

MAPLE GROVE 2

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER	RECEIVED FOR RECORD
7/20/2018 (DATE)	DATE 7/20/2018
BRIAN GERTH AUDITOR	PLAT BOOK U
3614 (AUDITORS NUMBER)	PAGE 152
	INSTR# 201800016568
	DEBBIE STUCKI RECORDER VANDERBURGH COUNTY

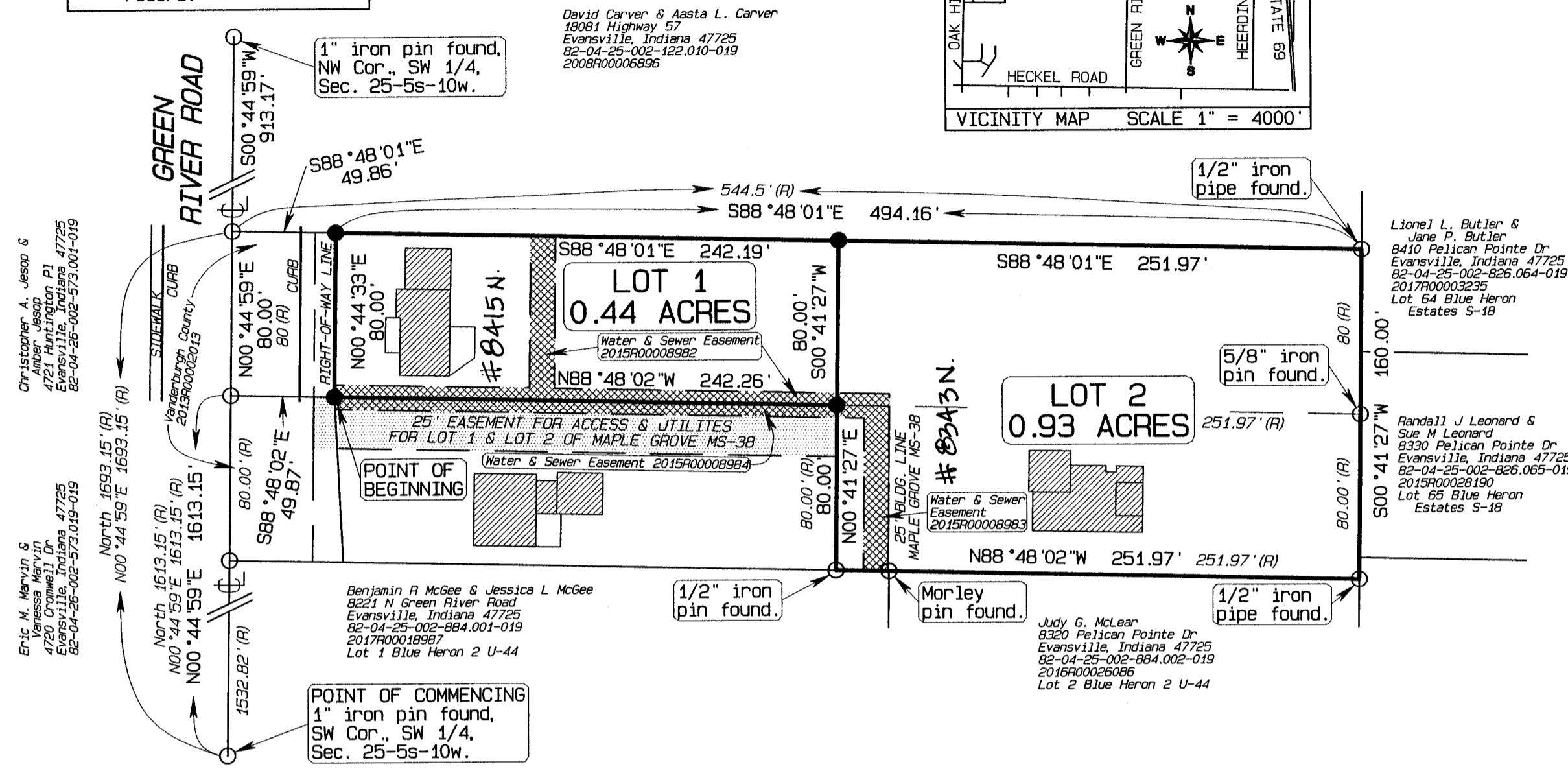
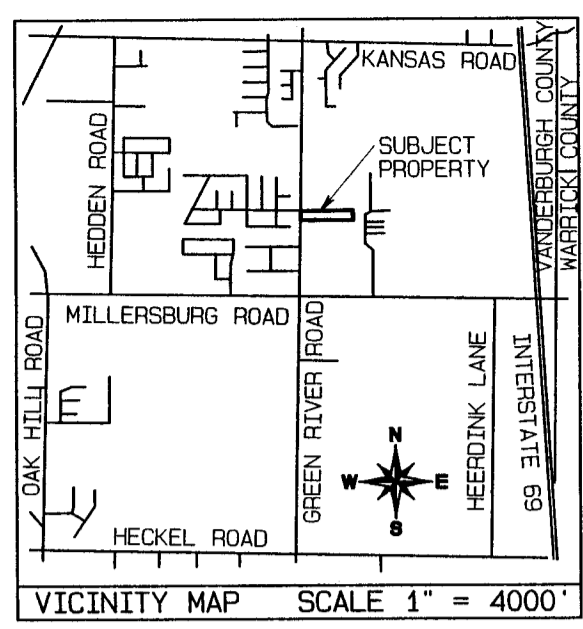
LEGEND

- - Corner and/or monument as noted.
- - 5/8" iron pin with cap inscribed "Fred Kuester IN RLS S0137" set.
- (R) - Record dimensions. Dimensions are field measured unless noted record.

Relative Positional Accuracy:
Suburban survey: 0.13 feet plus 100 parts per million.

- BASIS OF BEARINGS:
The west line of the SW 1/4 of Sec. 25-5s-10w, [N00°44'59"E per 2013R00002013].
- LAST DATE OF FIELDWORK: May 18, 2018

GRAPHIC SCALE 1"=60'



OWNER'S CERTIFICATE

We, 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 MAPLE GROVE 2, a minor subdivision.

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

David Carver

David Carver aka David E. Carver
18081 Highway 57
Evansville, Indiana 47725

Aasta L. Carver

Aasta L. Carver
18081 Highway 57
Evansville, Indiana 47725

NOTARY CERTIFICATE

STATE OF INDIANA }
COUNTY OF VANDERBURGH } ss:

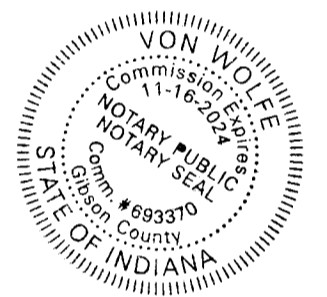
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Carver & Aasta L. Carver, the owner of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 13th day of JULY, 2018

My commission expires NOV. 16, 2024

Von N. Wolfe
VON N. WOLFE (printed)

Notary resides in GIBSON 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, 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 2, 2018 (at SUBDIVISION REVIEW).

Stacey Stevens

President: STACEY STEVENS

Ronald S. London
Attest Executive Director: RONALD S. LONDON



PLAT RELEASE for APC DOCKET NO.: MIN-2018-017

The Secondary Plat complies with the Ordinance and is released for recording.

Ronald S. London
Executive Director: RONALD S. LONDON

7/20/2018

Plat Release Date

U-752

BOUNDARY DESCRIPTION

Lot Two (2) Maple Grove, as per plat thereof, recorded in Plat Book MS, Page 38 and Part of the Southwest Quarter (SW 1/4) of Section Twenty-five (25), Township Five (5) South, Range Ten (10) West, Center Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the Southwest Corner of said quarter section; thence along the west line of said quarter section North 00 degrees 44 minutes 59 seconds East 1613.15 feet; thence South 88 degrees 48 minutes 02 seconds East 49.87 feet to the initial point of beginning of the following described real estate; thence North 00 degrees 44 minutes 33 seconds East 80.00 feet; thence South 88 degrees 48 minutes 01 seconds East 494.16 feet; thence South 00 degrees 41 minutes 27 seconds West 160.00 feet; thence North 88 degrees 48 minutes 02 seconds West 251.97 feet; thence North 00 degrees 41 minutes 27 seconds East 80.00 feet; thence North 88 degrees 48 minutes 02 seconds West 242.26 feet to the point of beginning.

CONTAINING 1.37 ACRES, MORE OR LESS.

Subject to all legal rights-of-way and/or easements of record.

GENERAL NOTES

FLOOD PLAIN DATA: NONE of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone A as said tracts plots on Community Panel No. 180256 0140 D (Map Number 18163C0140D) of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

PUBLIC UTILITIES - WATER: Water is available and is provided by the Evansville Water & Sewer Utility.

PUBLIC UTILITIES - SEWER: Sanitary Sewer is available and will be provided by the Evansville Water & Sewer Utility.

NATURAL SURFACE WATERCOURSE: The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number WAV-2018-021 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B) (2), was APPROVED at SUBDIVISION REVIEW on July 2, 2018.

VARIANCE: APC Docket Number VAR-2018-044 requesting a variance of the Zoning Ordinance, as per 17.12.010 TABLE A, was APPROVED by the Board of Zoning Appeals on June 21, 2018. This variance was to allow for relaxation of: the minimum frontage requirement from 60 feet to 0 feet for existing lot without the required frontage on a public road.

CROSS-REFERENCED DOCUMENTS:

SURVEYOR'S CERTIFICATE

I, Fred J. Kuester, 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 May 18, 2018 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 11th day of July, 2018

Fred J. Kuester

Fred J. Kuester
Indiana Registration LS #S0137
1792 E 600 S
Fort Branch, Indiana 47648



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.

Fred J. Kuester

Fred J. Kuester

This instrument prepared by:
FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
(812) 753-4843

MAPLE GROVE 2		
8343 & 8415 N Green River Road, Evansville IN 47725		
SCALE: 1"= 60	APPROVED BY: FJK	DRAWN BY: CAK
DATE: JULY 2018		REVISED: 0
Part of the Southwest Quarter (SW 1/4) of Section Twenty-five (25), Township Five (5) South, Range Ten (10) West, Center Township, Vanderburgh County, Indiana.		
file: 2018-07-maple grove 2.smi		SHEET 1 OF 1
client: David Carver		