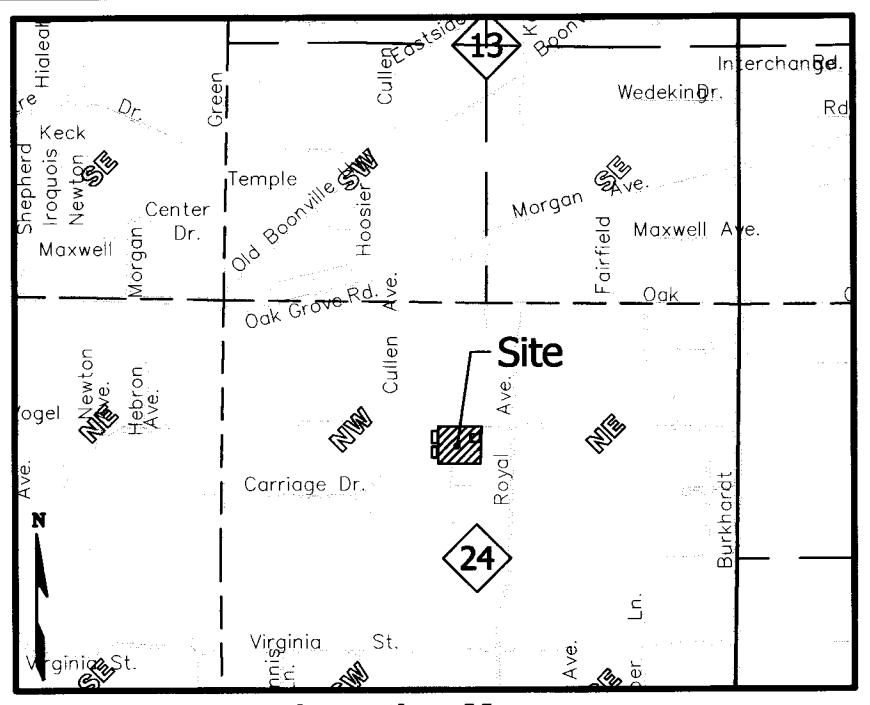
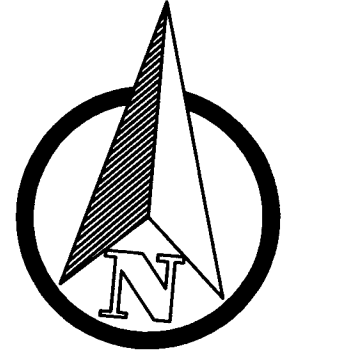


# Eden Place Section 2

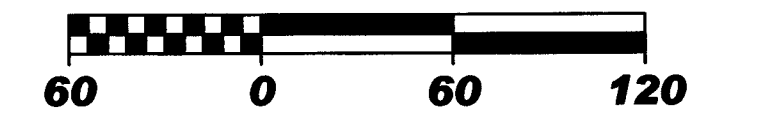
DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 DATE Jul 17, 2017  
 PLAT BOOK U  
 PAGE 104  
 INSTR 2017R00017243  
 RECEIVED FOR RECORD  
 DATE 07-17-17 9:29 A  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY



Location Map  
Scale 1"=2000'



SCALE 1" = 60'



BEARINGS are based upon THE RECORD PLAT OF EDEN PLACE

Legend	
---	Building Setback Line
---	Center Line
---	Easement Line
---	Right-of-way Line
---	Property Boundary Line
○	Found xxx' from calculated corner
○	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
□	Monument (Found)
□	Street Address
□	Zoning
BL	Building Line
(C)	Calculated Dimension
Cd	Card
D.R.	Deed Record
D.Dr.	Deed Drawer
Esm't	Easement
E	East
(Fnd)	Found
I.E.	Invert Elevation
Inst.	Instrument
(M)	Measured Dimension
N	North
Pg.	Page
P.O.B.	Point Of Beginning
R	Range
(R)	Record Dimension
R/W	Right-of-Way
S	South
T	Township
W	West

### General Notes

- Access:** Both Lots shall have direct access to Vogel Road.
- Basements:** Any basements must be approved by the Vanderburgh County Building Commissioner.
- Flood Hazard Statement:** Part of the site is located in Flood Hazard Zone AE as said trlot plots by scale on Flood Insurance Rate Map for Vanderburgh County Indiana, Community Panel 201 of 275, being Map Number 18163C0201D, Effective March 17, 2011. All first floor grades shall conform to local and state enforced building codes.
- Property Corner Markers:** All corners not already marked will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley & Assoc. I.D. #0023".
- 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.
- Utilities:** Sewer is available at the site by the Evansville Water and Sewer Utility. Water is available at the site by the Evansville Water and Sewer Utility.
- Zoning:** The subject property is currently zoned C-4.
- Reference Survey:** Surveyor's Plat Drawer 1, Card 1359 (Instr. #1998R0042645)
- Application for modification/waiver of subdivision standards:** APC Docket Number 18-SW-2017 requesting to waive the installation of sidewalks, as per City Code 17.05-150 (B)(2), was approved at Subdivision Review on June 12, 2017.

### 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 Eden Place Section 2

Strips or areas of land, of the dimensions shown on this plat and marked "IEE" (Ingress, Egress and Regress Easement), are hereby dedicated for a private drive only for the purpose of ingress, egress and regress to and from Lots 7A and 7B as shown hereon. The owners of Lots 7A and 7B shall be responsible for the maintenance of the drive located within the Ingress-egress easement area. No permanent structures shall be placed within the driving area that would prohibit the free flow of vehicular traffic to and from the lots.

Strips or areas of land, of the dimensions shown on this plat and marked "DE" (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to the drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

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:  
Spurling Development, LLC  
3201 N. Green River Road  
Evansville, IN 47715

By: Andrew T. Spurling, Member

### 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 the above signed, Andrew T. Spurling, as Member of Spurling Development, LLC, owner of the real estate shown and described hereon, and acknowledged the execution of this plat to be his voluntary act and deed.

Witness my hand and seal this 12<sup>th</sup> day of July, 2017.

My commission expires August 5, 2018

By: Bret Alan Sermerheim  
Notary

Notary resides in VANDERBURGH County, State of INDIANA



### Boundary Description

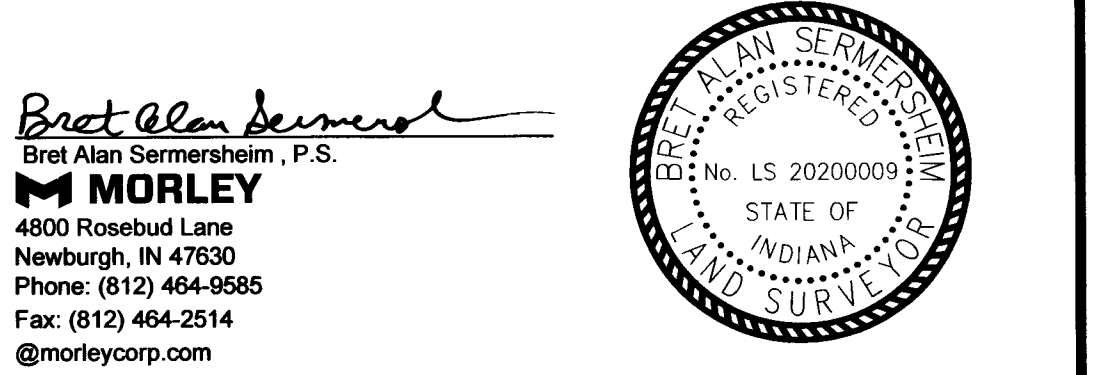
Part of Lot 7 in Eden Place, as per Plat thereof, recorded in Plat Book M, page 171 in the office of the Recorder of Vanderburgh County, Indiana, being part of the East Half of the Northwest Quarter of Section 24, Township 6 South, Range 10 West in the City of Evansville, Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the northwest corner of said Lot 7; thence along the north line thereof, North 89 degrees 56 minutes 09 seconds East 452.82 feet to the northeast corner of said Lot 7; thence along the east line thereof, South 01 degrees 24 minutes 30 seconds West 388.50 feet; thence South 89 degrees 56 minutes 22 seconds West 442.84 feet to a point on the west line of said Lot 7; thence along the west line thereof, North 00 degrees 03 minutes 50 seconds West 388.34 feet to the point of beginning, containing 3.99 Acres (173,918 sq. ft.).

### Surveyor's Certificate

I, Bret Alan Sermerheim, 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 7th day of July, 2017.



### 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 (Subdivision Review) at a meeting held on July 12, 2017.

By: [Signature], President  
Attest Executive Director

PLAT RELEASE  
Secondary Plat complies with the Ordinance and is released for recording.  
By: [Signature], Executive Director  
Date: July 17, 2017  
Plat Release Date

Docket #20-MS-2017

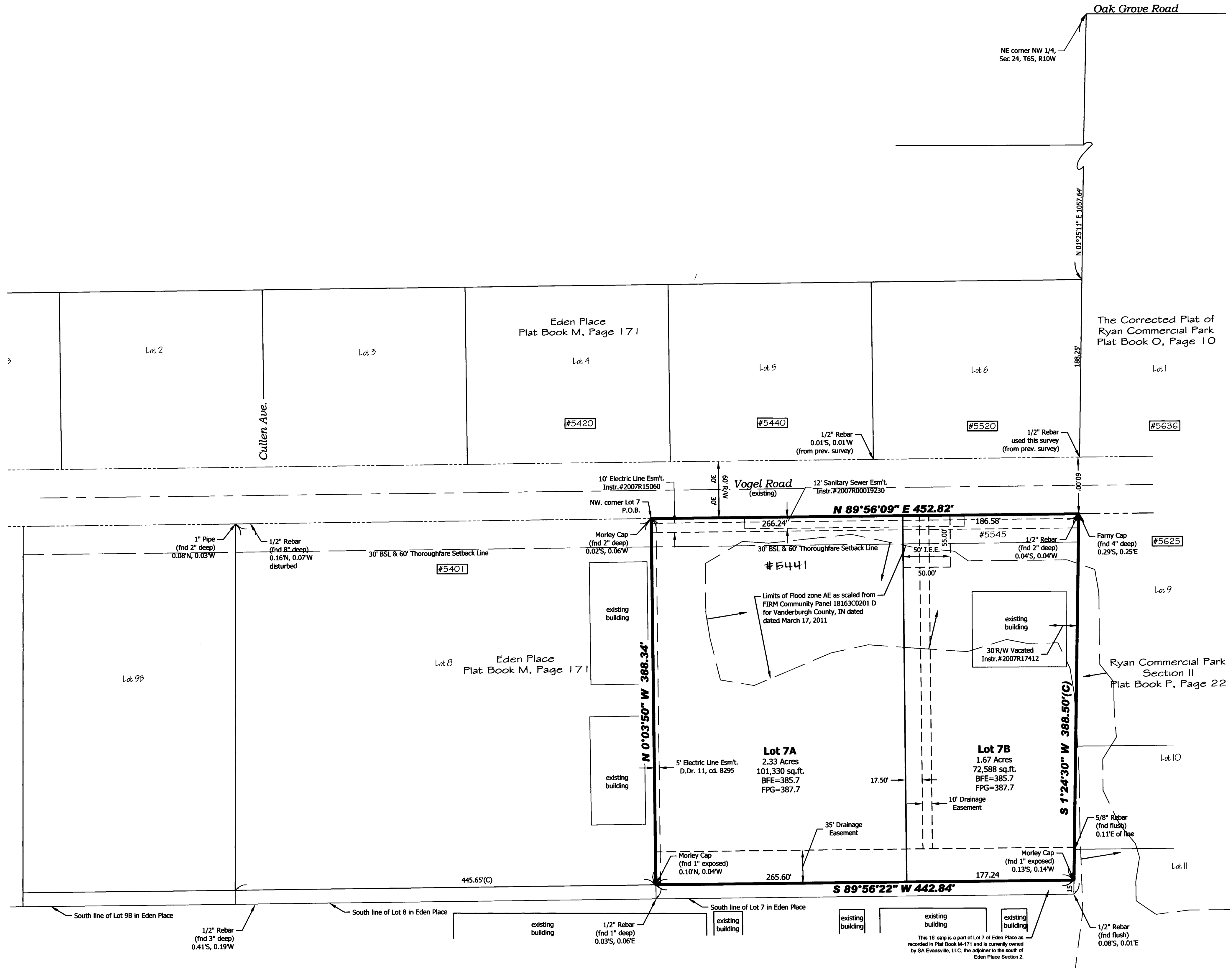
### Affirmation Statement

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 Alan Sermerheim

### Secondary Plat

Designed By: BAS Job Number: 10148.4.001-A  
Drawn By: JEW Date: 7/11/2017  
File Name: 10148 Minor Sub-secondary



This 15' strip is a part of Lot 7 of Eden Place as recorded in Plat Book M-171 and is currently owned by SA Evansville, LLC, the assignee to the south of Eden Place Section 2.