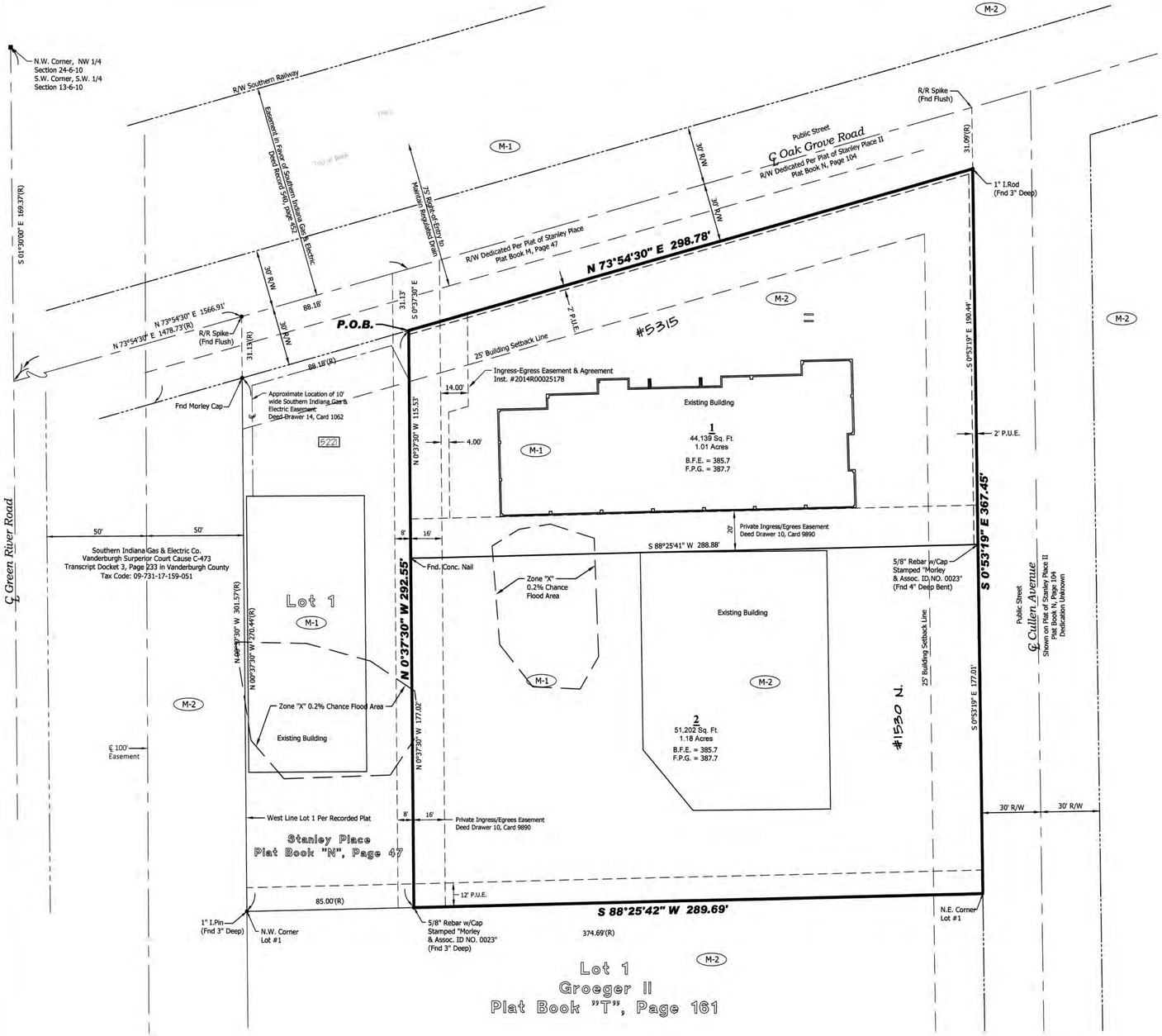
Stanley Place III



Legend

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

General Notes

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 M-2 & M-1** .

Flood Hazard Statement: Most 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 18163C0201D, Panel 201 of 275 , Effective March 17, 2011. Part of the Subject property is in Zone X (shaded)

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

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.

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 Record plats of Stanley Place

Reference Survey: *Survey recorded on November 2, 2016 and recorded in Inst. #2016R-00028205.-There have been no change of matters from said survey that would affect the property.*

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

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: APC Docket Number 38-SW-2016 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved at Subdivision Review on November 14, 2016.

Cross Parking Easement: A Cross Parking Easement and Agreement exists between Lot 1 of this subdivision and the west adjoiner, being Lot 1 in Stanley Place. Said instrument is recorded as Instrument No. 2014R00019183

Vectren Easement - An unplottable 10' Electric Line and Gas Pipeline Easement exists on Lot 1 of this subdivision. Said easement is recorded in Inst.#2001R00001957 (D.Dr. 14, Cd. 1060).

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 ***Stanley Place III***. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.

Strips or areas of land, of the dimensions shown on this plat and marked **"PUE"** *(Public Utility Easement)*, are hereby dedicated 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.

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/Developer:

By: _____ By: _____

Owner of Lot 1
John F. Rogers II, Member
Rogers Family Group LLC
400 E. Sycamore Street
Evansville, IN 47713

Owner of Lot 2
Ronald L. Koster
SL Management LLC
147 11th Ave., Suite 100
Charleston, WV 25303

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, John F. Rogers II for Rogers Family Group LLC, the said 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 6 day of December, 20 16.

My Commission Expires:

July 18, 2024 — Casey Dugan, Notary Public

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

NOTARY PUBLIC SEAL INDIANA

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

Notary Certificate

STATE OF WEST VIRGINIA, COUNTY OF Kanawha) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Ronald L. Koster for SL Management LLC, the said 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 5th day of December, 20 16.

My Commission Expires: 2/16/2022

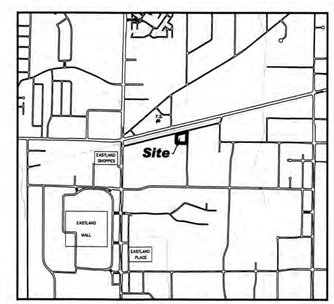
South Dupont WV — Rebecca Gainer, Notary Public

Notary Resides in Putnam County, West Virginia — Rebecca Gainer (Typed or Printed Name)

Official Seal
Notary Public, State of West Virginia
Rebecca Gainer
Standard Laboratories Inc
147 11th Ave Suite 100
South Charleston WV 25303
My Commission Expires February 6, 2022

SCALE 1" = 30'

30 0 30 60



Location Map

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC. 13, 2016 (DATE)
BRIAN GERTH AUDITOR
6662 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 12-13-16 3:55p
PLAT BOOK U
PAGE 65
INSTR# 2016R00031647
Z TULEY RECORDER
VANDERBURGH COUNTY

CROSS-REFERENCE:
87-18891 PLAT N-104
97-14575 PLAT P-106

Boundary Description

Lots 1 and 2 in Stanley Place II, as per plat thereof, recorded in Plat Book N, Page 104 in the office of the Recorder of Vanderburgh County, Indiana; Also, Lot 2 in the Minor Replat of Lot 2 of Stanley Place Subdivision, as per plat thereof, recorded in Plat Book P, Page 106 in said office of the Recorder, all being part of the Southwest Quarter of Section 13, Township 6 South, Range 10 West and part of the Northwest Quarter of Section 24, Township 6 South, Range 10 West all in Knight Township, in the City of Evansville being more particularly described as follows:

Beginning at the Northwest corner of Lot 2 in said Minor Replat; thence along the north line of said Lot 2 in said Minor Replat and said Lot 1, North 73 degrees 54 minutes 30 seconds East 298.78 feet to the Northeast corner of said Lot 1; thence along the east line of said Lots 1 and 2 in Stanley Place II, South 00 degrees 53 minutes 19 seconds East 367.45 feet to the Southeast corner of said Lot 2; thence along the south line of said Lot 2 in said Stanley Place II and Lot 2 in said Minor Replat, South 88 degrees 25 minutes 42 seconds West 289.69 feet to the southwest corner of Lot 2 in said Minor Replat; thence along the west line of said Lot 2, North 00 degrees 37 minutes 30 seconds West 292.55 feet to the point of beginning containing 95.341 square feet (2.19 Acres)

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 21st day of November, 2016.

Bret Alan Sermersheim

Prepared by: Bret Alan Sermersheim, PS
Indiana License No. 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

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, November 14, 2016 (Subdivision Review).

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: DECEMBER 13, 2016

U.65

APC# 34-MS-2016

OFFICIAL SEAL — BOARD OF EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN

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: B.A.S.	Job Number: 3536.4.006A
Drawn By: J.E.V.	Date: 11/30/2016
Filename: 3536 Secondary Plat.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

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