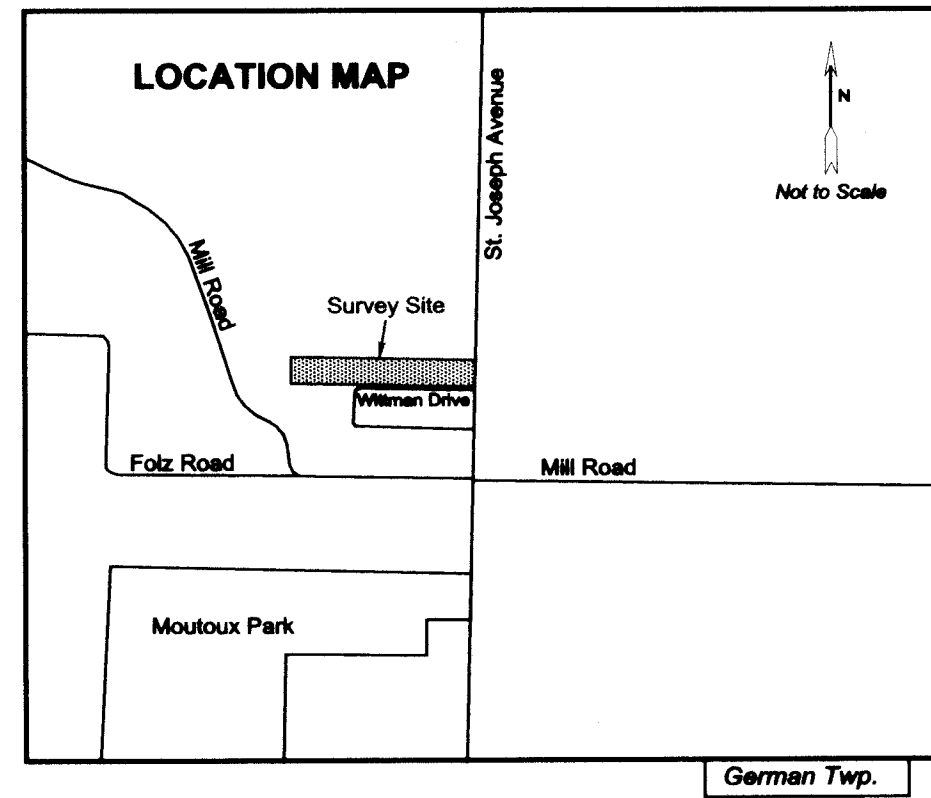


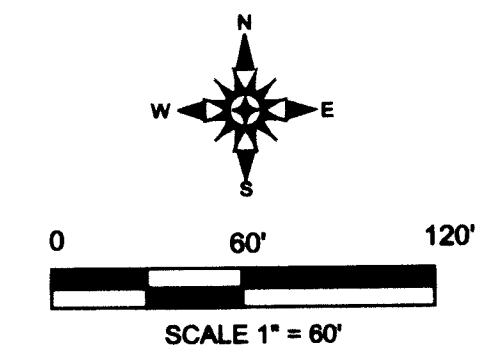
# Charles Rayoum

Current Deed Reference  
Owner: Charles H. & Marie E. Rayoum  
Deed: Vol. 405, P. 515  
Parcel ID: 82-05-02-003-053.036-022



DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
DATE 08-04-17 11:43 AM  
PLAT BOOK 4  
PAGE 109  
INSTR # 2017R00017006  
RECEIVED FOR RECORD  
BRIAN GERTH AUDITOR  
3997  
(AUDITORS NUMBER)  
DEBBIE STUCKI RECORDER  
VANDEBURGH COUNTY

**LEGEND**  
○ - monument found as noted  
● - 5/8" iron pin set flush or as noted with plastic cap inscribed "Greg Kissel IN RLS 20700076"  
▲ - stone found as noted  
△ - no monument found or set  
(bn) - survey of Locust Creek Industrial Park performed by Billy Nicholson dated 3/1/1978 (Doc. #78-19152)  
(re) - survey of Sweet Gum Acres performed by Ralph EasEasley Jr. dated 3/07/1998 (plat cabinet P, page 146)  
(ab) - dimensions from a survey of Mill Terrace Subdivision (Doc. #68-08773) performed by Edwin Boyd dated June 12, 1968  
(m) - field measured  
(f) - deed recorded  
(c) - calculated  
Bearings are based on State Plane Coordinates Indiana West, NAD83



**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 June 26, 2017 (at Subdivision Review).

*[Signature]*  
President  
*[Signature]*  
Attest Executive Director

**PLAT RELEASE**  
Secondary Plat complies with the Ordinance and is released for recording  
*[Signature]*  
Executive Director  
Aug. 4, 2017  
Plat Release Date



**OWNERS CERTIFICATE**  
I, the undersigned Karen R. Daniel, power of attorney for Marie Rayoum (as specified and recorded as Inst. #2017R00016739 on file in the Vanderburgh County Recorder's Office), owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as CHARLES RAYOUM, a minor subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked E.W.S.U. (Evansville Water and Sewer Utility Sewer Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department, a permanent Sewer Utility Easement and right-of-way over the Real Estate described herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove on or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewer and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from the top edge of the bank of any such lake or pond.

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

WITNESS MY HAND AND SEAL THIS 31st DAY OF July, 2017  
Karen R. Daniel  
Power of Attorney for Marie Rayoum  
AKA: MARIE E. RAYOUM  
10550 Hickory Lane  
Evansville, IN 47720

**NOTARY CERTIFICATE**  
State of Indiana )  
County of Vanderburgh ) SS

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Karen R. Daniel, the above signed owners of the real estate shown and described herein and acknowledged the execution of this plat to be her voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 31 DAY OF July, 2017  
*[Signature]*  
Notary Public

Residing in Vanderburgh county  
My Commission expires Nov. 11, 2023

**SURVEYOR'S CERTIFICATE**  
I, Gregory A. Kissel, 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 June 13, 2017; and that all monuments shown exist at all locations as noted.

**AFFIRMATION STATEMENT**  
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

*[Signature]*  
Gregory A. Kissel  
IN PLS 20700076  
date 7/17/2017

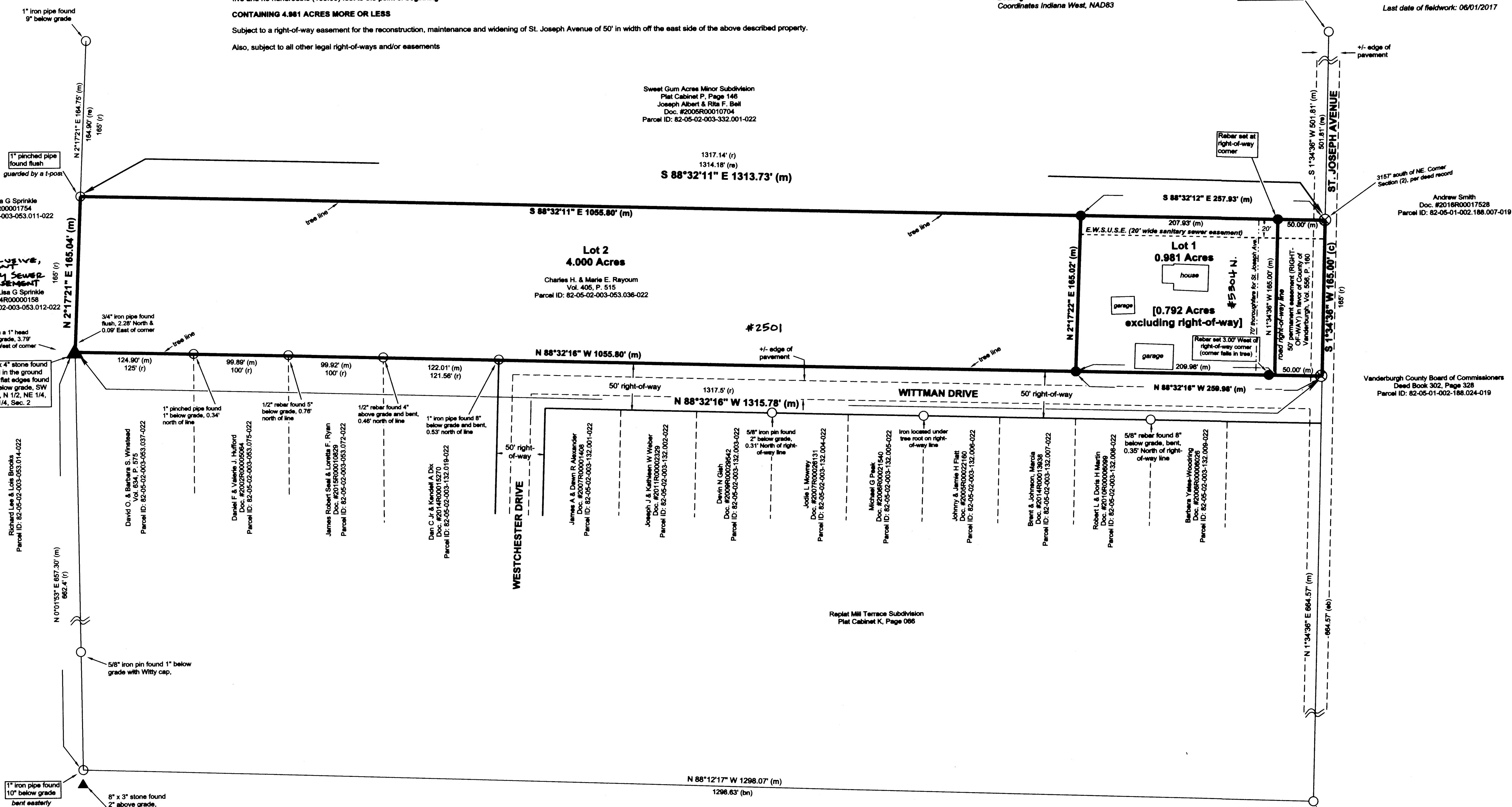


### BOUNDARY DESCRIPTION

Part of the north half of the northeast quarter of the southeast quarter of Section 2, Township 6 South, Range 11 West, in German Township, Vanderburgh County, Indiana and more particularly described as follows:  
Commencing at a 1" iron pin found 3" below grade in a monument pot marking the southeast corner of the northeast quarter of the southeast quarter of said section; thence North 1 degree 34 minutes 36 seconds East along the east line of said quarter quarter section six hundred sixty-four and fifty-seven hundredths (664.57) feet to the northeast corner of the Mill Terrace Subdivision (Doc. #68-08773) and being the POINT OF BEGINNING; thence North 88 degrees 32 minutes 16 seconds West along the south line of said half quarter quarter section one thousand three hundred fifteen and seventy-eight hundredths (1315.78) feet to a 10" x 4" stone found 3" below grade marking the southwest corner of said half quarter quarter section; thence North 2 degrees 17 minutes 21 seconds East one hundred sixty-five and four hundredths (165.04) to a 1" pinched pipe found flush marking the southwest corner of the Joseph Albert & Rita F. Bell (Doc. #2005R00010704); thence South 88 degrees 32 minutes 11 seconds East along the south line of said Bell tract one thousand three hundred thirteen and seventy-three hundredths (1313.73) feet to a point on the east line of said half quarter quarter section; thence South 1 degree 34 minutes 36 seconds West along said east line one hundred sixty-five and no hundredths (165.00) feet to the point of beginning

### CONTAINING 4.981 ACRES MORE OR LESS

Subject to a right-of-way easement for the reconstruction, maintenance and widening of St. Joseph Avenue of 50' in width off the east side of the above described property. Also, subject to all other legal right-of-ways and/or easements



### GENERAL NOTES

- UTILITIES: Gas and electric are provided by Vectran. Water service is provided by Evansville Water and Sewer Department. Sanitary sewer is provided to lot #1 by Evansville Water and Sewer Department. Sanitary sewers are not available for lot #2.
- FLOOD PLANE DATA: None of the within described tract of land lies within that Special Flood Hazard Zone "A" as said tract plots on Community Panel No. 18163C0113D of the Flood Insurance Rate Map (FIRM), effective date March 17, 2011
- NOISE SENSITIVITY: The owner and subdivider of this property, along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant effects from aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.
- TEMPORARY EROSION CONTROL: For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with Vanderburgh County Code Title 13.05 "Construction Sites 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 Section 13.05.11.C.16 of the Vanderburgh County 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, final stabilization shall be completed as described in Section 13.05.11.C.20 of the Vanderburgh County Code.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS APC Docket Number 20-SW-2017 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2) was approved at Subdivision Review on June 26, 2017

U-109  
APC # 22-MS-2017

Prepared By: Gregory A. Kissel  
**KISSEL**  
Land Surveying, LLC  
1263 E. 900 S. Fort Branch, IN 47648  
(812) 753-1233 office  
(812) 632-8831 cell  
www.kisselsurveying.com

CLIENT Sohn & Assoc.	CHARLES RAYOUM MINOR SUBDIVISION
SCALE 80 Feet	DATE 6-13-2017
JOB 17-51	REVISION 7-17-2017
	SHEET 1/1