MILLER MANOR 2

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN. 10, 2017 (DATE)
BRIAN GEETH, AUDITOR
127 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 01.10.17 11:27A
PLAT BOOK 4
PAGE 71
INSTR# 2017R00000785
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

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 the 9 day of JUNE, 2014

President — Attest Executive Director

SEAL

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

Executive Director — JAN. 10, 2017 Plat Release Date

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 **MILLER MANOR 2** subdivision.

OWNERS OF LOT 1

HUGH MILLER
18040 Volkman Rd
Evansville, IN 47725

JUDITH MILLER
18040 Volkman Rd
Evansville, IN 47725

AKA Hugh B. Miller AKA Judith G. Miller

NOTARY CERTIFICATE
STATE OF INDIANA)
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Hugh & Judith Miller and acknowledge the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 11 day of October 2015. 2014

My commission expires on May 17, 2017.

Mark A. Chamness, Notary Public
Notary Resides in Spencer County, IN.

NOTARY PUBLIC SEAL INDIANA

OWNERS OF LOT 2:

NEAL McKINNEY
18231 Volkman Rd
Evansville, IN 47725

STEPHANIE McKINNEY
18231 Volkman Rd
Evansville, IN 47725

AKA Neal J. McKinney AKA Stephanie L. McKinney

NOTARY CERTIFICATE
STATE OF INDIANA)
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Neal and Stephanie McKinney and acknowledge the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 11 day of October 2015. 2014

My commission expires on May 17, 2017.

Mark A. Chamness, Notary Public
Notary Resides in Spencer County, IN.

NOTARY PUBLIC SEAL INDIANA

SURVEYOR'S CERTIFICATE

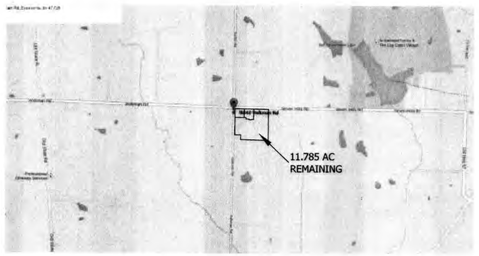
I, Mark A. Chamness, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me and that all monuments shown exist at all locations as noted.

AFFIRMATION STATEMENT
I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

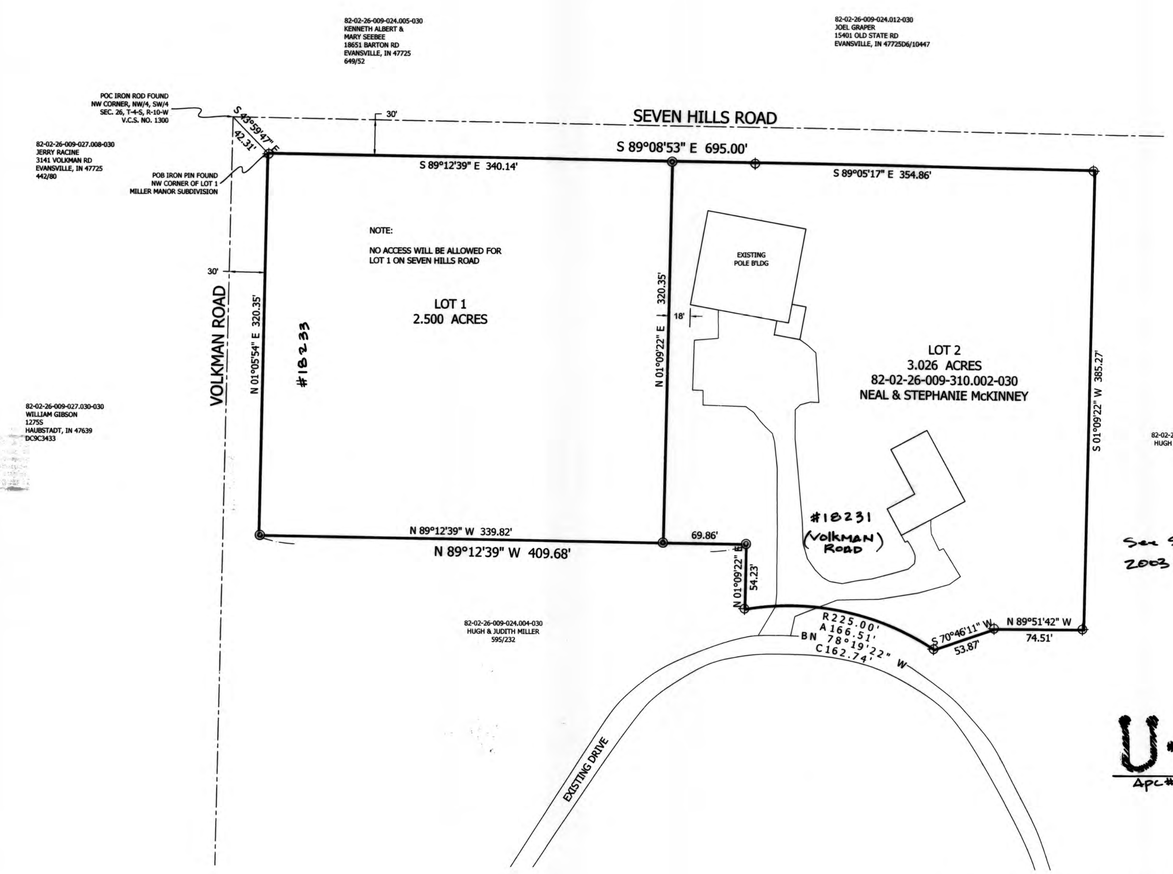
Witness my hand and seal this 11 day of October 2014

MARK A. CHAMNESS REGISTERED NO. 9600020 STATE OF INDIANA LAND SURVEYOR

Mark A. Chamness, PLS 9600020



LOCATION MAP (NTS)



Sew Septic Easement
2003R50866

U-71
Apc# 17.MS-2014

BOUNDARY DESCRIPTION:

A REPLAT OF all OF MILLER MANOR AS RECORDED IN PLAT BOOK R-74 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY INDIANA &
Part of the northwest quarter of the southwest quarter of section 26, township 4 south, range 10 west in Scott Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at an iron pin found marking the northwest corner of said quarter-quarter section; thence south 43 degrees 59 minutes 47 seconds east 42.31 feet to an iron pin found marking the northwest corner of lot 1 on Miller Manor Subdivision and the point of beginning of the herein described tract; thence south 89 degrees 12 minutes 39 seconds east along the north line of said subdivision 695.00 feet to an iron pin found; thence south 01 degree 09 minutes 22 seconds west along the east line of lot 2 of said subdivision 385.27 feet to an iron pin found; thence north 89 degrees 51 minutes 42 seconds west along the south line thereof 74.51 feet to an iron pin found; thence south 70 degrees 46 minutes 11 seconds west 53.87 feet to an iron pin; thence along a curve to the left having a radius of 225.00 feet an arc length of 166.51 feet and being subtended by a chord bearing north 78 degrees 19 minutes 22 seconds west 162.74 feet to an iron pin; thence north 01 degree 09 minutes 22 seconds east 54.23 feet to an iron pin; thence north 89 degrees 12 minutes 39 seconds west 409.68 feet to an iron pin on the east right-of-way of Volkman road; thence north 01 degrees 05 minutes 54 seconds east along said right-of-way 320.35 feet to the point of beginning and containing 5.526 acres.

Subject to all easements, rights-of-way, and restrictions or record.

General Notes

UTILITIES:
Water is available by wells or cisterns.

Sanitary sewers are not available.

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.

FLOOD PLAIN DATA:
No portion of this property lies within the 100 year flood zone (Zone "A") as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18163C0045D dated March 17, 2011.

TEMPORARY EROSION CONTROL (during construction):
Slopes 0% to 9% shall be mulched and seeded to rye, red top or wheat, within 45 days of disturbance of soil which must remain in place until final grading and seeding. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within 5 days of disturbance of soil which must remain in place until final grading and seeding.

The property shown hereon is subject to all easements, rights-of-way, and restrictions of record and not limited to any shown on this plat.

The basis of bearings shown on this plat are referenced to grid north as observed by rtk gps observations. nad 83/2011.

All measurements shown hereon are field measured unless they are noted otherwise, (ie: 100.0' rec.).

This survey is subject to a statement of facts which may be disclosed by an abstract of title or title commitment policy, of which said documentation was not provided for this survey.

No brick or other non-breakaway mailbox structure can be placed in the county right-of-way

Maintenance Statement: The owners shall remain responsible for lake maintenance and prevent i on of obstruct i ons t o creeks and natural surface watercourses within this subdivision.

Potable Water is available by private wells or cisterns.

Temporary Erosion Control

For Subdivisions where the land disturbance is n 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 & 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 (14) of said Code must be Provided if unvegetated areas are scheduled or likely to be left inactive for 15 day, or more. When land disturbance activities have been completed final stabilization shall be completed as described in said Code

0 60 120 180
1"=60'

LEGEND
- IRON PIN RECOVERED
- MAG NAIL RECOVERED
- STONE RECOVERED
- R/R SPIKE RECOVERED
- IRON PIN SET
- R/R SPIKE SET
- MAG NAIL SET

N

CHAMNESS SURVEYING
SURVEYORS • MAPPERS
LAT. 37°57'10" N
LON. 87°34'29" W
812 • 459 • 4137 PHONE
812 • 459 • 4139 FAX
est. 1997 ROCKPORT INDIANA

CLIENT:
HUGH MILLER
EVANSVILLE, INDIANA

PROJECT ID: 2014 CLS HUGH MILLER.DWG PROJECT DATE: APRIL 2014