

**General Notes**

Utilities: Gas, Electric, Water and Sanitary Sewers are available on site.

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

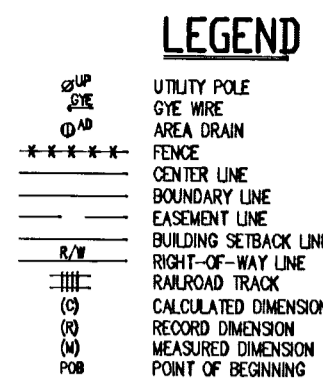
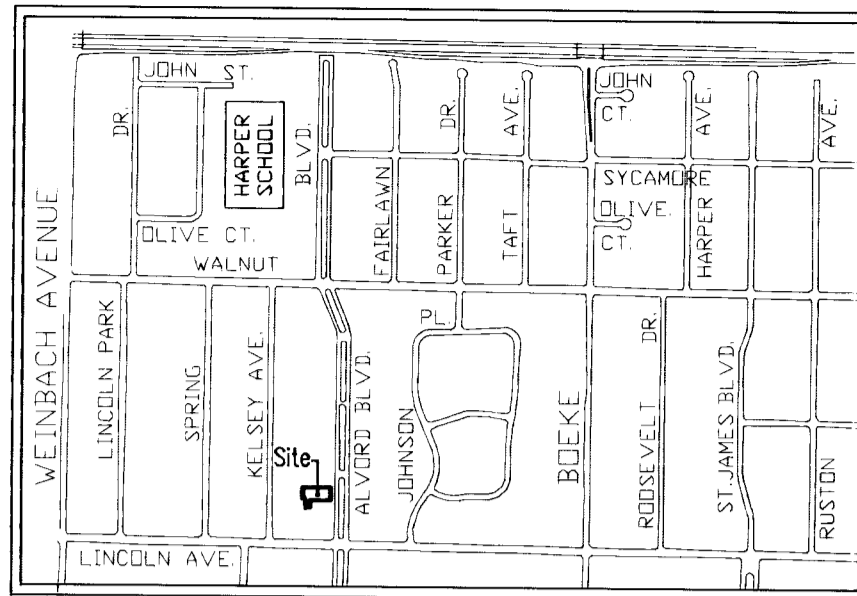
Flood Plain Data: The within described tract of land does not lie in that special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 180257 0007 B of the Flood Insurance Rate Maps for the City of Evansville, Indiana, dated October 15, 1981.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

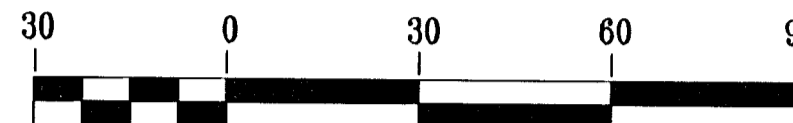
The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

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 shaping. 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.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."



SCALE 1" = 30'



RECEIVED FOR RECORD  
DATE 6-18-02 1:55 PM  
PLAT BOOK R  
PAGE 3  
INSTR # 2002R00023053  
BETTY KNIGHT-SMITH RECORDER  
VANDERBURGH COUNTY

JUN 18 2002

Surveyor's Seal

#4152

# Tuley's Place

## A Residential Minor Re-Plat

### 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 **Tuley's Place**. All roads shown and not previously dedicated are hereby dedicated to public use.

*Daniel J. Tuley*  
Daniel J. Tuley, Owner  
531 S. Alford Blvd.  
Evansville, IN 47714

*Karen A. Tuley*  
Karen A. Tuley, Owner  
531 S. Alford Blvd.  
Evansville, IN 47714

### Notary Certificate

STATE OF INDIANA, COUNTY OF )  
: ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 18<sup>th</sup> day of December, 2000.

My Commission Expires: 4-11-07

*Sharon J. Burks-Hais*  
Sharon J. Burks-Hais  
Notary Public  
County, Indiana  
(typed or printed name)

### Boundary Description

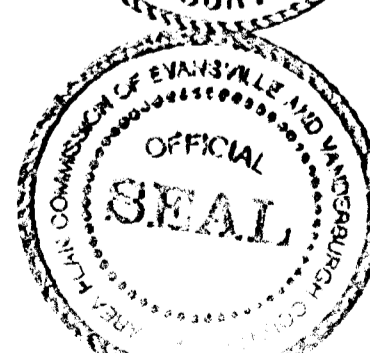
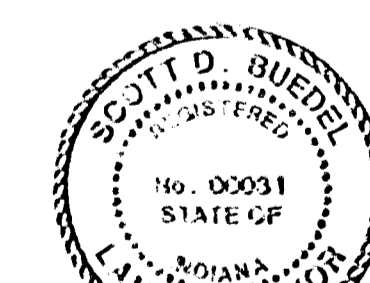
Lot 35 and part of Lot 2 and 3 in Block 2 in Lincoln-Crest of Kelsey Place, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book G, Pages 227, 228, and 229 in the office of the Recorder of Vanderburgh County, Indiana, and also part of a 16-foot wide alley as vacated by the Board of Public Works on December 4, 2000 by Ordinance No. G-2000-27 and recorded in Deed Drawer 14, card 380, all being a part of the Northwest Quarter of Section 27, Township 8 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of said Section 27; thence along the south line thereof, South 90 degrees 00 minutes 00 seconds West 1207.52 feet to the centerline of Alford Boulevard; thence along the centerline of said road North 00 degrees 45 minutes 08 seconds West 300.00 feet; thence South 90 degrees 00 minutes 00 seconds West 50.00 feet to the true point of beginning at the northeast corner of said Lot 35; thence along the east line of said Lot 35, South 00 degrees 45 minutes 08 seconds East 82.00 feet to the center of said vacated alley; thence along the center of said alley, parallel with and 8.00 feet south of and perpendicular to the south line of said Lot 35, South 90 degrees 00 minutes 00 seconds West 101.20 feet; thence parallel with the east line of said Lot 35, South 00 degrees 45 minutes 08 seconds East 35.00 feet; thence South 90 degrees 00 minutes 00 seconds West 24.00 feet to the southwest corner of a tract of land conveyed to Daniel and Karen Tuley in Deed Document No. 2000R00021009 in the office of the Recorder of Vanderburgh County, Indiana, said point also being located on the west line of a tract of ground conveyed to Michael and Cary Gray in Deed Drawer 8, Card 9838 in the office of said Recorder; thence along the west line and the extended west line of said Tuley tract, North 00 degrees 45 minutes 08 seconds East 43.00 feet to a point on the south line of Lot 35; thence along the south line of said Lot 35, South 90 degrees 00 minutes 00 seconds West 12.80 feet to the southwest corner thereof; thence along the west line of said Lot 35, North 00 degrees 45 minutes 08 seconds West 54.00 feet to the northwest corner thereof; thence along the north line of said Lot 35, North 90 degrees 00 minutes 00 seconds East 138.00 feet to the true point of beginning and containing a Gross Area of 9293 square feet (0.213 acres).

### Surveyor's Certificate

I, Scott D. Buedel, 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 locations as noted.

Witness my hand and seal this 21<sup>st</sup> day of DECEMBER, 2000.



### 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, December 6, 2000.

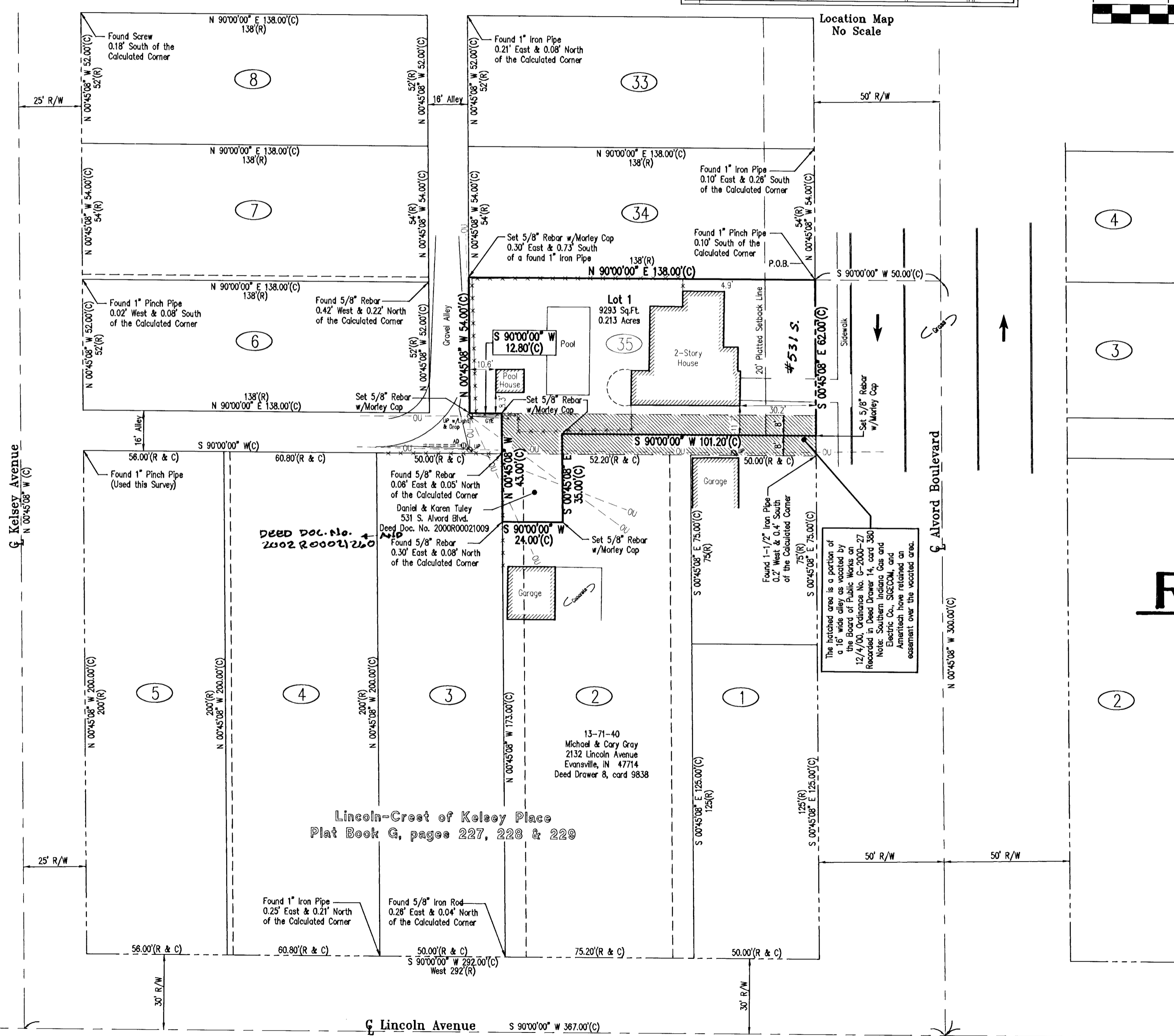
*Mark Foster*  
Mark Foster  
President

*Bealby Smith*  
Bealby Smith  
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording

*Bealby Smith*  
Bealby Smith  
Executive Director

PLAT RELEASE DATE: JUNE 18, 2002



**R-3**

Southwest Corner  
NW 1/4  
Section 27-6-10  
Fnd. Disk 6-Deap