

KENNEL CLUB

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- ⊗ SANITARY MANHOLE
- S.S.E. SANITARY SEWER EASEMENT
- FENCE LINE
- RIGHT OF WAY LINE
- SS UNDERGROUND SAN. SEWER
- OHE OVERHEAD ELECTRIC
- G UNDERGROUND GAS

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 11/9/2018
 JOE GRIES AUDITOR
 5621
 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
 DATE 11/9/2018 1:21PM
 PLAT BOOK 11
 PAGE 173
 INSTR# 2018R00025247
 Z TULEY RECORDER
 VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section One (1), Township Six (6) South, Range Eleven (11) West, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing from a 5/8" rebar found marking the southeast corner of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section One (1); thence along the south line of said quarter quarter North 89°15'12" West, a distance of 401.76 feet to a 1/2" rebar on the west line of a tract of land conveyed to the Evansville-Vanderburgh School Corporation in Instrument No. 1991R00002818; thence continuing along the south line of said quarter quarter North 89°15'40" West, a distance of 940.23 feet to a mag nail set in the centerline of Kratzville Road; thence along the centerline of Kratzville Road North 00°59'47" West, a distance of 568.17 feet to a mag nail set; thence North 90°00'00" East, a distance of 299.33 feet to a 5/8" rebar set with cap stamped "WILSON LS20800127" (hereon referred to as "monument"); thence South 01°28'53" East, a distance of 228.29 feet to a monument set; thence South 85°19'10" East, a distance of 26.41 feet to a monument set; thence South 87°43'36" East, a distance of 500.79 feet to a monument set on the west line of said Evansville-Vanderburgh School Corporation tract; thence along said west line South 19°41'31" East, a distance of 350.46 feet to the Point of Beginning. Containing 8.418 acres.

Subject to the right-of-way of Kratzville Road.

GENERAL NOTES

- WATER & SANITARY SEWER IS AVAILABLE BY EVANSVILLE WATER AND SEWER UTILITIES. PUBLIC WATER IS ONLY AVAILABLE OFF OF KRATZVILLE ROAD.
- FLOOD PLAIN DATA: NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE (ZONE "A") AS PLOTTED BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) 18163C0114D, EFFECTIVE DATE MARCH 17, 2011.
- ACCESS: ACCESS TO LOTS 1 AND 2 WILL BE BY WAY OF KRATZVILLE ROAD, AN EXISTING PUBLIC RIGHT-OF-WAY.
- NATURAL SURFACE WATERCOURSE: THE OWNER SHALL REMAIN RESPONSIBLE FOR LAKE MAINTENANCE AND PREVENTION OF OBSTRUCTION TO CREEKS AND NATURAL SURFACE WATERCOURSES.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC DOCKET NUMBER WAY-2018-025 REQUESTING TO WAIVE THE INSTALLATION OF SIDEWALKS, AS PER COUNTY CODE 16.12.020(B)(2), WAS APPROVED AT SUBDIVISION REVIEW ON JULY 30, 2018.
- 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 REPEAT HAS ABSOLUTELY NO EFFECT ON ANY PRIVATE COVENANTS AND RESTRICTIONS THAT MAY OR MAY NOT EXIST.

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 Robert Sonntag, President of the Evansville Kennel Club and the owner of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Robert Sonntag
 Witness my hand and seal this 09 day of November, 2018

My commission expires July 3, 2024
 Notary resides in Vanderburgh County, Indiana

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 KENNEL CLUB, a minor subdivision.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked E.W.S.U. SSE (Evansville Water and Sewer Utility Sanitary Sewer Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department an exclusive, permanent Sanitary Sewer Utility Easement and right-of-way over the Real Estate described 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. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet.

Robert Sonntag, President
 Robert Sonntag, President
 Evansville Kennel Club
 5201 Kratzville Road
 Evansville, IN 47710

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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 July 30, 2018.

President: STACEY STEVENS
Stacey Stevens
 Attest Executive Director: RONALD S. LONDON
Ronald S. London



PLAT RELEASE for APC DOCKET NO.: MIN-2018-019
 The Secondary Plat complies with the Ordinance and is released for recording.

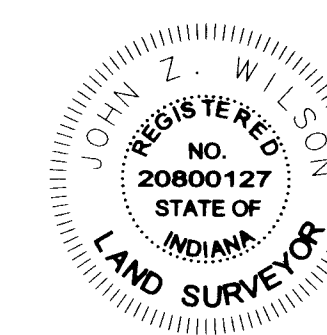
Ronald S. London
 Executive Director: RONALD S. LONDON
 11/9/2018
 Plat Release Date

SURVEYOR'S CERTIFICATE

I, JOHN Z. WILSON, 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 September 7, 2018 and that all monuments shown exist at all locations as noted.

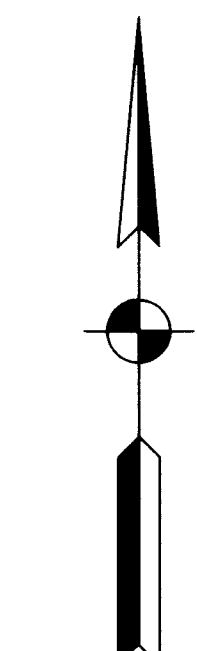
Witness my hand and seal this 7th day of September, 2018

John Z. Wilson
 John Z. Wilson, Indiana Registration Number LS20800127
 121 Palace Drive
 Evansville, IN 47711

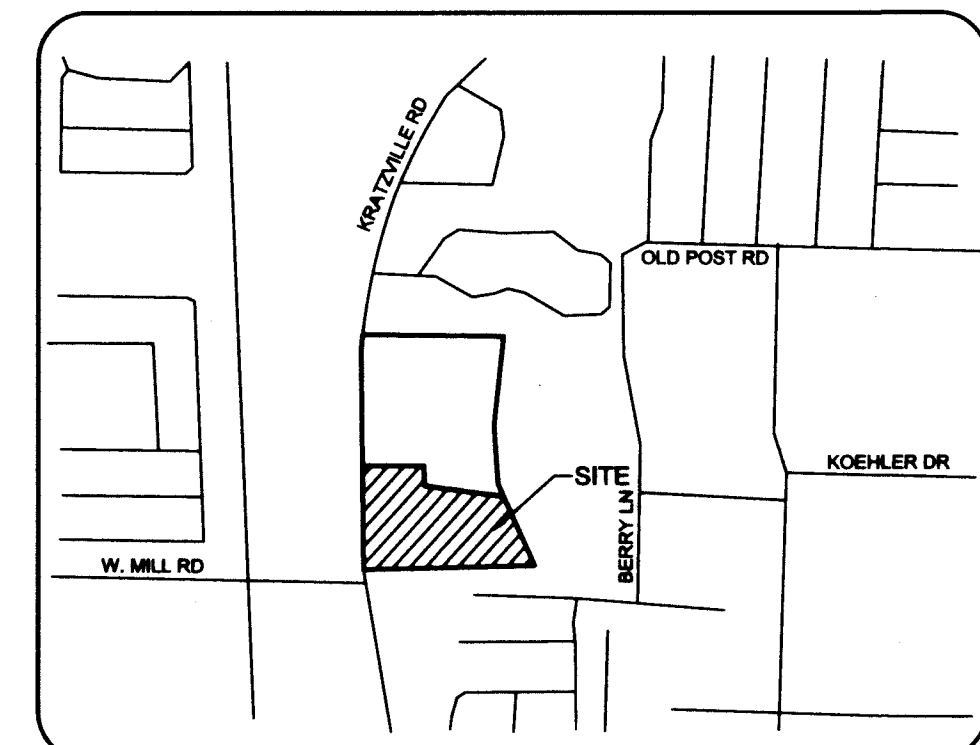


AFFIRMATION STATEMENT: I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

John Z. Wilson
 JOHN Z. WILSON, PLS



SCALE: 1" = 100'



VICINITY MAP
 NOT TO SCALE

KENNEL CLUB MINOR SUBDIVISION		HORIZONTAL SCALE	DATE
		1" = 100'	6/03/2018
PART OF THE NE 1/4 OF THE SE 1/4 SECTION 1, T6S, R11W		DRAWN BY	CHECKED BY
		JZW	JZW
EVANSVILLE KENNEL CLUB EVANSVILLE, INDIANA		CLIENT:	FILE NAME:
		EVANSVILLE KENNEL CLUB	EVANSVILLE KENNEL CLUB
EVANSVILLE, INDIANA		LOCATION:	SHEET
		1	of 1