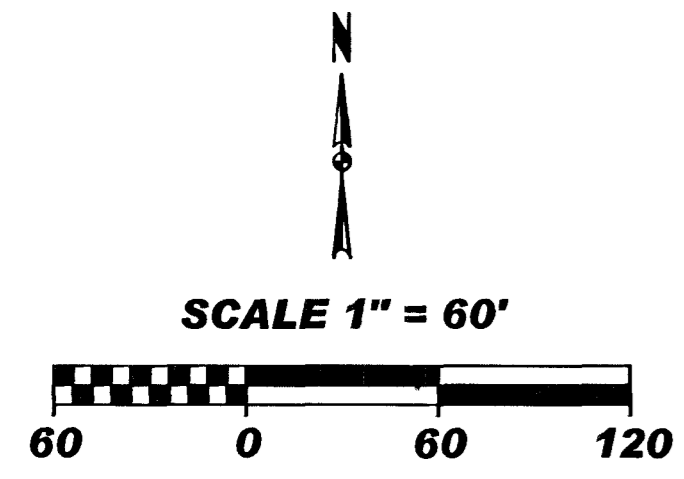


# Dunville II Section II

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 DATE 12.10.2012  
 JOE GRIES AUDITOR  
 7115

RECEIVED FOR RECORD  
 DATE 12.10.12 1:44p  
 PLAT BOOK T  
 PAGE 65  
 INSTR# 2012R00032297  
 Z TULEY RECORDER  
 VANDERBURGH COUNTY



**Legend**

- POB Point Of Beginning
- POC Point Of Commencement
- (C) Calculated Dimension
- (M) Measured Dimension
- (R) Record Dimension
- - - - - Easement Line
- Property Boundary Line
- Right-of-way Line
- 5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)

**General Notes**

**Vectren Gas Line Esmt.:** The west 150' of the Vectren Gas Line Esmt. being recorded in Inst. #2004R00007529 is in the process of being released.

**Flood Plain Data:** No part of the within described tract of land lies within that special Flood Zone A as said tract plots on Community Panel No. 180257 0118 D, being Map No. 18163C0118D, of the Flood Insurance Rate Maps for Evansville, Vanderburgh County, Indiana, dated March 17, 2011.

**Temporary Erosion Control of Disturbed Areas:** Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (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 five (5) days of disturbance of soil which must remain in place until final grading and seeding.

**Erosion Control for Ditches:** Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

**Utilities:** Evansville Water and sanitary sewer exist on all of the proposed lots.

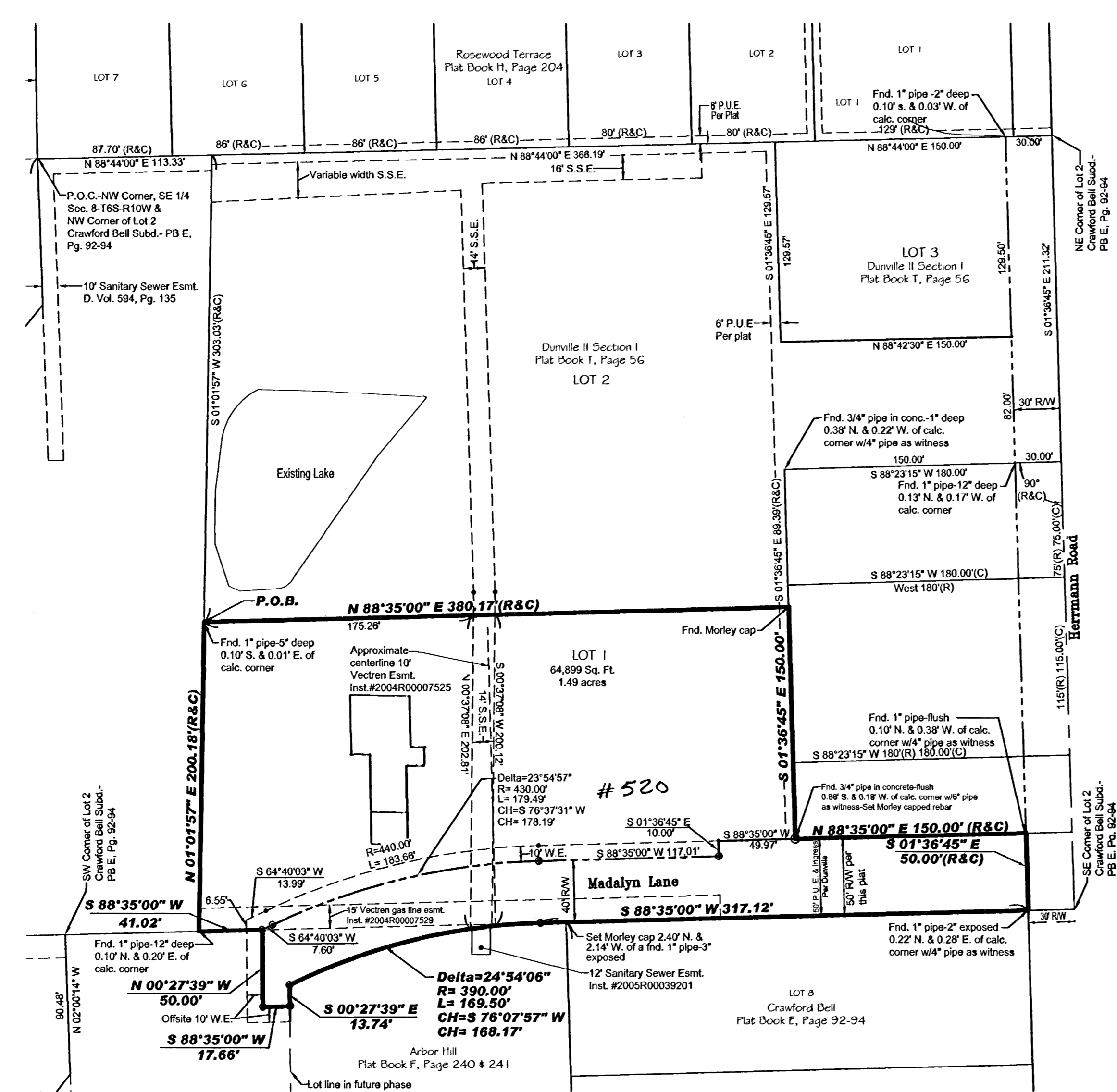
**Property Corner Markers:** All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID #0023" or as noted.

**Basin of Bearings:** Record plat of Dunville recorded in Plat Book M, Page 2

**Reference Survey:** Inst.#2012R00024443 & Inst.#2012R00024444. 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:** It is understood by the Owners that the real property, as described within, lies in close proximity to an operating airport and the takeoff and landing of aircraft may generate high noise levels.



**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 Dunville II Section II. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities. Madalyn Lane is public right of way dedicated this plat. Maintenance of the right of way shall be shared equally amongst the owners of the lots in this subdivision and lots granted in future phases of Dunville II that abut the right of way.

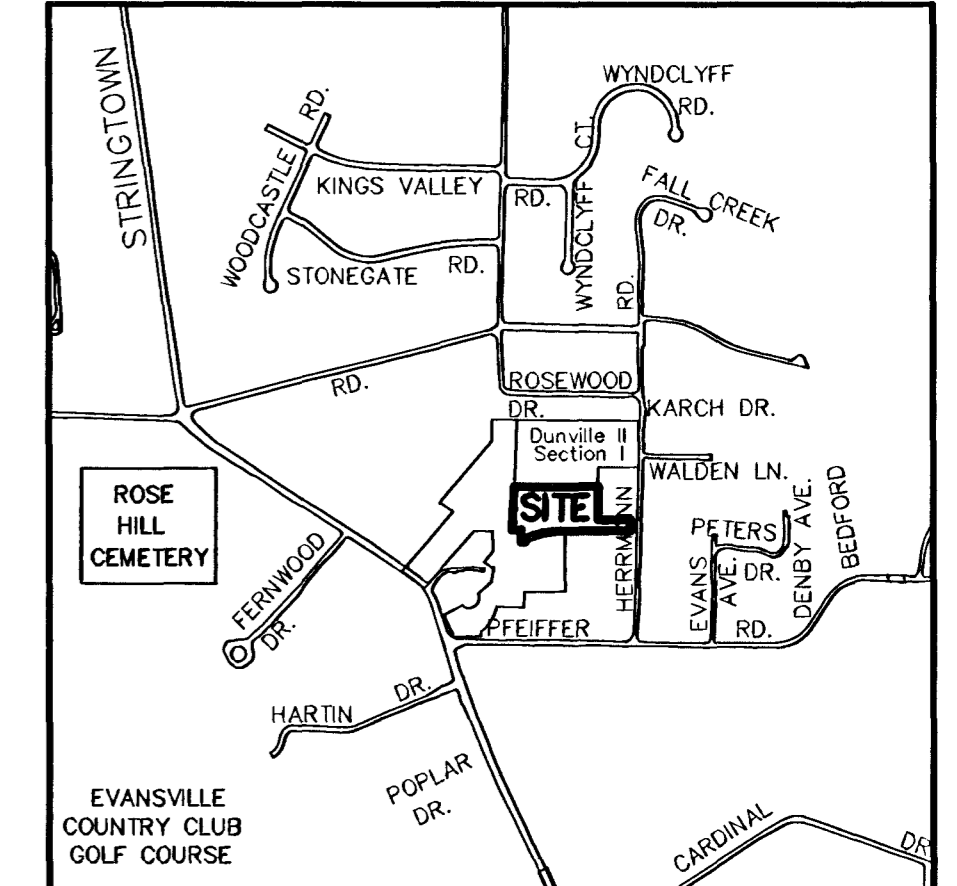
Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E." (Sanitary Sewer Easement), are hereby dedicated to the CITY OF EVANSVILLE, INDIANA WATER AND SEWER UTILITY DEPARTMENT, its successors, assigns and lessees, a permanent sewer utility easement and right-of-way over the Real Estate shown herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewage, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways 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.

Strips or areas of land, of the dimensions shown on this plat and marked "W.E." (Water Easement), are hereby dedicated to the CITY OF EVANSVILLE, INDIANA WATER AND SEWER UTILITY DEPARTMENT, its successors, assigns and lessees, a permanent water utility easement and right-of-way over the Real Estate shown herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle domestic potable water, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways 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 of Lot 1 and part of right of way  
 Madalyn Dunville Trust (Madalyn L. Dunville Living Trust amended and Restated Revocable Trust Agreement)  
 3701 Stringtown Road  
 Evansville, IN 47711  
 By: Eric G. Dunville, Trustee

Owners of Part of right of way & Offsite W.E.  
 Todd & Tracey Dunville  
 3712 Herrmann Road  
 Evansville, IN 47711  
 By: Tracey Dunville



**Location Map**

**Boundary Description**

All of Lot 1 and part of Lot 2 in Dunville, as per plat thereof, recorded in Plat Book M, Page 2 in the office of the Recorder of Vanderburgh County, Indiana; Also part of Lot 2 in Arbor Hill, as per plat thereof, recorded in Plat Book F, Pages 240 and 241 in said office of the Recorder, all being part of the Northwest Quarter of the Southeast Quarter of Section 8, Township 6 South, Range 10 West in the City of Evansville, Center Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of Lot 2 in Crawford Bell's Subdivision, as per plat thereof, recorded in Plat Book A, Pages 70-72 and transcribed of record in Plat Book E, pages 92-94, also being the Northwest corner of said Quarter Quarter Section; thence along the north line thereof, North 88 degrees 44 minutes 00 seconds East 113.33 feet to the Northwest corner of Dunville II Section I, as per plat thereof, recorded in Plat Book T, Page 56 in said office of the Recorder; thence along the west line of said Dunville II, South 01 degree 01 minute 57 seconds West 303.03 feet to the southwest corner of said Dunville II Section I, said point being the point of beginning; thence along the south line of said Dunville II Section I, North 88 degrees 35 minutes 00 seconds East 380.17 feet to a corner of said Dunville II Section I, said point also being on a line of said Lot 2 in Dunville; thence along a line of said Lot 2, South 01 degrees 36 minutes 45 seconds East 150.00 feet to a corner of said Lot 2; thence along a line of said Lot 1 in Dunville, North 88 degrees 35 minutes 00 seconds East 150.00 feet to a corner of said Lot 1; thence along the boundary of said Lot 1, South 01 degrees 36 minutes 45 seconds East 50.00 feet; thence continuing along the boundary of said Lot 1, South 88 degrees 35 minutes 00 seconds West 317.12 feet to the point of curvature of a curve to the left, concave Southerly, having a central angle of 24 degrees 54 minutes 06 seconds, having a radius of 390.00 feet from which the chord bears South 76 degrees 07 minutes 57 seconds West 168.17 feet; thence along the arc of said curve 169.50 feet; thence South 00 degrees 27 minutes 39 seconds East 13.74 feet; thence South 88 degrees 35 minutes 00 seconds West 17.66 feet; thence North 00 degrees 27 minutes 39 seconds West 50.00 feet to a point on the south line of said Lot 1; thence along said south line of Lot 1, South 88 degrees 35 minutes 00 seconds West 41.02 feet to the southwest corner of said Lot 1; thence along the west line of said Lot 1, North 01 degrees 01 minutes 57 seconds East 200.18 feet to the Point of Beginning containing 87,276 square feet (2.00 acres).

Also a 10' Offsite Waterline easement lying adjacent and parallel to the 50.00 foot and 17.66 foot course along the Madalyn Lane right of way being granted in the above description.

Subject to all easements and rights of ways of record.

**Surveyor's Certificate**

I, Bret Alan Semersheim, 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 20<sup>th</sup> day of November, 2012.

Bret Alan Semersheim  
 Notary Public  
 Indiana Registration No. LS20200009  
 Morley and Associates, Inc.  
 4800 Rosebud Lane  
 Newburgh, IN 47630  
 (812) 464-9585

**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, September 13, 2012.

Blaine Oliver  
 Attest Executive Director

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

Blaine Oliver  
 Executive Director

**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 said Owners and Subdividers, Todd Dunville and Tracey Dunville, 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 19<sup>th</sup> day of November, 2012.

My Commission Expires: August 5, 2018  
 Notary Resides in: Vanderburgh County, Indiana

Bret A. Semersheim  
 Notary Public  
 (Typed or Printed Name)

**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 said Owners and Subdividers, Eric G. Dunville as Trustee of the Madalyn Dunville Trust, 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 19<sup>th</sup> day of November, 2012.

My Commission Expires: August 5, 2018  
 Notary Resides in: Vanderburgh County, Indiana

Bret A. Semersheim  
 Notary Public  
 (Typed or Printed Name)

PLAT RELEASE  
 DATE: Dec. 10, 2012

By signing this plat, the Evansville Water & Sewer Utility hereby releases those portions of the sewer easements described in Instrument Nos. 2005R00039199, 2005R00039200, & 2005R00039201 that lie within the limits of this plat. Those portions that lie outside the limits of this plat will remain valid and in effect until the portion of the plat in which they are located is recorded and signed off on. The Sanitary Sewer Easement (S.S.E.) being granted by this plat will replace and supercede the above noted sewer easements.

Evansville Water & Sewer Utility  
 1 NW Martin Luther King Jr. Blvd.  
 Evansville, IN 47708  
 Michael D. Labitzke  
 Deputy Director of Utilities-Engineering

Notary Public Seal: Notary Public, Indiana, Seal

Notary Public Seal: Notary Public, Indiana, 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.

Signature: Bret A. Semersheim

**Secondary Plat**

Designed By: Job Number: 8518.4.002A  
 Drawn By: Date: 11/19/2012  
 Filename: 8518-Section 2-seconda y.dwg

**Morley and Associates Inc.**  
 Engineering Surveying Architecture Construction Management  
 Evansville, IN (812) 464-9585  
 Henderson, KY (270) 830-0300 Jasper, IN (812) 634-9990  
 www.morleyandassociates.com