

**Legend**

— Boundary Line	● 5/8" Rebar w/Plastic Cap Stamped "Morley & Assoc. I.D. #0023" (SET)
- - - Center Line	
- - - Right-of-Way Line	
POB Point of Beginning	● 5/8" Rebar w/Plastic Cap Stamped "Morley & Assoc. I.D. #0023" (FOUND)
POC Point of Commencement	

Boseckers Subdivision  
Plat Book G, Page 175

# Engelbrecht Place

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

10-31-2012 (DATE)

JOE GRIES AUDITOR (AUDITOR NUMBER)

RECEIVED FOR RECORD

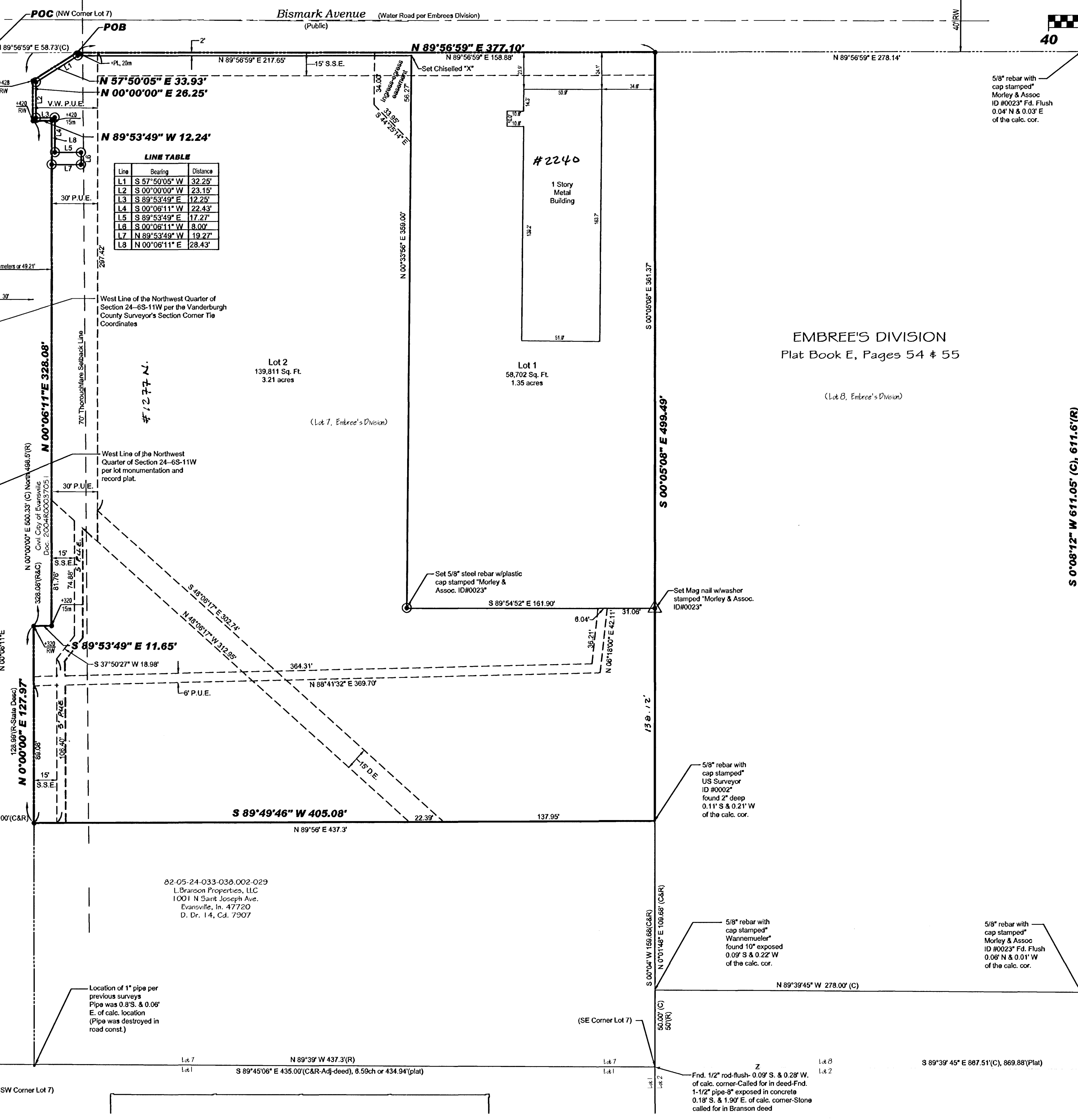
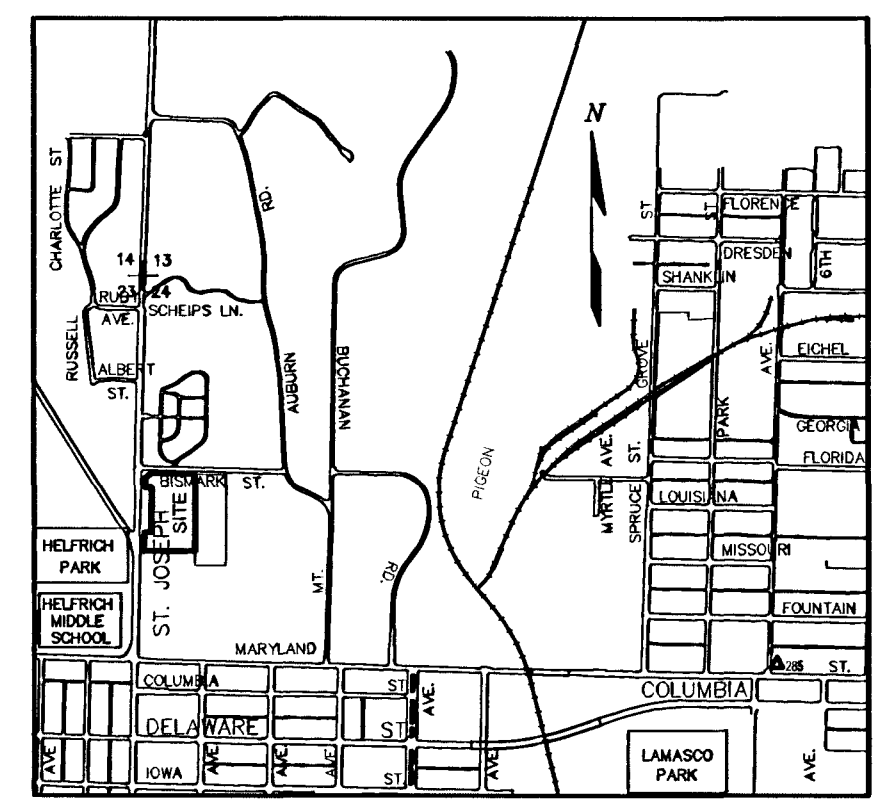
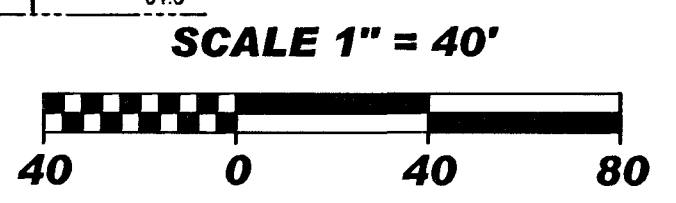
DATE 10-31-12 2:58 p

PLAT BOOK 7

PAGE 58

INSTR# 2012 R400 28384

Z TULEY RECORDER  
VANDERBURGH COUNTY



**General Notes**

**Flood Plain Data:** The within described tract of land does not lie within that special Flood Zone A as said tract plots on Community Panel No. 180257 0176D of the Flood Insurance Rate Maps for 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:** Water and Sanitary Sewer are available on site.

**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.

**Basis of Bearings:** (are assumed).

**Reference Survey:** Inst. #2012R00026528- 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.

**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 Engelbrecht Place.

All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.

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 "P.U.E." (Public Utility Easement), are hereby dedicated 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 the existing sign on Lot 1, and other 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. Paved parking areas and curbing may be placed in the P.U.E.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (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.

Strips or areas of land, of the dimensions shown on this plat and marked "Ingress-Egress Easement" are for the benefit of the owners of Lots 1 and 2 and their successors and assigns, their invitees, visitors to allow them to cross over Lots 1 and 2. Maintenance of the easement shall be shared equally by the owners of Lots 1 and 2.

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: **John David Engelbrecht** (Trustee)  
**John David Engelbrecht P.A.H.** (POA for)  
**BETTIE A. ENGELBRECHT**  
**John A. Engelbrecht Family Trust**

**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, John David Engelbrecht, as owner, Trustee, and Power of attorney for Bettie Engelbrecht who acknowledge the execution of 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 October, 2012

My Commission Expires: 04/30/2017

**Roxanne Van Bibber**  
Notary Public

Notary Resides in  
**Vanderburgh**  
County, Indiana



**Area Plan Commission Certificate**

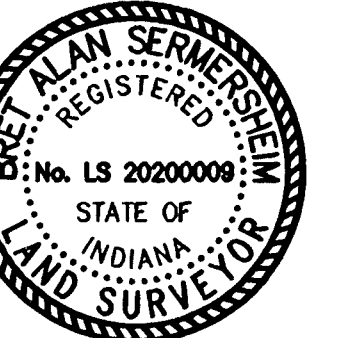
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, October 9, 2012.

**Blaine Oliver**  
President  
Attest Executive Director

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

**Blaine Oliver**  
Executive Director

PLAT RELEASE DATE: October 31, 2012



Witness my hand and seal this 31st day of October, 2012.

**Morley and Associates Inc.**

Engineering Surveying Architecture Construction Management

Checked By: **SAS** Job Number: **8616.4.001A**

Drawn By: **TWC** Date: **10/19/2012**

Filename: **8616 minor-secondary.dwg**

Evansville, IN (812) 464-9585  
Henderson, KY (270) 830-0300  
Jasper, IN (812) 634-9990

**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: *Roxanne Van Bibber*

**ROXANNE VAN BIBBER**  
NOTARY PUBLIC  
STATE OF INDIANA - COUNTY OF VANDERBURGH  
MY COMMISSION EXPIRES APR 30, 2017

Location of 1" pipe per previous surveys  
Pipe was 0.8" S. & 0.06" E. of calc. location  
(Pipe was destroyed in road const.)

Calculated S.W. Corner, N.W. 1/4 Sec. 24-T6S-R11W  
Fnd. 1" plug in conc.-flush 1.51' S. & 2.89' W. of calc. corner

Fnd. 1/2" rod-flush-0.09' S. & 0.28' W. of calc. corner-Called for in deed-Fnd. 1-1/2" pipe-8" exposed in concrete 0.19' S. & 1.90' E. of calc. corner-Stone called for in Branson deed

5/8" rebar with cap stamped "Morley & Assoc. ID #0023" Fd. Flush 0.09' S & 0.22' W of the calc. cor.

5/8" rebar with cap stamped "US Surveyor ID #0002" found 2" deep 0.11' S & 0.21' W of the calc. cor.

5/8" rebar with cap stamped "Morley & Assoc. ID #0023" or as noted.

5/8" rebar with cap stamped "Morley & Assoc. ID #0023" (SET)

5/8" rebar with cap stamped "Morley & Assoc. ID #0023" (FOUND)