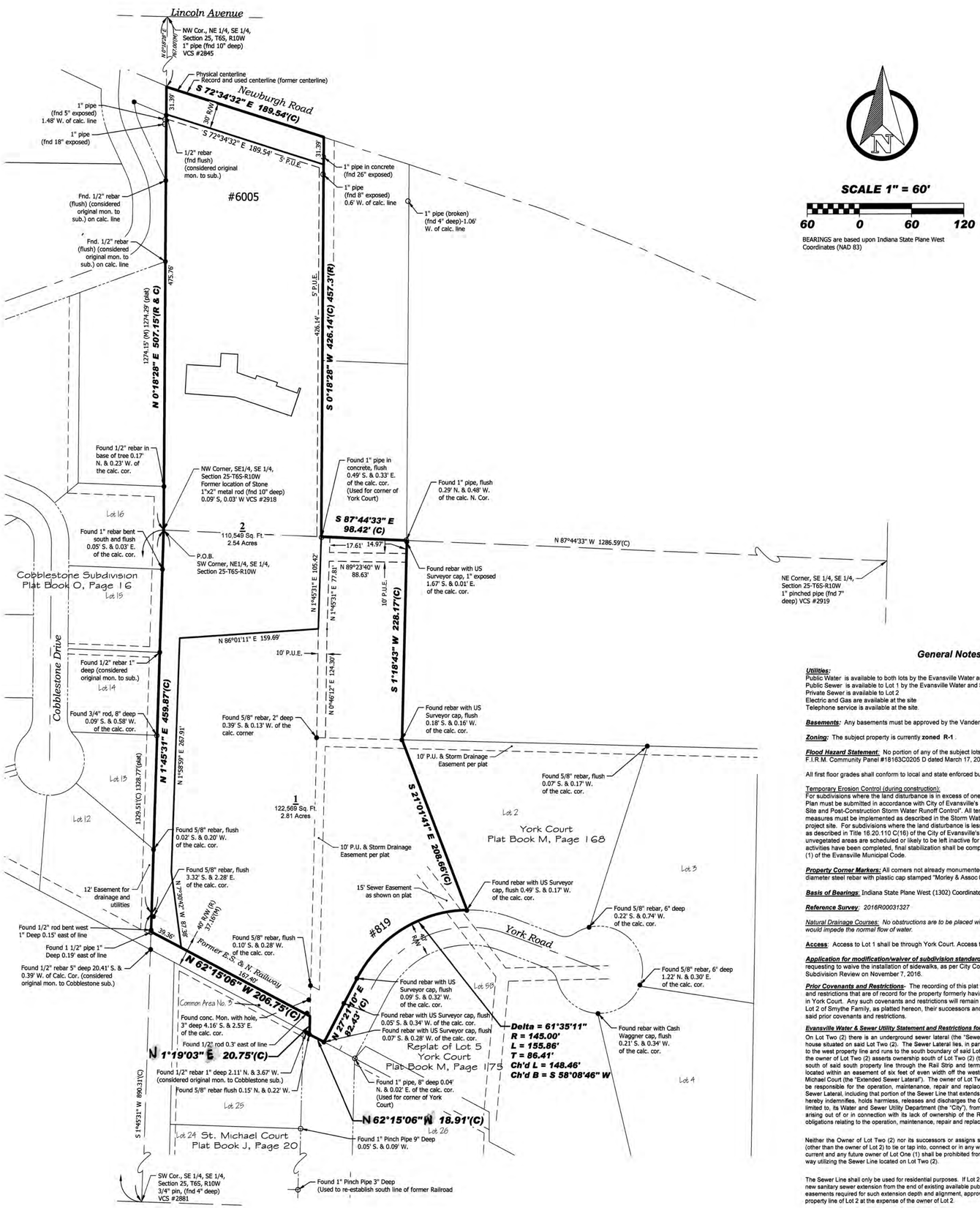


SCALE 1" = 60'

60 0 60 120

BEARINGS are based upon Indiana State Plane West Coordinates (NAD 83)

Smythe Family

Legend

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

CROSS-REF: 2016R00032960 SCRIVENER'S AFFIDAVIT

Owner's Certificate

The undersigned owner of the real estate shown and described hereon, does hereby plat and subdivide said real estate and designate same as Smythe Family.
All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

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.

Owners:

Lot 2
Thomas E. & Janet Lee Schultheis
6005 Newburgh Road
Evansville, IN. 47715

By: Thomas E. Schultheis

By: Janet Lee Schultheis

Lot 1
Mark A. & Carla G. Smythe
819 York Road
Evansville, IN. 47715

By: Mark A. Smythe

By: Carla G. Smythe by T Schultheis AIF

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 owners, Thomas E. & Janet Lee Schultheis 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 28th day of December 2016.

My commission expires 11/21/19

Notary Christina M. Lenfers

Notary resides in Vanderburgh County, State of Indiana

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 owners, Mark A. & Carla G. Smythe 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 22nd day of December 2016.

My commission expires 12-2-2018

Notary Ryan M. Schug

Notary resides in Vanderburgh County, State of Indiana

General Notes

Utilities:
Public Water is available to both lots by the Evansville Water and Sewer Utility
Public Sewer is available to Lot 1 by the Evansville Water and Sewer Utility
Private Sewer is available to Lot 2
Electric and Gas are available at the site
Telephone service is available at the site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Zoning: The subject property is currently **zoned R-1** .

Flood Hazard Statement: No portion of any of the subject lots are within Flood Zone "A" as scaled from F.I.R.M. Community Panel #18163C0205 D dated March 17, 2011.

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 3/4" diameter steel rebar with plastic cap stamped "Morley & Assoc 0023."

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

Reference Survey: *2016R00031327*

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

Access: Access to Lot 1 shall be through York Court. Access to Lot 2 shall be through Newburgh Road.

Application for modification/waiver of subdivision standards: APC Docket Number 40-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 7, 2016.

Prior Covenants and Restrictions- The recording of this plat will not supercede any private covenants and restrictions that are of record for the property formerly having Lot Numbers 1, Outlot 1, and Outlot 2 in York Court. Any such covenenants and restrictions will remain in full force and effect and the owners of Lot 2 of Smythe Family, as platted hereon, their successors and assigns are obligated to comply with said prior covenants and restrictions.

Evansville Water & Sewer Utility Statement and Restrictions for Lateral on Lot 2

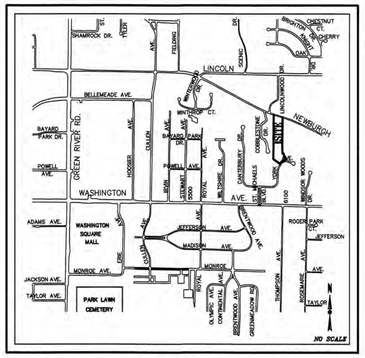
On Lot Two (2) there is an underground sewer lateral (the "Sewer Lateral") located southeast of the current house situated on said Lot Two (2). The Sewer Lateral lies, in part, approximately 16 feet east of and parallel to the west property line and runs to the south boundary of said Lot Two (2) and across a strip of ground which the owner of Lot Two (2) asserts ownership south of Lot Two (2) (the "Rail Strip"). The Sewer Lateral extends south of said south property line through the Rail Strip and terminates at a sewer manhole, all of which is located within an easement of six feet of even width off the western boundary of Lot Twenty-five (25) in St. Michael Court (the "Extended Sewer Lateral"). The owner of Lot Two (2) and all successors in title thereto shall be responsible for the operation, maintenance, repair and replacement of the Sewer Lateral and Extended Sewer Lateral, including that portion of the Sewer Line that extends across the Rail Strip (the "Sewer Line") and hereby indemnifies, holds harmless, releases and discharges the City of Evansville, Indiana including, but not limited to, its Water and Sewer Utility Department (the "City"), from any and all damage, liability, loss or claim arising out of or in connection with its lack of ownership of the Rail Strip and the Sewer Line as well as all obligations relating to the operation, maintenance, repair and replacement of the Sewer Line.

Neither the Owner of Lot Two (2) nor its successors or assigns shall grant or permit any individual or entity (other than the owner of Lot 2) to tie or tap into, connect or in any way utilize the Sewer Line. In this regard, the current and any future owner of Lot One (1) shall be prohibited from tying or tapping into, connecting or in any way utilizing the Sewer Line located on Lot Two (2).

The Sewer Line shall only be used for residential purposes. If Lot 2 is ever utilized for commercial purposes, a new sanitary sewer extension from the end of existing available public sewer and manhole, with the appropriate easements required for such extension depth and alignment, approved by the City must be installed to the property line of Lot 2 at the expense of the owner of Lot 2.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Dec. 29, 2016 (DATE)
BRIAN GERTH AUDITOR
6912 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 12.29.16 1:26p
PLAT BOOK U
PAGE 69
INSTR# 2016R00033108
Z TULEY RECORDER
VANDERBURGH COUNTY



LOCATION MAP

Boundary Description

Outlot 1, Outlot 2 and Lot 1 in York Court, as per plat thereof, recorded in Plat Book M, page 168 in the office of the Recorder of Vanderburgh County Indiana and part of the East Half of the Southeast Quarter of Section Twenty-five (25), Township Six (6) South, Range Ten (10) West, Knight Township, Vanderburgh County Indiana, being more particularly described as follows:

Beginning at the Southwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 25; thence along the West line of said quarter, quarter section, North 00 degrees 18 minutes 28 seconds East 507.15 feet to the former centerline of Newburgh Road; thence along said former centerline, South 72 degrees 34 minutes 32 seconds East 189.54 feet; thence parallel with the West line of said Quarter Quarter Section, South 00 degrees 18 minutes 28 seconds West 457.53 feet to a point on the north line of the Southeast Quarter of the Southeast Quarter of said Section 25; thence along the north line thereof, South 87 degrees 44 minutes 33 seconds East 98.42 feet to the northeast corner of Outlot 1 in said York Court; thence along the east line thereof, South 01 degrees 18 minutes 43 seconds West 228.17 feet to the northeast corner of Lot 1 in said York Court; thence along the east line thereof, South 21 degrees 01 minutes 41 seconds East 208.66 feet to the southeast corner of said Lot 1, said point being the point of curvature of a non-tangent curve to the left, concave to the south, having a radius of 145.00 feet and a delta angle of 61 degrees 35 minutes 11 seconds from which the long chord bears South 58 degrees 08 minutes 46 seconds West 148.46 feet; thence along the arc of said curve and southeasterly line of said Lot 1, 155.86 feet; thence continue along said Lot 1 and the east line of said Outlot 2, South 27 degrees 21 minutes 10 seconds West 82.43 feet to the southeast corner of said Outlot 2 and being on the south line of the former E.S. & N Railroad; thence along the south line thereof, North 62 degrees 15 minutes 06 seconds West 18.91 feet to the southwest corner of said Outlot 2; thence along the west line thereof, North 01 degrees 19 minutes 03 seconds East 20.75 feet to the centerline of the former E.S. & N. Railroad; thence along said former centerline, North 62 degrees 15 minutes 06 seconds West 206.75 feet to a point on the west line of the Southeast Quarter of the Southeast Quarter of said Section 25, being the east line of Cobblestone Subdivision, as per plat thereof, recorded in Plat Book O, page 16 in said office of the Recorder; thence along the east line thereof, North 01 degrees 45 minutes 31 seconds East 459.87 feet to the point of beginning containing 5.48 Acres (238,804 sq.ft.).

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, that this plat correctly represents a survey completed by me or under my direct supervision; that all monuments shown exist at locations as noted.

Witness my hand and seal this 22th day of December, 2016.

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

Bret Alan Sermersheim
Prepared By:
Bret Alan Sermersheim, P.S.
Indiana Registration No 20200009
Morley and Associates, Inc
4800 Rosebud Lane
Newburgh, IN. 47630
Phone: (812) 464-9585
brets@morleyandassociates.com

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 7, 2016 (Subdivision Review).

President

Attest Executive Director

PLAT RELEASE
Secondary Plat complies with the Ordinance and is released for recording.

Executive Director

December 29, 2016
Plat Release Date

U-69
Apc #35-MS-2016

EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN COMMISSION OFFICIAL SEAL

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.

Printed Name: Bret Sermersheim

Secondary Plat

Designed By: BAS	Job Number: 9971
Drawn By: JEV	Date: 12/22/2016
Filename: 9971 Minor Secondary.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

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