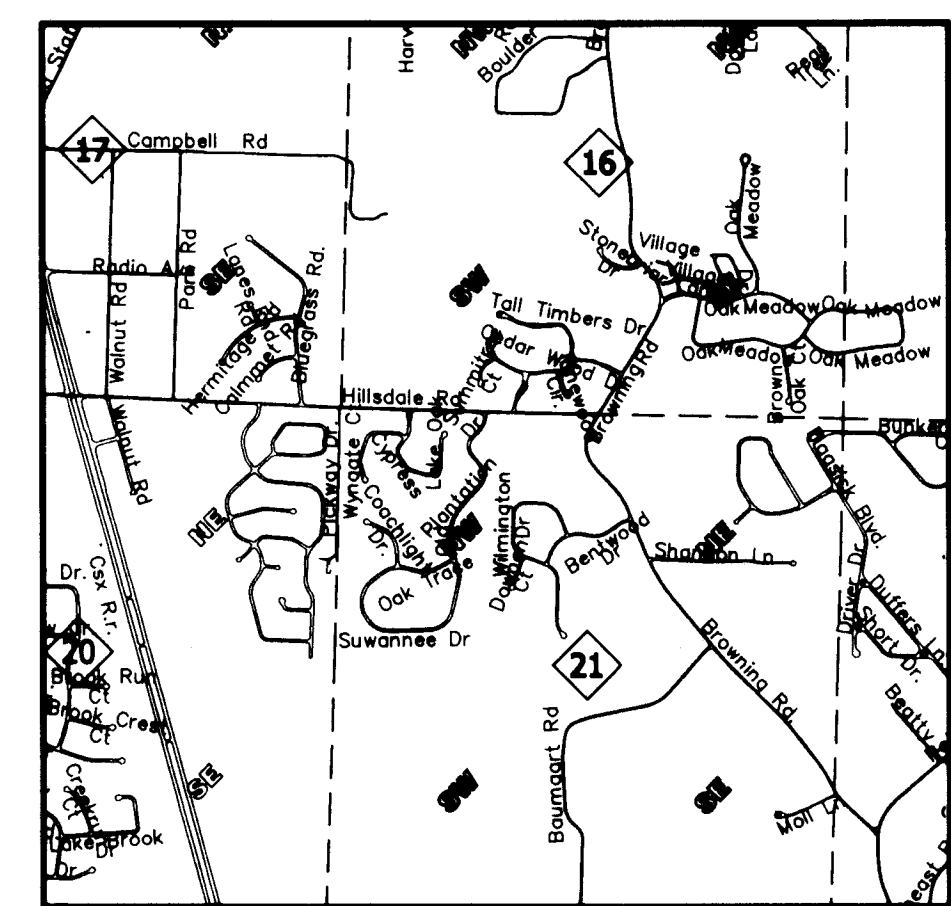
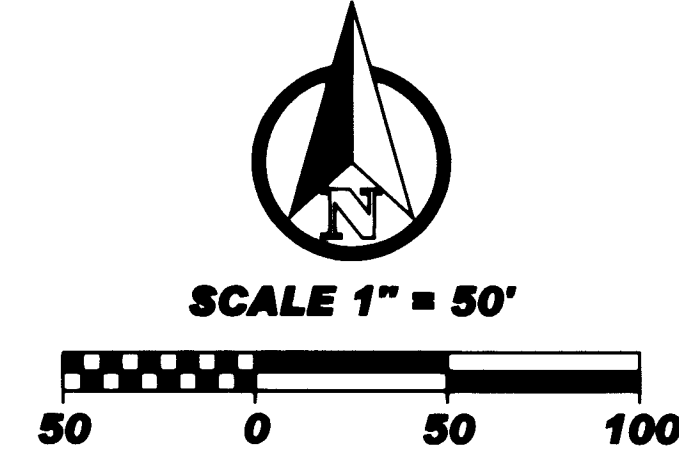


# Bentwood Estates II

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 DATE 11/19/2019 9:46 AM  
 PLAT BOOK 837  
 PAGE 2019R00026430  
 RECEIVED FOR RECORD  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY



Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Bearing
C1	138°29'10"	40.00'	96.66'	105.54'	74.81'	S 64°32'13" E
C2	85°57'34"	40.00'	60.01'	37.27'	54.53'	S 38°16'04" E
C3	52°32'32"	40.00'	36.66'	19.75'	35.41'	N 72°29'28" E



- Legend**
- Building Setback Line
  - Center Line
  - Easement Line
  - Property Boundary Line
  - Right-of-way Line
  - 5/8" Rebar with cap stamped "Morley ID#0023" (Set)
  - (C) Calculated Dimension
  - CD Card
  - D.R. Dead Record
  - Doc. Document
  - Dr. Drawer
  - E East
  - Esm't Easement
  - (Fnd) Found
  - Incl. 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

**General Notes**

**Application for Modification/Waiver of Subdivision Standards:** APC Docket Number WAV-2018-041 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2), was approved at Subdivision Review on 10/28/2019.

**Flood Plain Data:** None of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tracts plots on Community Panel Number 180256, being Map Number 18163C0108D, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

**Monuments:** Monuments have been set at all boundary and lot corners with a 5/8" rebar with cap stamped "Morley ID#0023", unless otherwise noted.

**Natural Surface Watercourse:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.

**Prior Covenants and Restrictions:** The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.

**Public Utilities - Sewer:** Sanitary Sewer is available and will be provided by the Evansville Water & Sewer Utility.

**Public Utilities - Water:** Water is a private line.

**Reference Survey:** Instrument #2019R00023650 as recorded in the Office of the Recorder of Vanderburgh County, Indiana. There have been no changes of matters from said survey that would affect this plat.

**Easement Notes from Bentwood Estates Plat Book M, page 85:** Bentwood Estates easement notes is "All easements shown are intended for public utility use only." However the L.M.&S.D.E. dedicated this plat is not for public utility use.

**Owner's Certificate**

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as Bentwood Estates II. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Stripes or areas of land, of the dimensions shown on this plat and marked "L.M.&S.D.E." (Lake Maintenance & Storm Detention Easement), are hereby dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Detention Easements.

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: Bentwood Estates Owners' Association, Inc.

By: *David J. Abbott*  
 David J. Abbott, President  
 10525 Wilmington Drive  
 Evansville, IN, 47725



**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 David J. Abbott, Bentwood Estates Homeowners Association, the owner of the real estate shown and described hereon and 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 15th day of November, 2019.  
 My Commission Expires: 2/14/2027

Notary Resides in Henderson  
 County, Indiana Ky  
 Notary Public  
*Michele S. Nally*  
 Michele S. Nally  
 (Typed or Printed Name)

**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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, October 28, 2019 (Subdivision Review).

President: *Stacy Stevens*  
 Stacy Stevens  
 Attest Executive Director: Ronald S. London

**Plat Release for APC Docket No.: MIN-2019-045**

Secondary Plat complies with the Ordinance and is released for Recording.  
 Executive Director: Ronald S. London  
 PLAT RELEASE DATE: 11/19/2019



**Boundary Description**

Outlot A and Outlot C of Bentwood Estates recorded in Plat Book M, Page 85 in the office of the Recorder of Vanderburgh County, Indiana, lying in part of the Northwest Quarter of Section 21, Township 5 South, Range 10 West, Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the southwest corner of said Outlot A, thence along the west line thereof, North 01 degree 32 minutes 05 seconds East 800.89 feet to the northwest corner thereof; thence along the north line thereof, South 85 degrees 18 minutes 45 seconds East 245.81 feet to the right-of-way line of Downman Court, being the point of curvature of a non-tangent curve to the left having a radius of 40.00 feet and a delta angle of 138 degrees 29 minutes 10 seconds from which the long chord bears South 64 degrees 32 minutes 13 seconds East 74.81 feet; thence along the arc of said curve and said right-of-way line, 96.66 feet to a corner of said Outlot C; thence along said Outlot C, South 43 degrees 45 minutes 47 seconds East 142.87 feet; thence continue along said Outlot C, South 01 degree 38 minutes 50 seconds West 220.00 feet to a point on the east line of said Outlot A; thence along the east line thereof, South 19 degrees 44 minutes 32 seconds East 200.00 feet; thence continue said east line, South 19 degrees 46 minutes 58 seconds East 287.34 feet to the southeast corner of said Outlot A; thence along the south line thereof, North 88 degrees 34 minutes 03 seconds West 584.77 feet to the point of beginning containing 8.14 Acres (364,704 sqft).

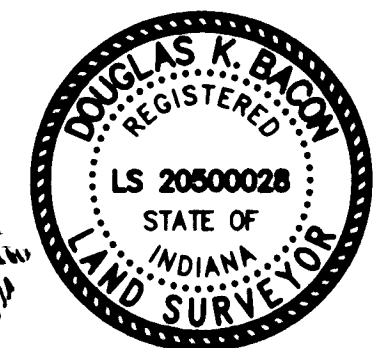
**Surveyor's Certificate**

I, Douglas K Bacon, 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 on November 14, 2019 and that all monuments shown exist at locations as noted.

**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.

Witness my hand and seal this 14th day of November, 2019.

*Douglas K. Bacon*  
 Douglas K. Bacon  
 Registered Professional Land Surveyor  
 LS 20500028  
 STATE OF INDIANA  
 Prepared By:  
**MORLEY**  
 4800 Rosebud Lane  
 Newburgh, IN 47630  
 Phone: (812) 464-9885  
 Fax: (812) 464-2514  
 doug@morleycorp.com



**Secondary Plat**

Designed By: DKB  
 Job Number: 10919-1.001-A  
 Drawn By: JEW  
 Date: 10/17/2019  
 10919 Secondary Minor

