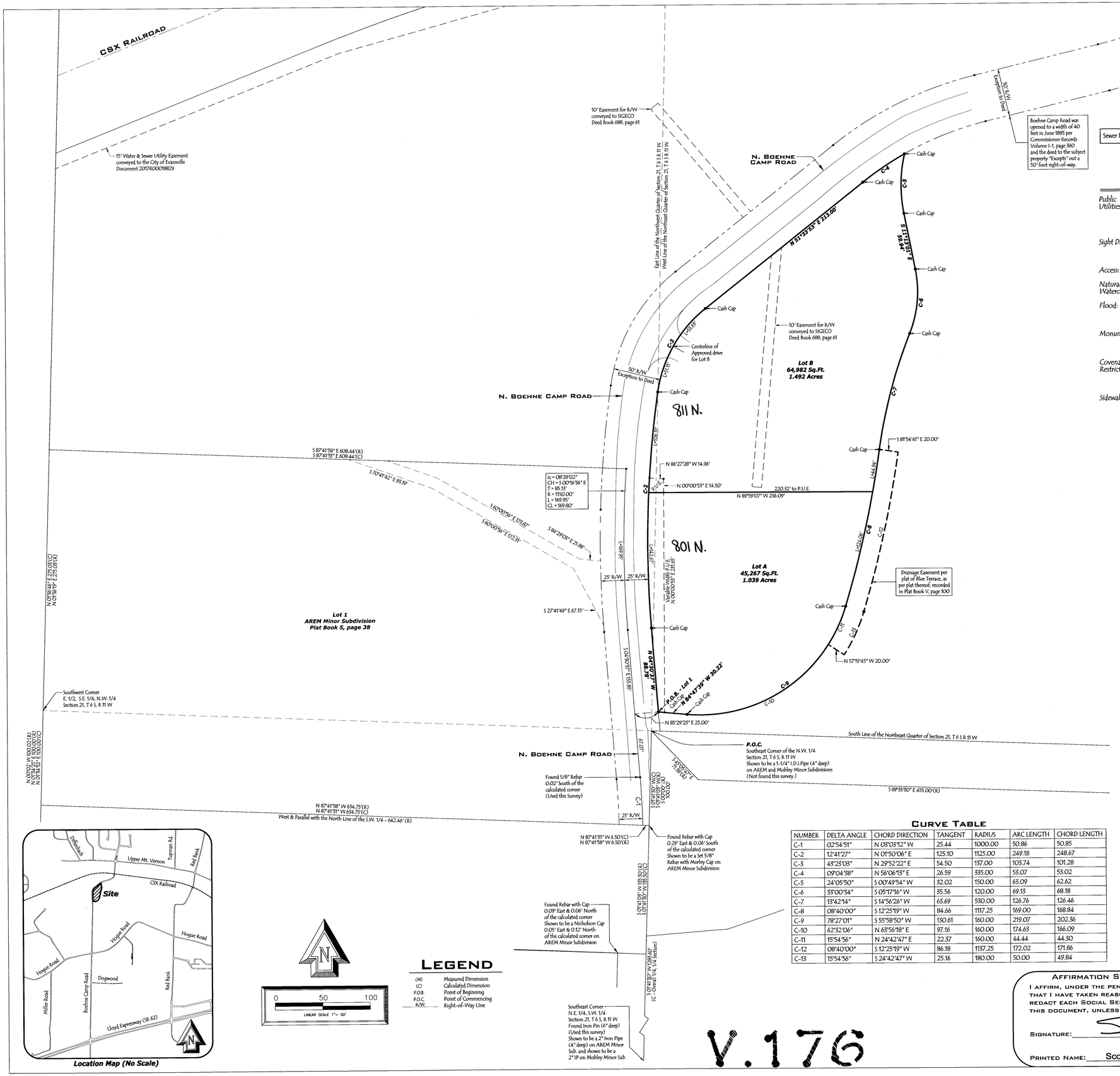
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
6/6/2023 (DATE)
BRIAN GERTH AUDITOR
1138 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 6/6/2023 11:19AM
PLAT BOOK V
PAGE 176
INSTR# 202306000105558
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

BLUE TERRACE TWO

A REPLAT OF LOT 1 IN BLUE TERRACE RECORDED IN PLAT BOOK V, PAGE 100 IN THE OFFICE OF THE VANDERBURGH COUNTY RECORDER



Location Map (No Scale)

LEGEND

(M)	Measured Dimension
(C)	Calculated Dimension
P.O.B.	Point of Beginning
P.O.C.	Point of Commencing
R/W	Right-of-Way Line

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-1	02°54'51"	N 03°03'12" W	25.44	1000.00	50.86	50.85
C-2	12°41'27"	N 01°50'06" E	125.10	1125.00	249.18	248.67
C-3	43°23'03"	N 29°52'22" E	54.50	137.00	103.74	101.28
C-4	09°04'38"	N 56°06'13" E	26.59	335.00	53.07	53.02
C-5	24°05'50"	S 00°49'54" W	32.02	150.00	63.09	62.62
C-6	33°00'34"	S 05°17'16" W	35.56	120.00	69.13	68.18
C-7	13°42'14"	S 14°56'26" W	63.69	530.00	126.76	126.46
C-8	08°40'00"	S 12°25'19" W	84.66	1117.25	169.00	168.84
C-9	78°27'01"	S 55°58'50" W	130.61	160.00	219.07	202.36
C-10	62°52'06"	N 65°56'18" E	97.16	160.00	174.65	166.09
C-11	15°54'56"	N 24°42'47" E	22.57	160.00	44.44	44.30
C-12	08°40'00"	S 12°25'19" W	86.18	1137.25	172.02	171.86
C-13	15°54'56"	S 24°42'47" W	25.16	180.00	50.00	49.84

APPROVAL DATE

Sewer Plans were approved by the Evansville Water and Sewer Utility on August 10, 2022

GENERAL NOTES

Public Utilities: PUBLIC UTILITIES - WATER: Water is available and is provided by Evansville Water and Sewer Utility

PUBLIC UTILITIES - SEWER: Sewer is available and is provided by Evansville Water and Sewer Utility

Sight Distance Access for Lot B shall be at the identified location to meet the sight distance requirement. Any alternate location of the access drive for Lot B will require approval by the Vanderburgh County Engineer.

Access: Lot A and Lot B shall access Boehne Camp Road, only.

Natural Surface Watercourse: The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18165C0157D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone.

Monuments: Monuments exist as noted at all exterior boundary corners and all interior monuments will be a set 5/8" Rebar with plastic cap stamped "Cash Waggner & Associates #0096"

Covenants & Restrictions: PRIOR COVENANTS AND RESTRICTIONS: The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.

Sidewalks: Application for Modification/Waiver of Subdivision Standards: APC Docket Number WAV-2022-008 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved by the County Commissioners on May 24, 2022.

OWNER'S CERTIFICATE

We 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 ***Blue Terrace Two*** a minor subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked ***"P.U.E."*** (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

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

Owner & Subdivider

Blue Hill, LLC
Jeffrey W. Burden, Managing Member
8114 Blessing Way
Evansville, IN 47712

SCOTT D BUEDEL
Seal
Notary Public - State of Indiana
Vanderburgh County
My Commission Expires Sep 26, 2023

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 Jeffrey W. Burden, Managing Member of Blue Hill, LLC, the owner(s) 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 1ST day of JUNE, 2023.

9-26-2023
My Commission expires:

Notary Public

VANDERBURGH
Notary Resides in County, Indiana

Scott D Buedel
Typed or printed name

OFFICIAL SEAL — COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY * AREA PLAN

BOUNDARY DESCRIPTION

All of Lot 1 in Blue Terrace, as per plat thereof, recorded in Plat Book V, page 100 in the Office of the Recorder of Vanderburgh County, Indiana and being a part of the Northeast Quarter and part of the Northwest Quarter of Section 21, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana , more particularly described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of said Section 21; thence along the east line of the Northeast Quarter of the Southwest Quarter of said Section 21, South 01 Degree 41 Minutes 30 Seconds West 100.00 feet; thence North 87 Degrees 41 Minutes 51 Seconds West 6.50 feet to a point in the center of Boehne Camp Road, being the southeast corner of AREM Minor Subdivision, as per plat thereof, recorded in Plat Book 5, page 38 in the Office of the Vanderburgh County Recorder and being the beginning of a curve to the left having a central angle of 02 Degrees 54 Minutes 51 Seconds, a radius of 1000.00 feet and a chord dimension of North 03 Degrees 03 Minutes 12 Seconds West 50.85 feet; thence along the center of Boehne Camp Road and along the arc of said curve 50.86 feet; thence continue along the center of Boehne Camp Road, North 04 Degrees 30 Minutes 37 Seconds West 67.07 feet; thence North 85 Degrees 29 Minutes 23 Seconds East 25.00 feet to the east right-of-way of Boehne Camp Road and being the point of beginning; thence along said east right-of-way, North 04 Degrees 30 Minutes 37 Seconds West 88.78 feet to the beginning of a curve to the right having a central angle of 12 Degrees 41 Minutes 27 Seconds, a radius of 1125.00 feet and a chord dimension of North 01 Degree 50 Minutes 06 Seconds East 248.67 feet; thence along said east right-of-way and along the arc of said curve 249.18 feet to the beginning of a curve to the right having a central angle of 43 Degrees 23 Minutes 03 Seconds, a radius of 137.00 feet and a chord dimension of North 29 Degrees 52 Minutes 22 Seconds East 101.28 feet; thence along said east right-of-way and along the arc of said curve 103.74 feet; thence continue along said east right-of-way, North 51 Degrees 33 Minutes 53 Seconds East 213.00 feet to the beginning of a curve to the right having a central angle of 09 Degrees 04 Minutes 38 Seconds, a radius of 335.00 feet and a chord dimension of North 56 Degrees 06 Minutes 13 Seconds East 53.02 feet; thence along said east right-of-way and along the arc of said curve 53.07 feet to the beginning of a curve to the left having a central angle of 24 Degrees 05 Minutes 50 Seconds, a radius of 150.00 feet and a chord dimension of South 00 Degrees 49 Minutes 54 Seconds West 62.62 feet; thence along the arc of said curve 63.09 feet; thence South 11 Degrees 15 Minutes 01 Second East 59.94 feet to the beginning of a curve to the right having a central angle of 33 Degrees 00 Minutes 34 Seconds, a radius of 120.00 feet and a chord dimension of South 05 Degrees 17 Minutes 16 Seconds West 68.18 feet; thence along the arc of said curve 69.13 feet to the beginning of a curve to the left having a central angle of 13 Degrees 42 Minutes 14 Seconds, a radius of 530.00 feet and a chord dimension of South 14 Degrees 56 Minutes 26 Seconds West 126.46 feet; thence along the arc of said curve 126.76 feet to the beginning of a curve to the right having a central angle of 08 Degrees 40 Minutes 00 Seconds, a radius of 1117.25 feet and a chord dimension of South 12 Degrees 25 Minutes 19 Seconds West 168.84 feet; thence along the arc of said curve 169.00 feet to the beginning of a curve to the right having a central angle of 78 Degrees 27 Minutes 01 Second, a radius of 160.00 feet and a chord dimension of South 55 Degrees 58 Minutes 50 Seconds West 202.36 feet; thence along the arc of said curve 219.07 feet; thence North 84 Degrees 47 Minutes 39 Seconds West 30.22 feet to the point of beginning and containing a gross area of 2.531 acres, more or less.

Also rights to a Drainage Easement, as per plat thereof, recorded in Plat Book V, page 100 in the Office of the Recorder of Vanderburgh County, Indiana.

Subject to 10-foot Easement for right-of-way as conveyed to Southern Indiana Gas and Electric Company in Deed Book 688, page 61 in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to all other easements, rights-of-ways, covenants and restrictions of record.

SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, 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 26, 2023 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 31st day of May, 2023

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715

SCOTT D. BUEDEL REGISTERED LS29900031 STATE OF INDIANA LAND SURVEYOR

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 May 5, 2022.

President: STACY STEVENS

Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: MAJ-2022-005
The Secondary plat complies with the Ordinance and is released for recording.

Executive Director, RONALD S. LONDON

6/6/2023
Plat Release Date

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: _____

PRINTED NAME: Scott D. Buedel

CASH WAGGNER & ASSOCIATES, PC
CONSULTING ENGINEERS ◦ LAND SURVEYORS
WWW.CASHWAGGNER.COM

414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401.5561

332 THIRD AVENUE
SUITE 13
JASPER, IN 47546
PH: 812.634.5015

V.176