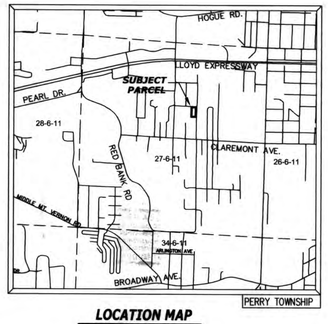
ALLDREDGE COLLINS



LOCATION MAP
SCALE: 1"=2000'

NW COR SW/4, NE/4 SEC 27-T6S-R11W 1" IRON PIPE, DN-2" VCS #2914

WOELKER AVENUE

NICHOLSON CAP DN-2" SOUTH-0.26' WEST-0.15' OF CALC. COR

S 88°21'14" E 505.70' (C)
N 88°30'07" E 505.70' (R)

N 01°18'40" E 1,337.60' (M)
N 01°18'40" E 877.58' (C)
N 01°50'00" W 877.58' (R)

82-05-27-018-161.063-025
JOSEPH & KATHLEEN W. WEBER
2005R00014652
12018 LAKE RIDGE PL
EVANSVILLE, IN 47720
LOT 16

12' ALLEY

82-05-27-018-161.063-025
SUSAN W. ANDERSON
VOL. 680, PG. 398
265 S. BOSSE AVE
EVANSVILLE, IN 47712
LOT 32

60' R/W

S 88°21'14" E 120.00'

P.O.B. NICHOLSON CAP UP-2" EAST-0.21' OF CALC. COR.

VARIABLE WIDTH D.E.
8' D.E.
N 88°30'07" E 37.60'
S 88°21'14" E 70.46'
EXISTING GARAGE
LOT 1
11880 SF
0.273 Acres
SHED
LEAN-TO
EXISTING HOME
#345 S.
98.00'
N 17°29'50" E 54.97'
22.36'
N 88°21'14" W 120.00'

LOT 2
20400 SF
0.468 Acres
SHED
LEAN-TO
EXISTING GARAGE
EXISTING HOME
#351 S.
170.00'
S 01°50'00" E 334.00' (R)
S 01°18'39" W 334.00' (C)
N 01°18'39" E 269.00'
S 01°18'39" W 269.00'
60' R/W
BOSSE AVENUE

1/2" REBAR UP-.18' SOUTH-0.40' WEST-0.35' OF SET KIESEL CAP

N 88°21'14" W 120.00'

N 89°50'00" W 12.00' (R)
N 86°41'21" W 12.00' (C)

82-05-27-019-012.038-025
MOLLY K. REYNOLDS, ET AL
2015R00002356
355 S. BOSSE AVE
EVANSVILLE, IN 47712

65.00' (R & C)
65.00' (R & C)

NICHOLSON CAP FLUSH NORTH-0.06' WEST-0.04' OF CALC. COR

12' ALLEY

NICHOLSON CAP, FLUSH (USED THIS SURVEY) NW COR. LOT 11 BLOCK 73 EVANSVILLE INDUSTRIAL ADDITION PLAT BOOK "P", PG. 192

LOT 11

LOT 12

LOT 13

LOT 14

EVANSVILLE INDUSTRIAL ADDITION REPLAT BLOCK 73 PLAT BK. "P", PG. 192

82-05-27-018-161.016-025
KELLY J. LEFLER
2004R00010114
264 S. BOSSE AVE
EVANSVILLE, IN 47712
LOT 16

82-05-27-018-161.002-025
KENT D. & JENNIFER L. GREATHOUSE
D. DR. 5, CD. 161
302 S. BOSSE AVE
EVANSVILLE, IN 47712
LOT 1
LOT 2

82-05-27-018-161.003-025
THOMAS & MARLEEN FELDHAUS
2010R00029165
304 S. BOSSE AVE
EVANSVILLE, IN 47712
LOT 3

82-05-27-018-161.004-025
DAMIEN M. WORD
2007R00038377
10818 BOBERG RD
EVANSVILLE, IN 47712
LOT 4

LOT 5

82-05-27-018-161.005-025
82-05-27-018-194.002-025
MICHAEL R. & RAVONDA K. MURPHY
D.DR. 5, CD. 1981
312 S. BOSSE AVE
EVANSVILLE, IN 47712
LOT 2

REPLAT LOTS 6,7,8 BLOCK 72 OF EVANSVILLE INDUSTRIAL ADDITION PLAT BK. "L", PG. 27

82-05-27-018-194.001-025
DANIEL J. & VIVIAN A. HEINZ
2000R00032530
316 S. BOSSE AVE
EVANSVILLE, IN 47712
LOT 1

LOT 9

EVANSVILLE INDUSTRIAL ADDITION REPLAT BLOCK 72 PLAT BK. "P", PG. 192

LOT 10

LOT 11

LOT 13

SE COR. NE/4 SEC 27-T6S-R11W RAILROAD SPIKE DN-4" VCS #1114

N 86°50'14" W 2,589.75' (M)

P.O.C. SW COR SW/4, NE/4 SEC 27-T6S-R11W 1" IRON PIPE, DN-10" VCS #2383

82-05-27-019-012.047-025
HIGH LEVEL HOLDINGS, LLC
-FOXFIRE WEST LLC SERIES
2014R00005025
2301 OLD BAINBRIDGE RD
TALLAHASSEE, FL 32303

LEGEND
These standard symbols will be found in the drawing

- 5/8" rebar set with plastic cap "KIESEL LS 20800145"
- Found 5/8" Iron Rod with cap "NICHOLSON LS 7946"
- Found Iron Pipe

SCALE 1" = 40'
0 20 40

N
W E
S
KIESEL WAGNER SURVEY, LLC EST. 2014

THIS INSTRUMENT PREPARED BY:
JOSEPH R. KIESEL
KIESEL-WAGNER SURVEY, LLC
LAND SURVEYING AND CONSULTING SERVICES
2711 W S.R. 68, HAUBSTADT, IN 47639
PHONE: Joe: 812.305.6256/ Chad: 812.319.3910
EMAIL: joe@kws-llc.com/chad@kws-llc.com

Drawn by: CAW | 231-2016-001 Alldredge; BASE.dwg; 10-04-2016

GENERAL NOTES

UTILITIES: Water and sanitary sewer are available and provided by Evansville Water and Sewer Utility.

FLOOD PLAIN DATA: No portion of the subject parcel lies within the 1% annual chance flood zone (Zone A or AE) as said parcel plots by scale on Flood Insurance Rate Map (FIRM) Community Panel 18163C0157D effective March 17th, 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 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 16.20.130(C) (1) of the Evansville Municipal Code.

MAINTENANCE STATEMENT: The owner shall remain responsible for maintenance and prevention of obstructions to creeks and natural surface watercourses.

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:
APC Docket Number 36-SW-2016 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was [approved/denied] at Subdivision Review on 09/26/2016.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 4, 2016 (DATE)
BRIAN GERTH, AUDITOR
5448 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.04.16 1:26 P M
PLAT BOOK L
PAGE 51
INSTR# 2016R000025600
Z TULEY RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Alldredge Collins.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Dorothy J. Alldredge
351 S. Bosse Avenue
Evansville, IN 47712

Sharon O. Collins — Date
351 S. Bosse Avenue
Evansville, IN 47712

NOTARY CERTIFICATE

State of Indiana)
County of Vanderburgh) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owner of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 4th day of October, 2016

My commission expires 1-29-23

Notary resides in: Vanderburgh County, Indiana

Notary Public
Laura Helmer
Printed Name

NOTARY PUBLIC SEAL INDIANA

BOUNDARY LEGAL DESCRIPTION

A Part of the Southwest Quarter of the Northeast Quarter of Section 27, Township 6 South, Range 11 West of the Second Principal Meridian, Perry Township, City of Evansville, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the Southwest corner of said Quarter-Quarter Section; thence along the West line thereof, North 01 degrees 18 minutes 40 seconds East a distance of 877.58 feet to the Northwest corner of a parcel of land conveyed to High Level Holdings, LLC-Foxfire West LLC Series in Deed Document 2014R00005025 in the Office of the Recorder of Vanderburgh County, Indiana, said point falling on the South right-of-way line of Woelker Avenue; thence along said South right-of-way line, and along the North line of said Deed Document, South 88 degrees 21 minutes 14 seconds East a distance of 505.70 feet to the Point of Beginning, being the Northeast corner of said Deed Document; thence continue along said right-of-way, South 88 degrees 21 minutes 14 seconds East a distance of 120.00 feet to the intersection of the South right-of-way of Woelker Avenue and the West right-of-way of Bosse Avenue; thence along said West right-of-way, South 01 degrees 18 minutes 39 seconds West a distance of 269.00 feet; thence North 88 degrees 21 minutes 14 seconds West a distance of 120.00 feet to a point on the East line of said Deed Document 2014R00005025; thence along said East line, North 01 degrees 18 minutes 39 seconds East a distance of 269.00 feet to the point of beginning containing 0.741 acres, more or less.

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

SURVEYOR'S CERTIFICATE

I, Joseph R. Kiesel, hereby certifiy that I am a Registered Professional Land Surveyor of the State of Indiana; that this plat correctly represents a survey completed by me on September 17th, 2016 ; that all the monuments shown thereon actually exist, and that their location, size, type, and material are accurately shown.

Affirmation Statement

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law. Joseph R. Kiesel

Witness my hand and seal this 4th day of October, 2016.

Joseph R. Kiesel
Indiana Registration No. LS 20800145

U.51
APC #29.MS.2016

JOSEPH R. KIESEL REGISTERED No. 20800145 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, this plat hs been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on September 26th, 2016 at Subdivision Review.

President

Attest Executive Director

OFFICIAL SEAL — PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AREA

Plat Release
Secondary Plat Complies with the Ordinance and is released for recording.

Executive Director

OCT. 4, 2016
Plat Release Date