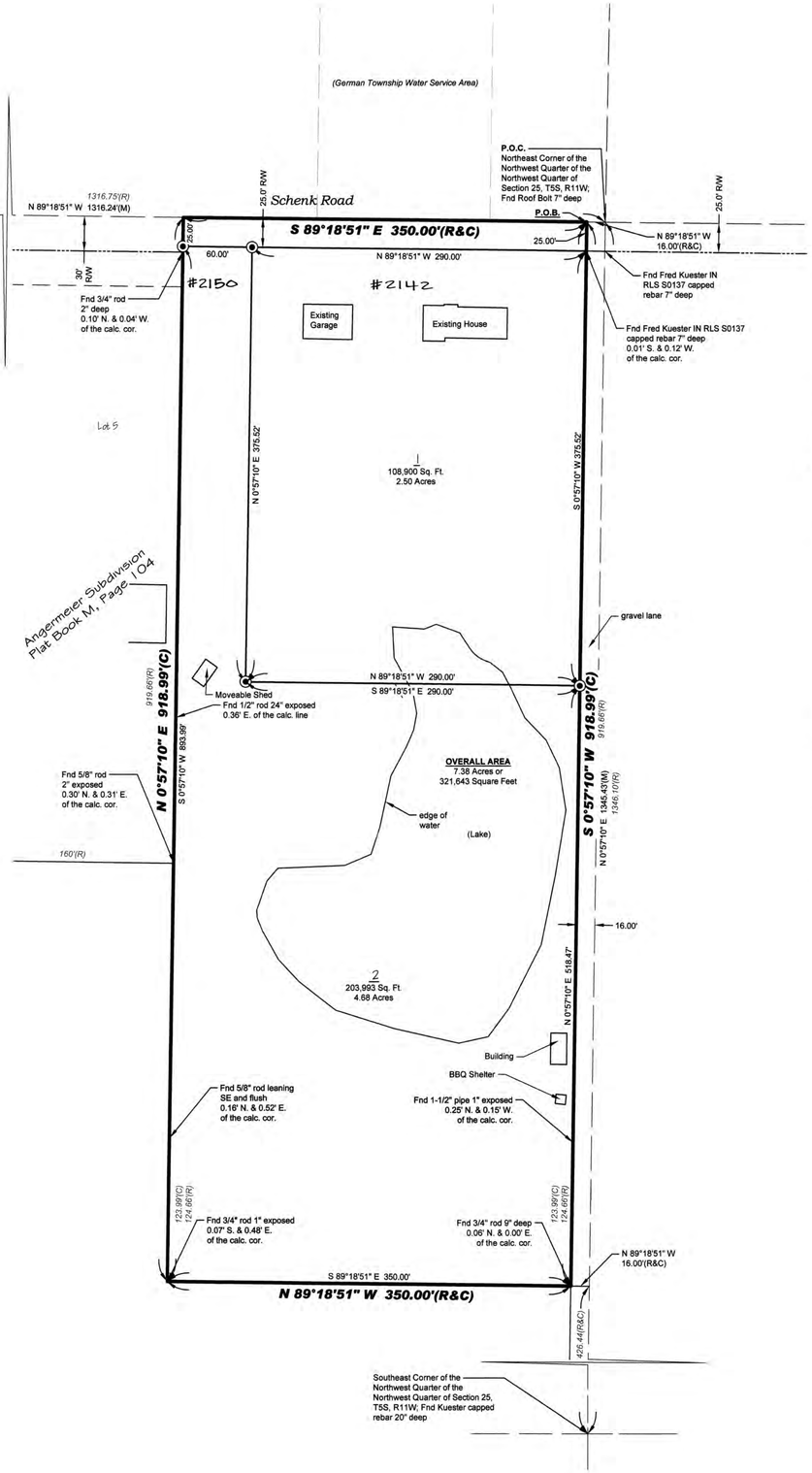
DL Robinson



SCALE 1" = 60'

60 0 60 120

BEARINGS are based upon Indiana West State Plane Coordinates (NAD 83) established by RTK GPS observations, all distances shown are ground or plane values.

Legend

Boundary Line	5/8" Rebar w/Plastic Cap Stamped "Morley & Assoc. I.D. #0023" (SET)
Center Line	
Right-of-Way Line	
POB	Point of Beginning
POC	Point of Commencement

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

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Owner:

Daniel L. Robinson
2142 Schenk Rd.
Evansville, In. 47720
(812) 423-8832

Lisa L. Robinson
2142 Schenk Rd.
Evansville, In. 47720
(812) 423-8832

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 Daniel L. & Lisa L. Robinson, 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 9th day of Sept, 2016

My Commission Expires:

5-3-2017

Joan M. Morley
Notary Public

Notary Resides in
Vanderburgh
County, Indiana

Joan M. Morley
(Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

General Notes

Utilities:
Water is available at the site and is supplied by German Township Water

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.

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 A as said tract plots by scale on Flood Insurance Rate Map for Vanderburgh County Indiana, Map Number 18163C0105D, Panel 105 of 275 , Effective March 17, 2011.

All first floor grades shall conform to local and state enforced building codes

Access: Access to each lot in this subdivision shall be from Schenk Road, a publicly dedicated and maintained roadway.

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.

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

Basis of Bearings: are based upon Indiana West State Plane Coordinates NAD 83

Reference Survey: *Inst.#2015R00016636-There have been no change of matters from said survey that would affect the property.*

Maintenance Statement: *The owner(s) of each individual lot shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses.*

Mailbox Statement:
No brick or other non-breakaway mailbox structure can be placed in County road right of way

Noise Sensitive Statement: *The owner and subdivider of this property along with 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 experience significant effects from aircraft operations, and that dwellings constructed within 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: APC Docket Number 10-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 01/19/2016.

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 July 27, 2015 (Subdivision Review).

President

Attest Executive Director

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

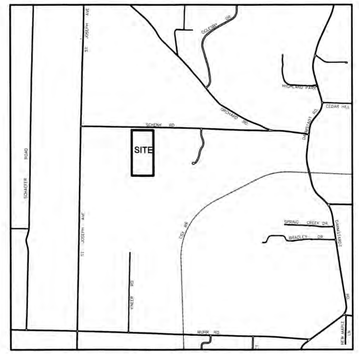
Executive Director

PLAT RELEASE DATE: SEPTEMBER 22, 2016

APC OFFICIAL SEAL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Sep 22, 2016 (DATE)
BRIAN GERTH AUDITOR
5252 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 09.22.16 10:48a
PLAT BOOK U
PAGE 50
INSTR# 2016R00024618
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

Boundary Description

A Part of the Northwest Quarter of the Northwest quarter of Section Twenty-five (25), Township Five (5) South, Range Eleven (11) West of the Second (2) Principal Meridian, Center Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 25; thence along the North line of said quarter, quarter section, North 89 degrees 18 minutes 51 seconds West (geodetic bearing) 16.00 feet to the Point of Beginning; thence parallel with and 16.00 feet perpendicular to the East line of the said quarter, quarter section, South 00 degrees 57 minutes 10 seconds West 918.99 feet; thence parallel with the North line of the said quarter, quarter section, North 89 degrees 18 minutes 51 seconds West 350.00 feet; thence parallel with the East line of the said quarter, quarter section, North 00 degrees 57 minutes 10 seconds East 918.99 feet to the North line of the said quarter, quarter section; thence along the said North line South 89 degrees 18 minutes 51 seconds East 350.00 feet to the point of beginning containing 7.38 acres or 321,642 square feet.

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

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 26th day of August, 2016.

Bret Alan Sermersheim

Prepared by: Bret Alan Sermersheim, PS
Indiana License Number LS20200009
Morley and Associates, Inc.
4800 Rosebud Ln.
Newburgh, Indiana 47630
812-464-9585
brets@morleyandassociates.com

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 STATE OF INDIANA LAND SURVEYOR

U-50
APC # 25-MS-2015

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

Checked By: BAS	Job Number: 9559.4.001A
Drawn By: BAS	Date: 8-26-2016
Filename: 9559 Minor Sub.dwg	

Morley and Associates Inc.
Engineering
Surveying
Architecture
Construction Management
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585
www.morleyandassociates.com