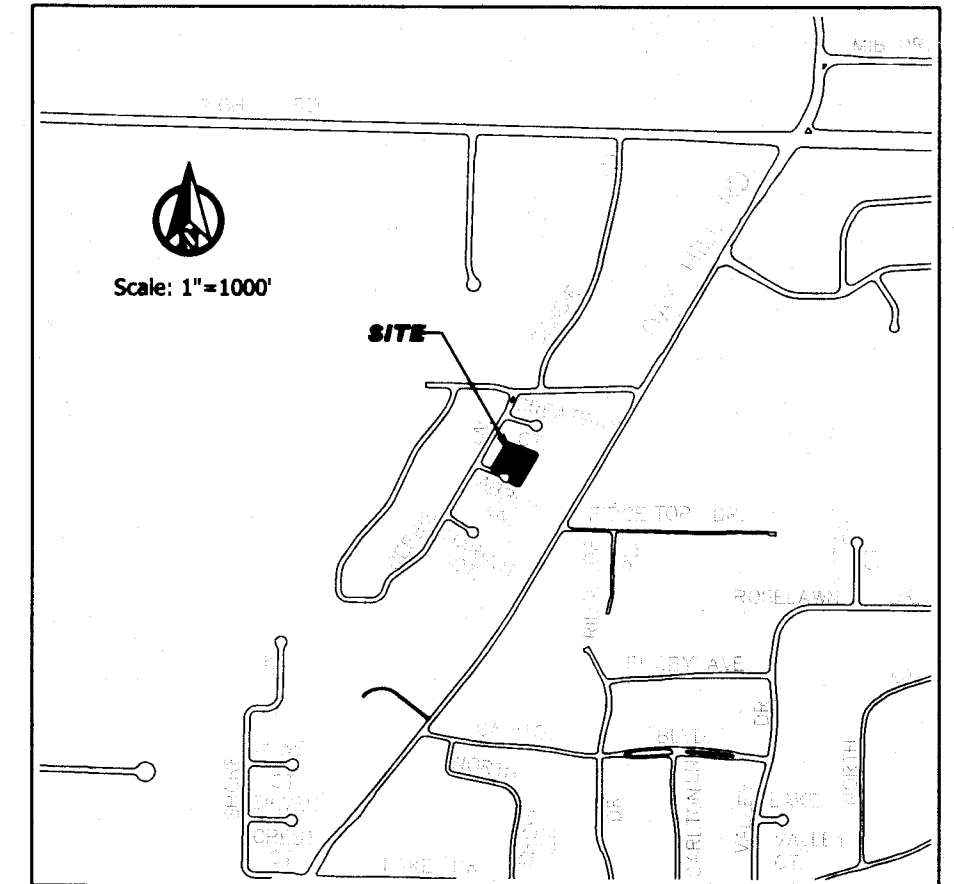


MR 99

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 15 2018
 DATE **03.15.18 1:55p**
 PLAT BOOK **11**
 PAGE **137**
 INSTR# **201800005369**
 RECEIVED FOR RECORD
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



Location Map

Legend

---	Building Setback Line	(C)	Calculated Dimension
---	Center Line	Ca.	Card
---	Easement Line	D.R.	Deed Record
---	Property Boundary Line	Doc.	Document
---	Right-of-way Line	Dr.	Drawer
---		E	East
⊙	5/8" Rebar with cap stamped "MORLEY & Assoc. ID# 0023"	(Fnd)	Found
---		Inst.	Instrument
---		(M)	Measured Dimension
---		N	North
---		Pg.	Page
---		P.O.B.	Point Of Beginning
---		R	Range
---		(R)	Record Dimension
---		S	South
---		T	Township
---		W	West

U-137

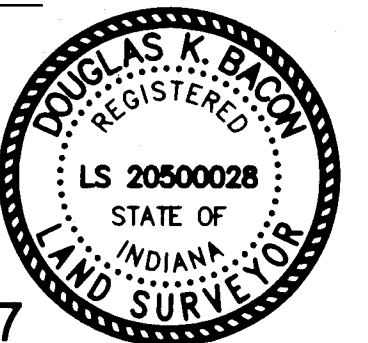
Surveyor's Certificate

I, Douglas K Bacon, 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 November 14, 2017, and that all monuments shown exist at locations.

Witness my hand and seal this 17th day of November 2017.

Douglas K. Bacon

Prepared By:
 Douglas K Bacon, P.S.
MORLEY
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 484-9585
 Fax: (812) 484-2514
 doug@morleycorp.com



Docket # 37-MS-2017

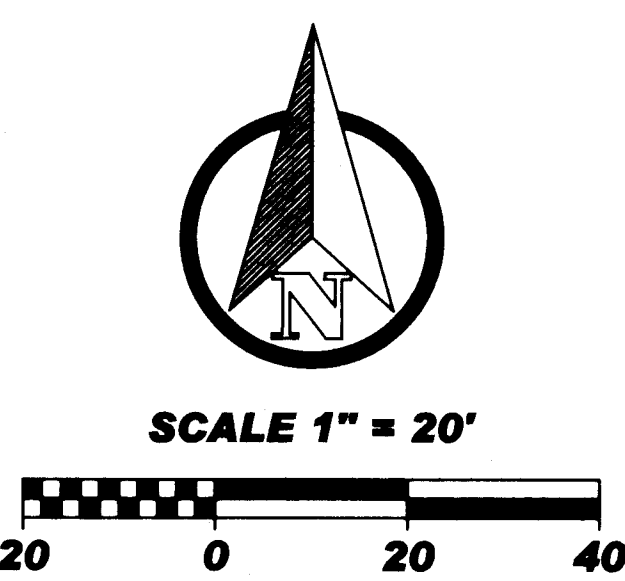
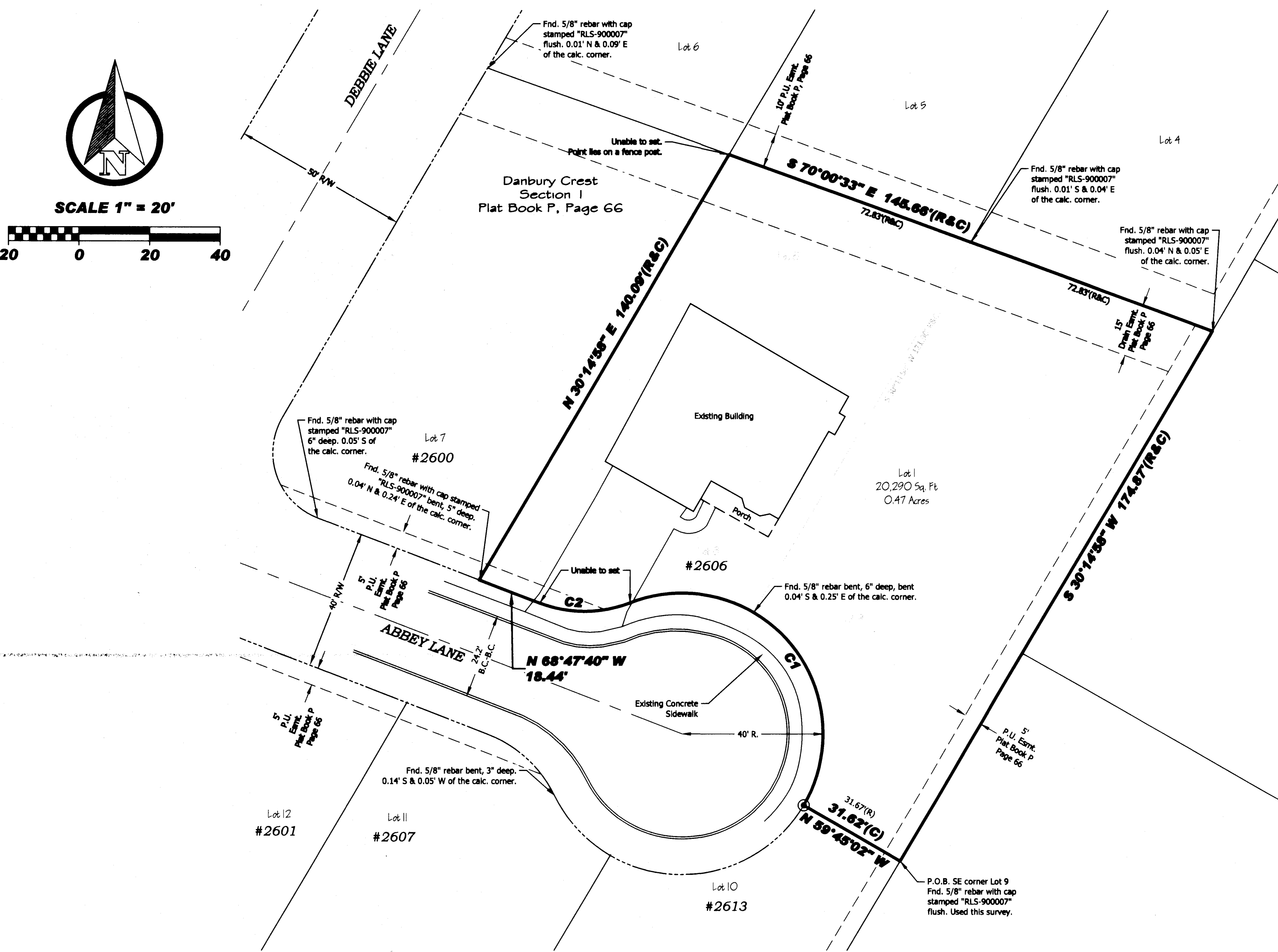
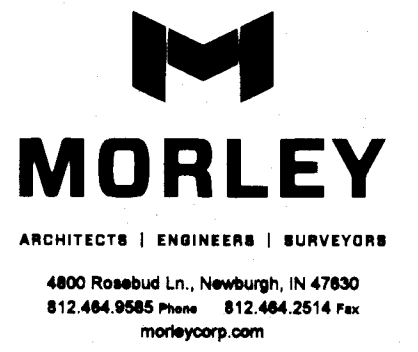
Affirmation Statement

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: *Douglas K Bacon*

Secondary Plat

Designed By: DKB Job Number: 10326.4.001A
 Drawn By: DKB Date: 1/3/2018
 File Name: 10326 Secondary Plat



General Notes

Utilities: Water and Sewer are available at the site and are supplied by Evansville Water and Sewer Utility.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Zoning: The subject property is currently zoned R1.

Flood Hazard Statement: No part of the subject tract is located within Flood Zone A, the 100 year flood zone, as scaled from F.I.R.M. Community Panel 180256 0119 D, being Map No. 18183C0119 D dated March 17, 2011.

All first floor grades shall conform to local and state enforced building codes.

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

Basis of Bearings: Indiana State Plane West 1302 NAD 83

Reference Survey: Doc. #2017R00030558. There has been no change of matters from said survey that would affect this plat.

Natural Drainage Courses: No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.

Purpose of Subdivision: The purpose of this subdivision is to combine all parcels of property owned by Mary E Russell, recorded in Instruments 1999R0007979 and 2002R00045030 into one described piece of property.

Notes from Danbury Crest, Section I, Plat Book P, Page 66: Strips of grounds, of the width shown on this plat and marked "P.U. Eamt." (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 structure other than such utility facilities shall be erected within said strips of land and any fence located within said strips 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 "Drain Eamt." (Drainage Easement), are dedicated for surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities and 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 and egress and temporary staging areas for work by public utilities.

Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "Drainage Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Drainage Easements" clear of any impediments which may happen to fall or enter thereon.

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.

Curve Data Table

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	141°51'55"	40.00'	99.04'	115.73'	N 40°41'43" W	75.61'
C2	42°50'00"	35.00'	26.17'	13.73'	S 89°47'19" W	25.56'

RE: 1999R0007979 Comp. WD.
 2002R00045030 W.D.

Boundary Description

Lots 8 and 9 in Danbury Crest, Section 1 as per plat thereof, recorded in Plat Book P, Page 66 in the Office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows: **SE 1/4 SECTION 10, T6S, R10W, CENTER TWP.**

Beginning at the Southeast corner of said Lot 9, thence along the south line thereof North 59 degrees 45 minutes 2 seconds West 31.82 feet to the east Right of Way of Abbey Lane; thence along said Right of Way along a non-tangent curve of a curve to the left, concave south westerly having a central angle of 141 degrees 51 minutes 55 seconds and a radius of 40.00 feet from which a chord bears North 40 degrees 41 minutes 43 seconds West 75.61 feet; thence along the arc of said curve 99.04 feet to non-tangent curve of a curve to the right, concave northerly having a central angle of 42 degrees 50 minutes 00 seconds and a radius of 35.00 feet from which a chord bears South 89 degrees 47 minutes 19 seconds West 25.56 feet; thence along the arc of said curve 26.17 feet; thence North 68 degrees 47 minutes 40 seconds West 18.44 feet to the southwest corner of said Lot 8; thence along the west line of said Lot 8, North 30 degrees 14 minutes 58 seconds East 140.09 feet to the northwest corner of said Lot 8; thence along the north line of said Lots 8 and 9 South 70 degrees 00 minutes 33 seconds East 145.66 feet to the northeast corner of said Lot 9; thence along the east line of said Lot 9 South 30 degrees 14 minutes 58 seconds West 174.87 feet to the point of beginning, containing 20,290 square feet, 0.47 acres, more or less.

Subject to all easements and rights of ways of record.

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 December 4, 2017.

Blaine Oliver
 President
Blaine Oliver
 Attest Executive Director (Assignment)

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

Blaine Oliver
 Executive Director
 PLAT RELEASE DATE: **March 15, 2018**



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 **MR 99**.

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:

By *Mary E Russell*
 Mary E Russell, Owner AKA: MARY RUSSELL
 2806 Abbey Lane
 Evansville, IN 47711

Notary Certificate

STATE OF INDIANA, COUNTY OF **WARREN**) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, 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 **5th** day of **MARCH**, 20**18**

My Commission Expires:

August 5, 2018 *Bret A. Semershem*
 Notary Public
 Notary Resides in
VANDERBURGH *Bret A. Semershem*
 County, Indiana (Typed or Printed Name)

