

SEVERSE

GENERAL NOTES

FLOOD PLAIN DATA: Per FEMA Flood Insurance rate Map 18163C 0177D dated March 17, 2011, the subject property is not located in a flood hazard area.

TEMPORARY EROSION CONTROL: (during construction)
For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control" All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in title 16.20.110c(16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as describe in title 16.20.130(C)(1) of the Evansville Municipal Code.

UTILITIES: Water and sewers are provided by the Evansville water and Sewer Utility and are available at the site.

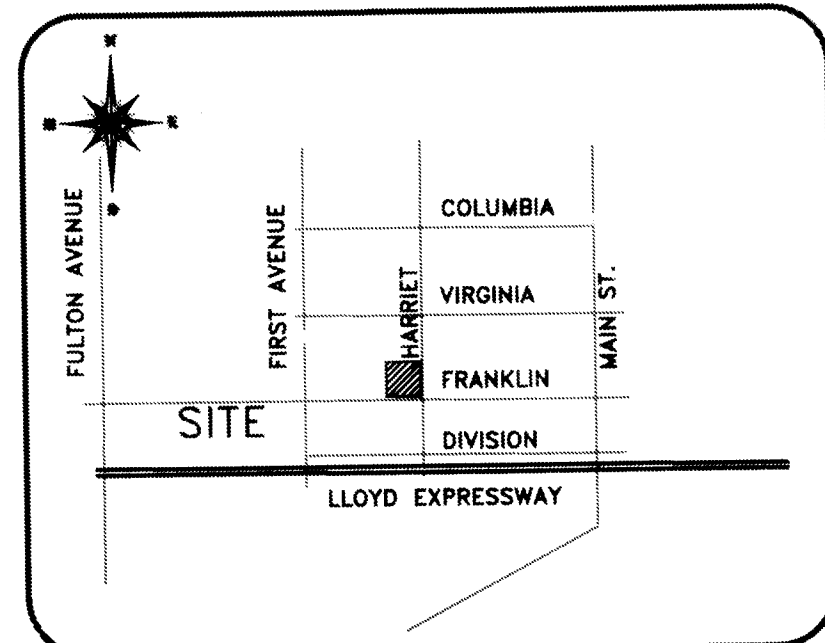
PROPERTY CORNER MARKERS: All monuments are as shown.

BASIS OF BEARINGS: GPS RTK field observations.

ACCESS: The property has direct access to Franklin Street and Harriet Street both dedicated public right of ways.

VERTICAL DATUM: NAVD 1988 (OPUS SOLUTION)

INSTALLATION OF SIDEWALKS: It was determined at Subdivision Review on March 20, 2017 that this subdivision currently meets the minimum requirements for the installation of sidewalks as per the Evansville Municipal Code 17.05.150(B)(2).

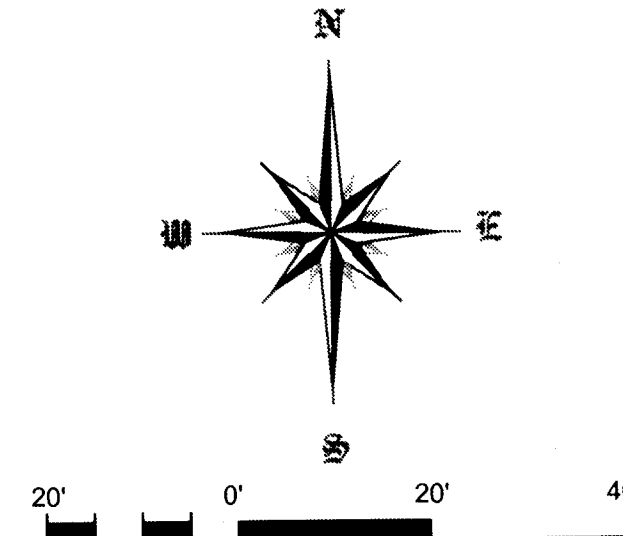
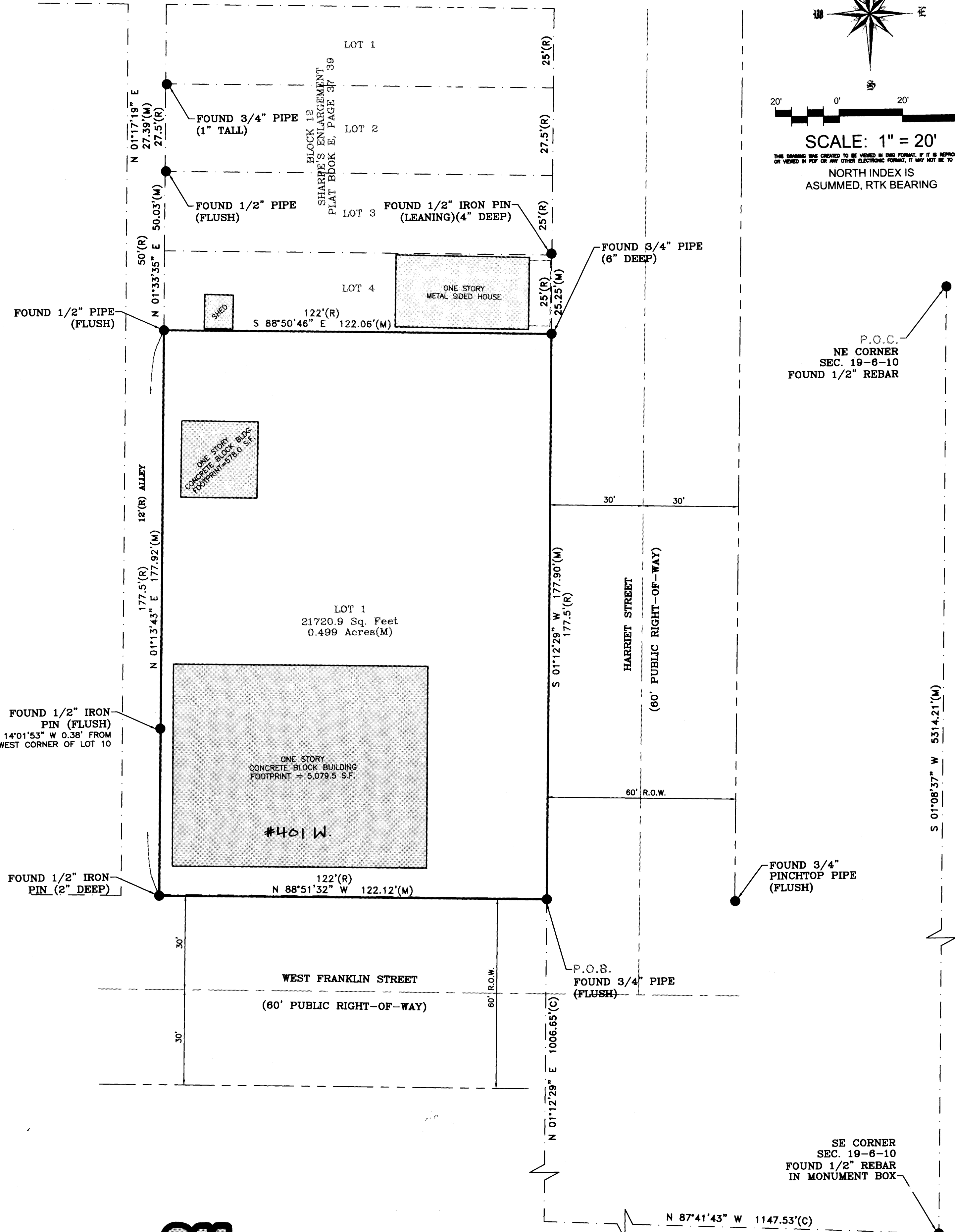


VICINITY MAP

NOT TO SCALE

STANDARD LEGEND

- MONUMENT FOUND
- MONUMENT SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- ⊙ MAG NAIL FOUND
- ⊗ MAG NAIL SET
- × FOUND X MARK
- × SET X MARK
- ▲ R.R. SPIKE FOUND
- △ R.R. SPIKE SET
- ⊕ BENCHMARK
- ⊞ CONC. R/W MARKER
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- SSL BACK SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- M.S. ABOVE GROUND LEVEL
- F.P. FOOTPRINT
- P.O.B.—POINT OF BEGINNING
- P.O.C.—POINT OF COMMENCEMENT



SCALE: 1" = 20'
NORTH INDEX IS ASSUMED, RTK BEARING

P.O.C. NE CORNER SEC. 19-6-10 FOUND 1/2" REBAR

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER APR 25 2017 BRIAN GERTH, AUDITOR 1896	RECEIVED FOR RECORD DATE 04-25-17 1:33p PLAT BOOK 4 PAGE 92 INSTR# 2017R00009752 DEBBIE STUCKI RECORDER VANDERBURGH COUNTY
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BOUNDARY DESCRIPTION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 10 WEST IN PIGEON TOWNSHIP, VANDERBURGH COUNTY, INDIANA, FURTHER DESCRIBED AS BEING LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10) AND ELEVEN (11) IN BLOCK TWELVE (12) IN SHARPE'S ENLARGEMENT OF THE CITY OF EVANSVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A PAGES 16 AND 17 AND TRANSCRIBED OF RECORD IN PLAT BOOK E, PAGES 37, 38 AND 39 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.
BEING FURTHER DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19 BEING MARKED BY A 1/2" REBAR, THENCE SOUTH 01 DEGREES 08 MINUTES 37 SECONDS WEST A DISTANCE OF 5,314.21 FEET ALONG THE EASTERLY LINE OF SAID SECTION 19 TO THE SOUTHWEST CORNER OF SAID SECTION BEING MARKED BY A 1/2" REBAR IN A MONUMENT BOX, THENCE NORTH 87 DEGREES 41 MINUTES 43 SECONDS WEST A DISTANCE OF 1,147.53 FEET TO A POINT, THENCE NORTH 01 DEGREES 12 MINUTES 29 SECONDS EAST A DISTANCE OF 1,006.65 FEET TO THE POINT OF BEGINNING.
TO A 3/4" PIPE FOUND FLUSH AT THE SOUTHWEST CORNER OF LOT 11 AT THE NORTHWESTERLY INTERSECTION OF WEST FRANKLIN STREET (60' R.O.W.) AND HARRIET STREET (60' R.O.W.), THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF WEST FRANKLIN STREET NORTH 88 DEGREES 51 MINUTES 32 SECONDS WEST A DISTANCE OF 122.12 FEET TO A 1/2" IRON PIN FOUND 2" DEEP, THENCE ALONG THE EASTERLY LINE OF A 12 FOOT ALLEY NORTH 01 DEGREES 13 MINUTES 43 SECONDS EAST A DISTANCE OF 177.90 FEET TO A 1/2" PIPE FOUND FLUSH, THENCE ALONG THE NORTH LINE OF LOT 5 SOUTH 89 DEGREES 50 MINUTES 46 SECONDS EAST A DISTANCE OF 122.06 FEET TO A 3/4" PIPE FOUND 6" DEEP, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF HARRIET STREET SOUTH 01 DEGREES 12 MINUTES 29 SECONDS WEST A DISTANCE OF 177.90 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.499 ACRES MORE OR LESS.
04-99

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 Severse.

Owner/Developer:
Christopher D. & Renee#Severse
1721 Diefenbach Road
Evansville, IN 47720
Christopher D. Severse *Renee#Severse*
Christopher D. Severse Renee#Severse

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, Christopher D. and Renee#Severse, 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 24th day of April, 2017
My commission Expires: 4/25/2023
[Signature]
Notary Public
[Signature]
County, Indiana (Typed or printed name)

SURVEYOR'S CERTIFICATE

I, Rodney K. Young, 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, and that all monuments shown exist at shown locations.
Witness my hand and seal this 10th day of March 2017.
[Signature]
Rodney K. Young P.S.
Indiana Registration No. 910019
U. S. Surveyor, Inc.
4929 Riverwind Pointe Drive
Evansville, IN 47715
(812)402-7001 ext. 206
Fax:(812)402-7015
ryoung@ussurveyor.com

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 at Subdivision Review by the AREA PLAN COMMISSION of Evansville and VANDERBURGH COUNTY at a meeting held on, March 20, 2017.
[Signature]
President
[Signature]
Attest Executive Director
Secondary Plat complies with the Ordinance and is released for Recording.
[Signature]
Executive Director
PLAT RELEASE DATE: April 25, 2017

For inquiries, questions or concerns about this survey contact ryoung@ussurveyor.com or call 1-800-867-8783 ext. 206

U.S. SURVEYOR
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
"America's Land Surveyor"
1-800-TO-SURV

PROJECT LOCATION:
VANDERBURGH COUNTY, STATE OF INDIANA

PROJECT ADDRESS:
300-312 HARRIET STREET
EVANSVILLE, IN 47710

PROJECT TYPE:
ALTA/NSPS LAND
TITLE SURVEY

SHEET 1 OF 1

JOB NUMBER:
SS51756.DWG_MJF

811
Know what's below
Call before you dig.

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]
Rodney K. Young, P.S.

U-92
APC# 10-15 2017