

SCALE 1" = 50'



BEARINGS are based upon Indiana West State Plane Coordinates (NAD 83) established by RTK GPS observations, all distances shown are ground or plane values.

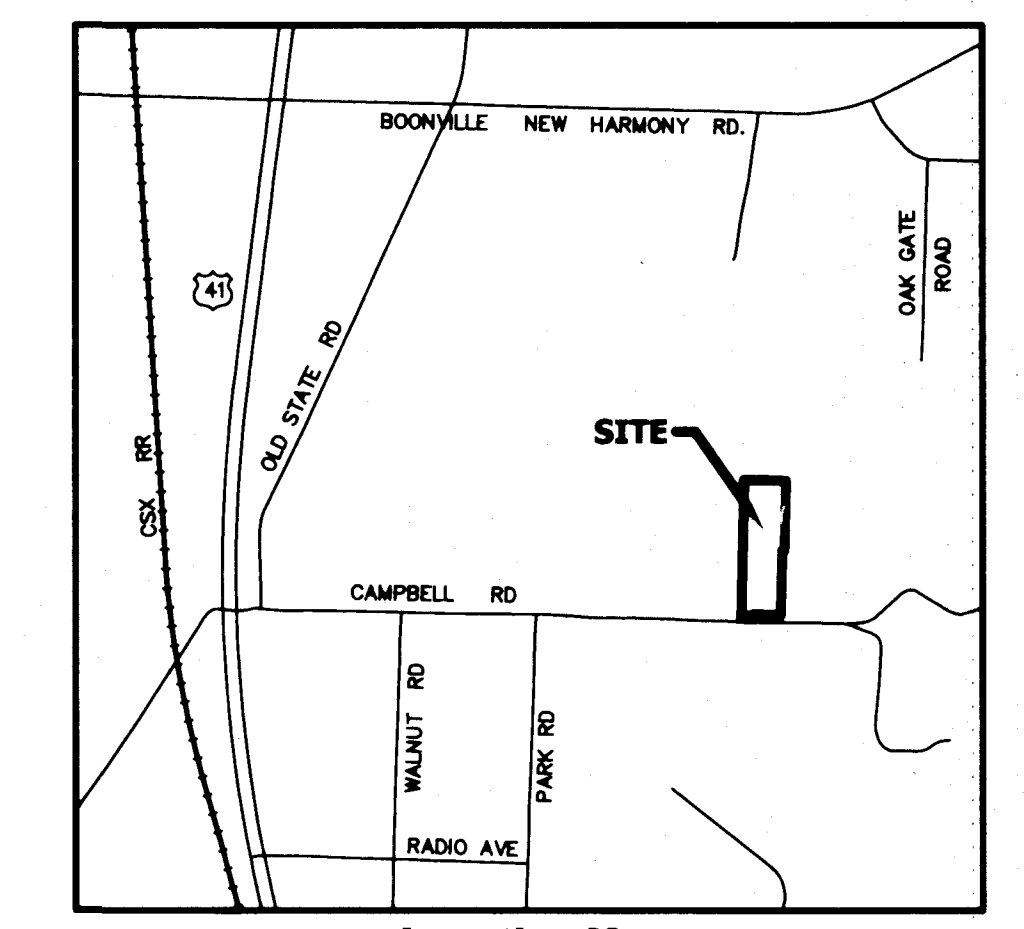
Legend

- Property Boundary Line
- - - Right-of-way Line
- ⊙ Septic Lid
- (C) Calculated Dimension
- E East
- R/W Right-of-Way
- (M) Measured Dimension
- N North
- P.O.B. Point Of Beginning
- P.O.C. Point Of Commencement
- R Range
- S South
- T Township
- W West

Ellerbrook Estates

Replat of Parcel 2A in Forest North, as per plat thereof, recorded in MS-195, in the office of the Recorder of Vanderburgh County, Indiana, also Part of the Southeast Quarter of the Northeast Quarter of Section 17 Township 5 South, Range 10 West, in Scott Township, Vanderburgh County, Indiana

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER DATE <u>3/29/2019</u> PLAT BOOK <u>1124</u> PAGE <u>200</u> INSTR# <u>2019R00005868</u> DEBBIE STUCKI RECORDER VANDERBURGH COUNTY	RECEIVED FOR RECORD DATE <u>3/29/2019 2:09 PM</u> PLAT BOOK <u>1124</u> PAGE <u>200</u> INSTR# <u>2019R00005868</u> DEBBIE STUCKI RECORDER VANDERBURGH COUNTY
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Location Map

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 Ellerbrook Estates. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Owner/Developer: Michael B. & Lindsey D. Ellerbrook

By: Michael B. Ellerbrook By: Lindsey D. Ellerbrook

Michael B. Ellerbrook Lindsey D. Ellerbrook
 936 Campbell Road 936 Campbell Road
 Evansville, IN 47725 Evansville, IN 47725

Boundary Description

Parcel 2A in Forest North, as per plat thereof, recorded in MS-195, in the office of the Recorder of Vanderburgh County, Indiana, also Part of the Southeast Quarter of the Northeast Quarter of Section 17 Township 5 South, Range 10 West, in Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Southeast Corner of said Quarter Quarter Section 17; thence along the South line of said Quarter Quarter Section 17, North 88 degrees 34 minutes 22 seconds West (bearing based on Indiana State plane coordinates, zone West in NAD83) 604.11 feet to the Southwest Corner of said Forest North, being the Point of Beginning, thence continuing along said South line North 88 degrees 34 minutes 22 seconds West 60.41 feet; thence parallel with the West line of said Forest North, North 01 degrees 18 minutes 21 seconds East 721.05 feet, to the extended North line of said Forest North, thence along said North line, South 88 degrees 34 minutes 22 seconds East 217.41 feet to the Northeast corner of said Parcel 2A, thence along the East line of said Parcel 2A the following 3 calls: South 01 degrees 18 minutes 21 seconds West 361.05 feet; thence North 88 degrees 34 minutes 23 seconds West 12.00 feet; thence South 01 degrees 18 minutes 21 seconds West 335.00 feet to the right of way of Campbell Road; thence along said right of way, North 88 degrees 34 minutes 22 seconds West 145.00 feet to the West line of Forest North; thence along said west line, South 01 degrees 18 minutes 21 seconds West 25.00 feet to the point of beginning, containing 148,819 square feet or 3.42 acres, more or less.

General Notes

- Flood Plain Data:** No part of the property is located in Flood Hazard Zone A as said tract plots by scale on Flood Insurance Rate Map for Vanderburgh County Indiana, Map Number 18163C01080, 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 steel rebar with plastic cap stamped "Morley I.D. #0023."
- Natural Surface Watercourse:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.
- OSDS Statement:** Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with Rule 410 IAC 6-8-3.
- Public Utilities:** Water is available and is provided by the Evansville Water & Sewer Utility.
- Application for Modification/Waiver of Subdivision Standards:** APC Docket Number WAV-2019-013 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on February 25, 2019.
- Reference Survey:** Instrument # 2019 R 0000 5463 as recorded in the Office of the Recorder of Vanderburgh County, Indiana. There have been no change of matters from said survey that would affect this plat.
- 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 replat has absolutely no effect on any private covenants and restrictions that may or may not exist.

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 Subdivision Review meeting held on February 25, 2019.

President: Stacey Stevens
 Attest Executive Director: Ronald S. London

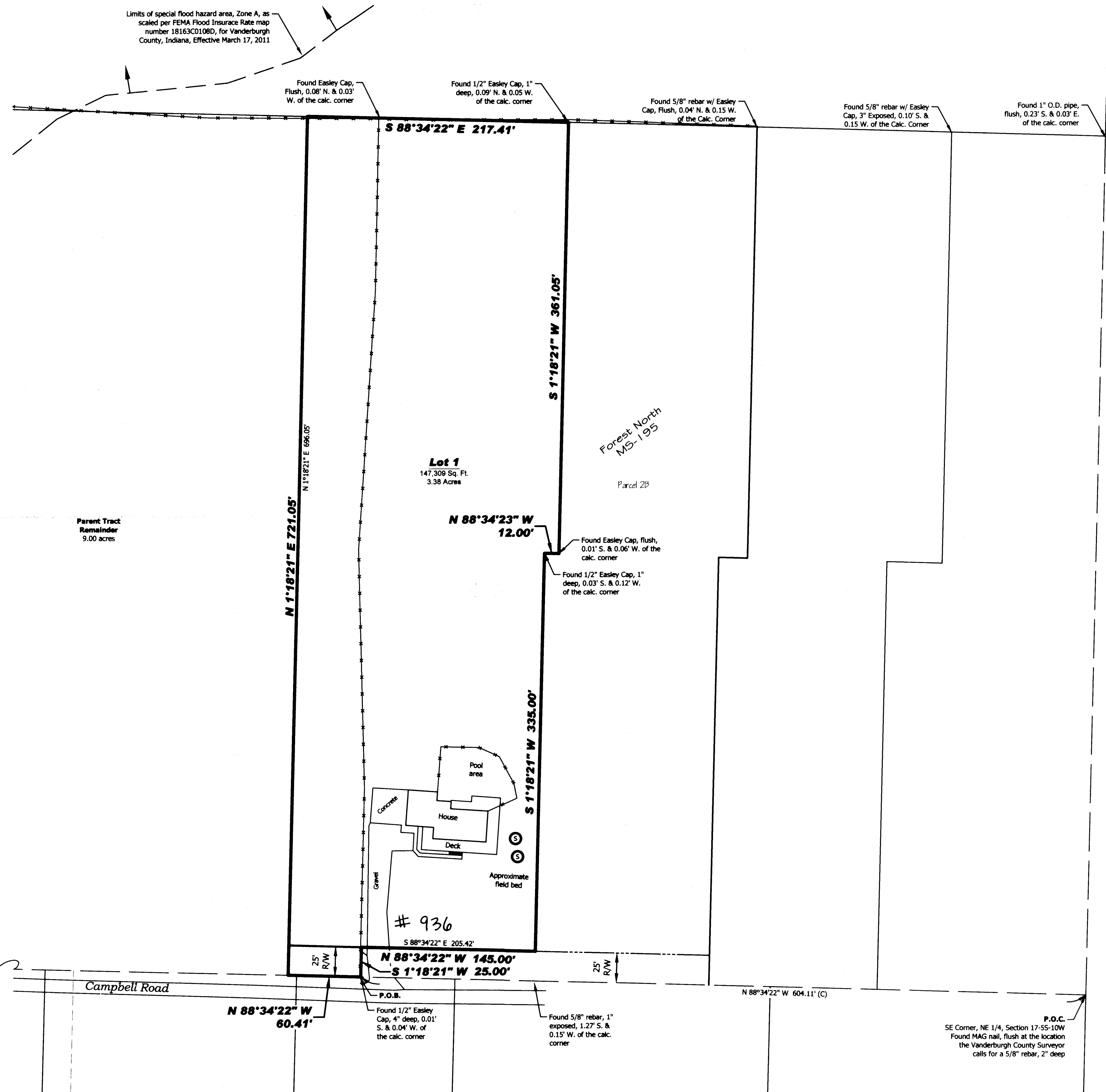


Plat Release for APC Docket No.: MIN-2019-012

Secondary Plat complies with the Ordinance and is released for Recording.
 Executive Director: Ronald S. London
 PLAT RELEASE DATE: 3/28/2019

Cross Reference

DEED 2019R00005868



Notary Certificate

STATE OF INDIANA, COUNTY OF Vanderburgh) ss:
 I, Michael B. & Lindsey D. Ellerbrook,
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael B. & Lindsey D. Ellerbrook, 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 22nd day of March, 2019.

My Commission Expires: August 6, 2026
Bret A. Sermerheim
 Notary Public
 Notary Resides in Vanderburgh
 County, Indiana Bret A. Sermerheim
 (Typed or Printed Name)

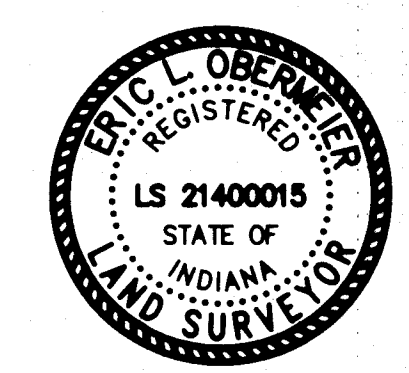
Surveyor's Certificate

I, Eric L. Obermeier, 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 January 29, 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 15th day of March, 2019.

Eric L. Obermeier
 Prepared By: Eric L. Obermeier, P.S.
 LS21400015
MORLEY
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 464-9585
 Fax: (812) 464-2514
 EricO@morleycorp.com



Secondary Plat

Designed By: ELO Job Number: 10690.1.001-A
 Drawn By: ELO Date: 3/22/2019
 File Name: 10690 Ellerbrook Estates Sec

MORLEY
 ARCHITECTS | ENGINEERS | SURVEYORS
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 morleycorp.com

