Vienna Lakes
Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
02-06-2013 (DATE)
JOE GRIES AUDITOR
649 (AUDITORS NUMBER)

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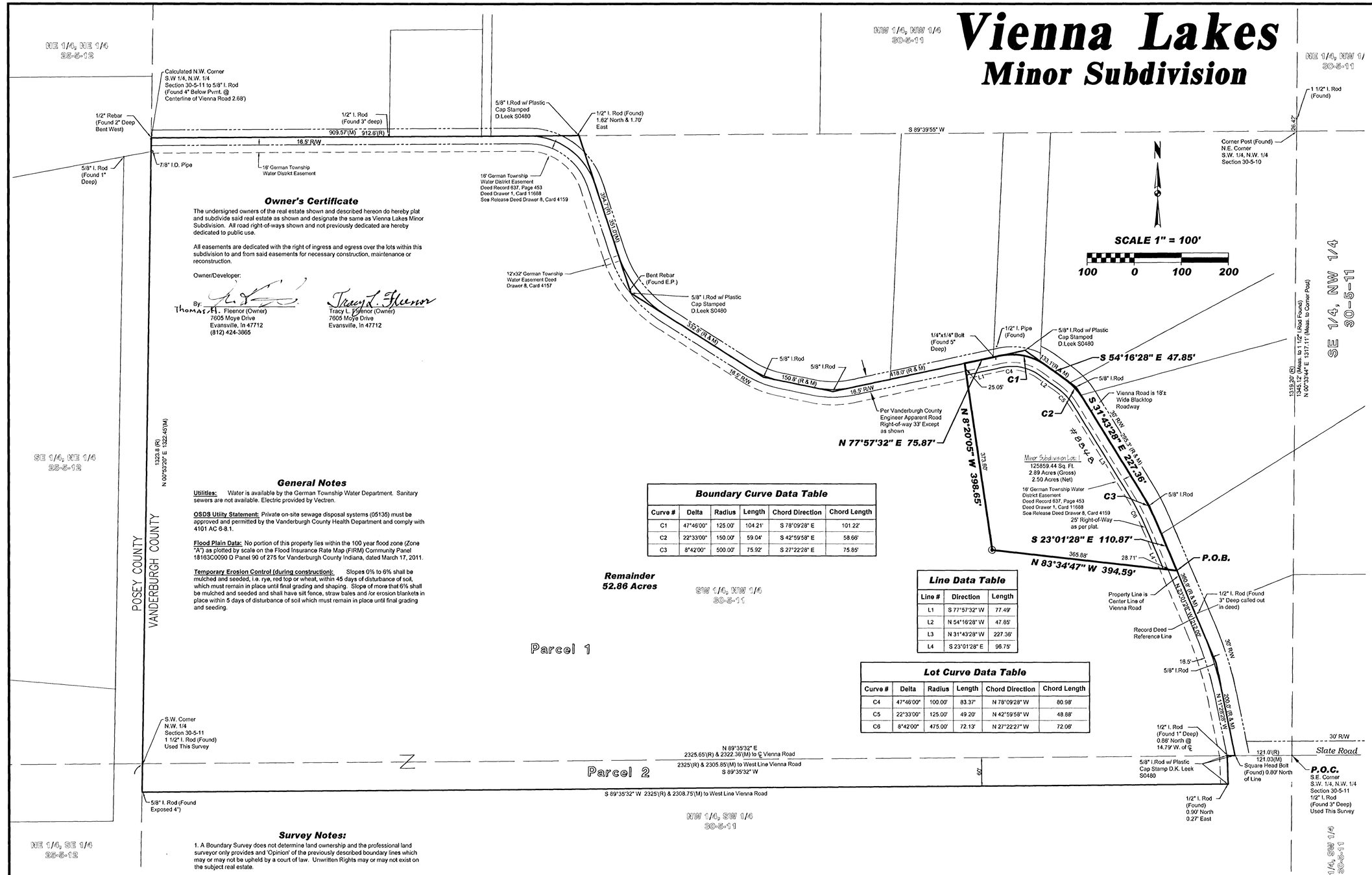

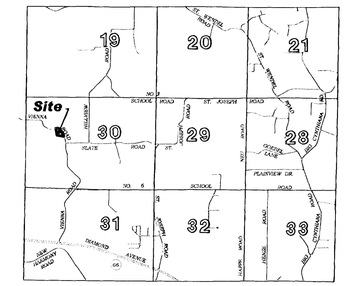

Location Map

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 Vienna Lakes Minor Subdivision. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

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: Thomas H. Fleenor (Owner)
7605 Moye Drive
Evansville, In 47712
(812) 424-3865

Tracy L. Fleenor (Owner)
7605 Moye Drive
Evansville, In 47712

General Notes

Utilities: Water is available by the German Township Water Department. Sanitary sewers are not available. Electric provided by Vectren.

OSDS Utility Statement: Private on-site sewage disposal systems (05135) must be approved and permitted by the Vanderburgh County Health Department and comply with 4101 AC 6-8.1.

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) Community Panel 18163C0090 D Panel 90 of 275 for Vanderburgh County Indiana, dated March 17, 2011.

Temporary Erosion Control (during construction): Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top or wheat, within 45 days of disturbance of soil, which must remain in place until final grading and shaping. Slope of more that 6% shall be mulched and seeded and shall have silt fence, straw bales and /or erosion blankets in place within 5 days of disturbance of soil which must remain in place until final grading and seeding.

Boundary Curve Data Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	47°46'00"	125.00'	104.21'	S 78°09'28" E	101.22'
C2	22°33'00"	150.00'	59.04'	S 42°59'58" E	58.66'
C3	8°42'00"	500.00'	75.92'	S 27°22'28" E	75.85'

Line Data Table

Line #	Direction	Length
L1	S 77°57'32" W	77.49'
L2	N 54°16'28" W	47.85'
L3	N 31°43'28" W	227.36'
L4	S 23°01'28" E	98.75'

Lot Curve Data Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C4	47°46'00"	100.00'	83.37'	N 78°09'28" W	80.98'
C5	22°33'00"	125.00'	49.20'	N 42°59'58" W	48.88'
C6	8°42'00"	475.00'	72.13'	N 27°22'27" W	72.06'

Boundary Description

Part of the Southwest Quarter of the Northwest Quarter of Fraction Section 30, Township 5 South, Range 11 West in German Township, Vanderburgh County, Indiana and being more particularly described by metes and bounds as follows:

Commencing at the Southeast Corner of the Southwest Quarter of the Northwest Quarter of Said Section 30, Township 5 South, Range 11 West being marked by a ½ inch iron rod, 3 inches below grade; thence along the south line of said Quarter Quarter Section South 89 degrees 35 minutes 32 seconds West a distance of 121.03 feet (121.00 feet Record) to the centerline of Vienna Road; thence along the centerline thereof North 11 degrees 28 minutes 28 seconds West a distance of 200.00 feet; thence continuing along said centerline North 23 degrees 01 minutes 28 seconds West a distance of 212.00 feet to the true point of beginning; thence North 83 degrees 34 minutes 47 seconds West a distance of 394.59 feet; thence North 08 degrees 20 minutes 05 seconds West a distance of 398.65 feet to a point on the centerline of Vienna Road; thence along the centerline thereof North 77 degrees 57 minutes 32 seconds East a distance of 75.87 feet to the point of curvature of a curve to the right, concave to the south having a central angle of 47 degrees 48 minutes 00 seconds and a radius of 125.00 feet from which the chord bears South 78 degrees 09 minutes 28 seconds East a distance of 101.22 feet; thence continue along said centerline, along the arc of said curve a distance of 104.21 feet to the point of tangency; thence continue along said centerline South 54 degrees 16 minutes 28 seconds East a distance of 47.85 feet to the point of curvature of a curve to the right concave to the southwest having a central angle of 22 degrees 33 minutes 00 seconds and a radius of 150.00 feet from which the chord bears South 42 degrees 59 minutes 58 seconds East a distance of 58.66 feet; thence continue along said centerline, along the arc of said curve a distance of 59.04 feet to the point of tangency; thence continue along said centerline South 31 degrees43 minutes 28 seconds East a distance of 227.36 feet to the point of curvature of a curve to the right, concave to the west having a central angle of 8 degree 42 minutes 00 seconds and a radius of 500.00 feet from which the chord bears South 27 degrees 22 minutes 28 seconds East a distance of 75.85 feet; thence continue along said centerline, along the arc of said curve a distance of 75.92 feet to the point of tangency; thence continue along said centerline South 23 degrees 01 minutes 28 seconds East a distance of 110.87 feet to the true point of beginning, containing 2.89 acres (125,859.44 square feet) more or less.

Subject to easements, rights-of-way, building and use restrictions of record.

Subject to the right-of-was for Vienna Road off the northerly and easterly side thereof.

Surveyor's Certificate

I, Danny K. Leek, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana,; that this plat correctly represents a survey completed by me or under my direct supervision; that all monuments shown exist at locations as noted and to the best of my knowledge, information and belief this plat and the attached report was executed in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

Witness my hand and seal this 31st day of January, 2013.

Prepared by: Danny K. Leek, P.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, In. 47630
Phone: (812) 464-9585
dannyl@morleyandassociates.com

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Survey Notes:

1. A Boundary Survey does not determine land ownership and the professional land surveyor only provides and 'Opinion' of the previously described boundary lines which may or may not be upheld by a court of law. Unwritten Rights may or may not exist on the subject real estate.

2. This survey exhibit does not represent evidence as to the location of underground features such as coal, oil gas, tanks, wells or any other rights or claims that may exist underground and no claim or liability is expressed.

3. This survey exhibit does not purport to indicate any evidence of hazardous or environmentally injurious materials and the surveyor expressly disclaims any responsibility or liability for the same.

4. This survey exhibit may indicate the possible presence of underground utility services. All Underground utility lines or features shown hereon are based on visible above ground features and or pain markings placed on the ground by the underground locate service and or maps provided by the operating companies. Additional underground utilities may exist and their locations may vary from those shown. All Contractors are required by law to contact the underground locate services prior to any digging or disturbance of the surface. Call 811.

5. The only easements shown hereon are those, i) for which information has been supplied to the surveyor by the owner or a title attorney, ii) which are contained in the current deed to the subject property, iii) for which the surveyor has special knowledge. No warranty or certification as to the presence or absence of any other easements is being made hereon by the surveyor or any approving agency including the Planning Commission or building authorities.

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, 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 31st day of January, 20 13.

My Commission Expires:
August 5, 2018

Notary Resides in
Vanderburgh County, Indiana

Bret A. Sermersheim
Notary Public
Bret A. Sermersheim
(Typed or Printed Name)

NOTARY PUBLIC SEAL 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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, Dec. 11, 2012 at Sub Review.

President

Blaine Oliver
Attest Executive Director

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

Blaine Oliver
Executive Director

PLAT RELEASE DATE: Feb. 6, 2013

OFFICIAL SEAL

Legend

POB	Point Of Beginning		Center Line
POC	Point Of Commencement		Easement Line
(C)	Calculated Dimension		Property Boundary Line
(M)	Measured Dimension		Right-of-way Line
(R)	Record Dimension	⊙	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)

T-71
APC #29-MS-2012

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:

Secondary Plat

Designed By: D.K.L.	Job Number: 8563
Drawn By: J.E.V.	Date: 1/31/2013
Filename: Minor Subdivision.dwg	

Morley and Associates Inc.
www.morleyandassociates.com

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Architecture
Construction Management

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