

# ALLDREDGE COLLINS

**GENERAL NOTES**

UTILITIES: Water and sanitary sewer are available and provided by Evansville Water and Sewer Utility.

FLOOD PLAIN DATA: No portion of the subject parcel lies within the 1% annual chance flood zone (Zone A or AE) as said parcel plots by scale on Flood Insurance Rate Map (FIRM) Community Panel 18163C0157D effective March 17th, 2011.

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 16.20.10(C) 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 described in Title 16.20.130(C) (1) of the Evansville Municipal Code.

MAINTENANCE STATEMENT: The owner shall remain responsible for maintenance and prevention of obstructions to creeks and natural surface watercourses.

**OWNER'S CERTIFICATE**

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Allredge Collins.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

*Dorothy J. Allredge*  
 Dorothy J. Allredge  
 351 S. Bosse Avenue  
 Evansville, IN 47712

*Sharon O. Collins*  
 Sharon O. Collins  
 351 S. Bosse Avenue  
 Evansville, IN 47712

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:  
 APC Docket Number 36-SW-2016 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved/denied at Subdivision Review on 09/26/2016.

**NOTARY CERTIFICATE**

State of Indiana )  
 County of Vanderburgh ) ss:

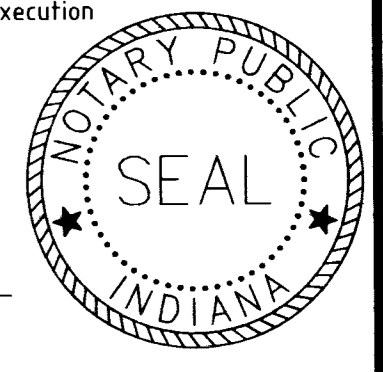
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owner of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 4<sup>th</sup> day of October, 2016

My commission expires 1-29-23

Notary resides in:  
 Vanderburgh  
 County, Indiana

*Laura Helmer*  
 Notary Public  
 Laura Helmer  
 Printed Name



**BOUNDARY LEGAL DESCRIPTION**

A Part of the Southwest Quarter of the Northeast Quarter of Section 27, Township 6 South, Range 11 West of the Second Principal Meridian, Perry Township, City of Evansville, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the Southwest corner of said Quarter-Quarter Section; thence along the West line thereof, North 01 degrees 18 minutes 40 seconds East a distance of 877.58 feet to the Northwest corner of a parcel of land conveyed to High Level Holdings, LLC-Foxfire West LLC Series in Deed Document 2014R00005025 in the Office of the Recorder of Vanderburgh County, Indiana, said point falling on the South right-of-way line of Woelker Avenue; thence along said South right-of-way line, and along the North line of said Deed Document, South 88 degrees 21 minutes 14 seconds East a distance of 505.70 feet to the Point of Beginning, being the Northeast corner of said Deed Document; thence continue along said right-of-way, South 88 degrees 21 minutes 14 seconds East a distance of 120.00 feet to the intersection of the South right-of-way of Woelker Avenue and the West right-of-way of Bosse Avenue; thence along said West right-of-way, South 01 degrees 18 minutes 39 seconds West a distance of 269.00 feet; thence North 88 degrees 21 minutes 14 seconds West a distance of 120.00 feet to a point on the East line of said Deed Document 2014R00005025; thence along said East line, North 01 degrees 18 minutes 39 seconds East a distance of 269.00 feet to the point of beginning containing 0.741 acres, more or less.

Subject to all easements and rights-of-way of record.

**SURVEYOR'S CERTIFICATE**


I, Joseph R. Kiesel, hereby certify that I am a Registered Professional Land Surveyor of the State of Indiana; that this plat correctly represents a survey completed by me on September 17th, 2016; that all the monuments shown thereon actually exist, and that their location, size, type, and material are accurately shown.

**Affirmation Statement**

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law. Joseph R. Kiesel

Witness my hand and seal this 4th day of October, 2016.

*Joseph R. Kiesel*  
 Joseph R. Kiesel  
 Indiana Registration No. LS 20800145



**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 September 26th, 2016 at Subdivision Review.

*John J. Jones*  
 President


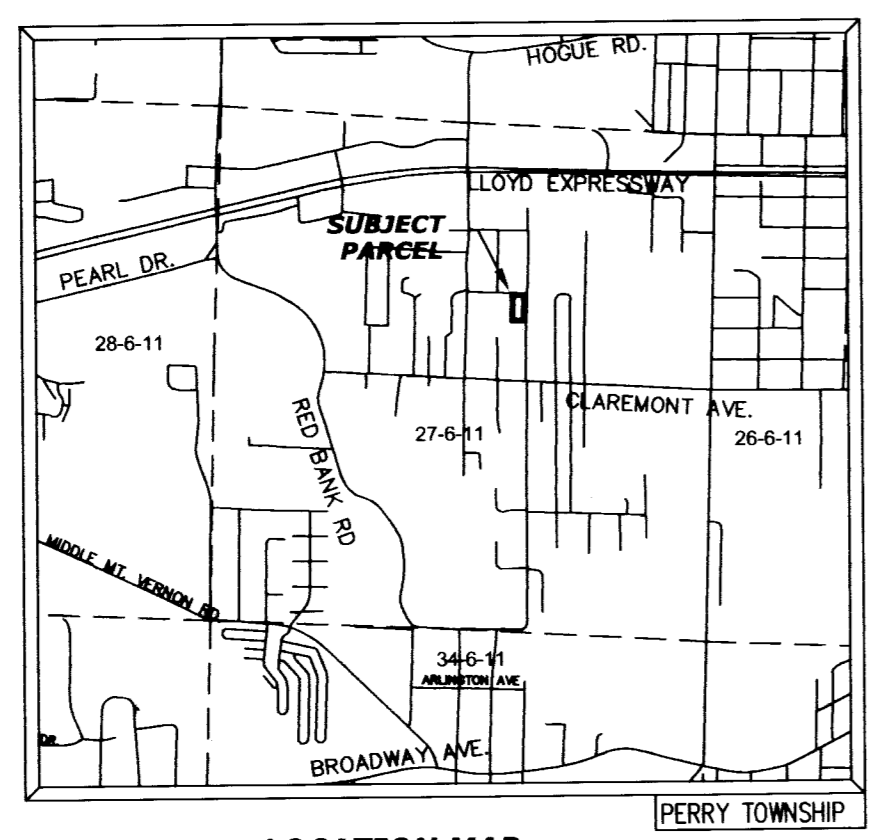
*Rob S. Collins*  
 Attest Executive Director

**Plat Release**

Secondary Plat Complies with the Ordinance and is released for recording.

*Rob S. Collins*  
 Executive Director

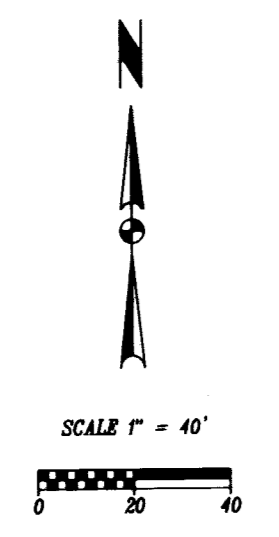
Oct. 4, 2016  
 Plat Release Date

NW COR.  
 SW/4, NE/4  
 SEC 27-T6S-R11W  
 1" IRON PIPE, DN-2"  
 VCS #2414

NICHOLSON CAP  
 DN-2"  
 SOUTH-0.26"  
 WEST-0.15"  
 OF CALC. COR.

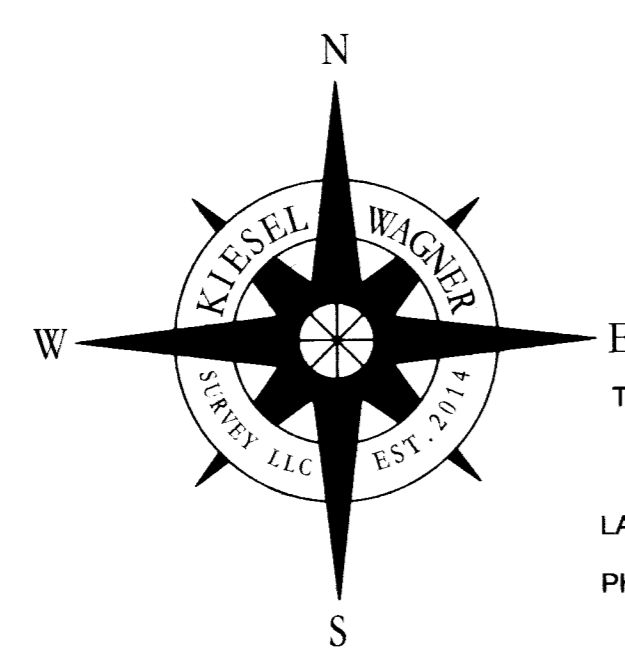
N 01°18'40" E 1,337.60' (M)  
 N 01°18'40" E 877.58' (C)  
 N 01°50'00" W 877.58' (R)



**LEGEND**

These standard symbols will be found in the drawing

- 5/8" rebar set with plastic cap "KIESEL LS 20800145"
- Found 5/8" Iron Rod with cap "NICHOLSON LS 7946"
- Found Iron Pipe



THIS INSTRUMENT PREPARED BY:  
 JOSEPH R. KIESEL  
**KIESEL-WAGNER SURVEY, LLC**  
 LAND SURVEYING AND CONSULTING SERVICES  
 2711 W.S.R. 68, HALIBSTADT, IN 47639  
 PHONE: Joe: 812.305.6256/ Chad: 812.319.3910  
 EMAIL: joe@kws-llc.com/chad@kws-llc.com

82-05-27-019-012.047-025  
 HIGH LEVEL HOLDINGS, LLC  
 -FOXFIRE WEST LLC SERIES  
 2014R00005025  
 2301 OLD BAINBRIDGE RD  
 TALLAHASSEE, FL 32303

1/2" REBAR  
 UP-3"  
 SOUTH-0.40"  
 WEST-0.35"  
 OF SET KIESEL CAP

N 89°50'00" W 12.00' (R)  
 N 86°41'21" W 12.00' (C)

NICHOLSON CAP  
 FLUSH  
 NORTH-0.06"  
 WEST-0.04"  
 OF CALC. COR.

NICHOLSON CAP, FLUSH  
 (USED THIS SURVEY)  
 NW COR. LOT 11  
 BLOCK 73  
 EVANSVILLE INDUSTRIAL ADDITION  
 PLAT BOOK "P", PG. 142

EVANSVILLE INDUSTRIAL  
 ADDITION REPLAT  
 BLOCK 73  
 PLAT BK. "P", PG. 192

N 86°50'14" W 2,589.75' (M)

SE COR, NE/4  
 SEC 27-T6S-R11W  
 RAILROAD SPIKE  
 DN-4"  
 VCS #1119