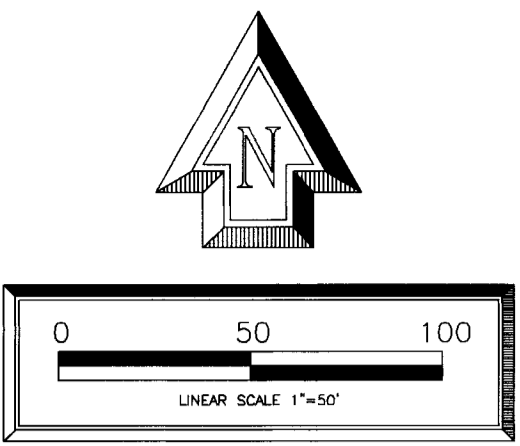


COFFEETREE

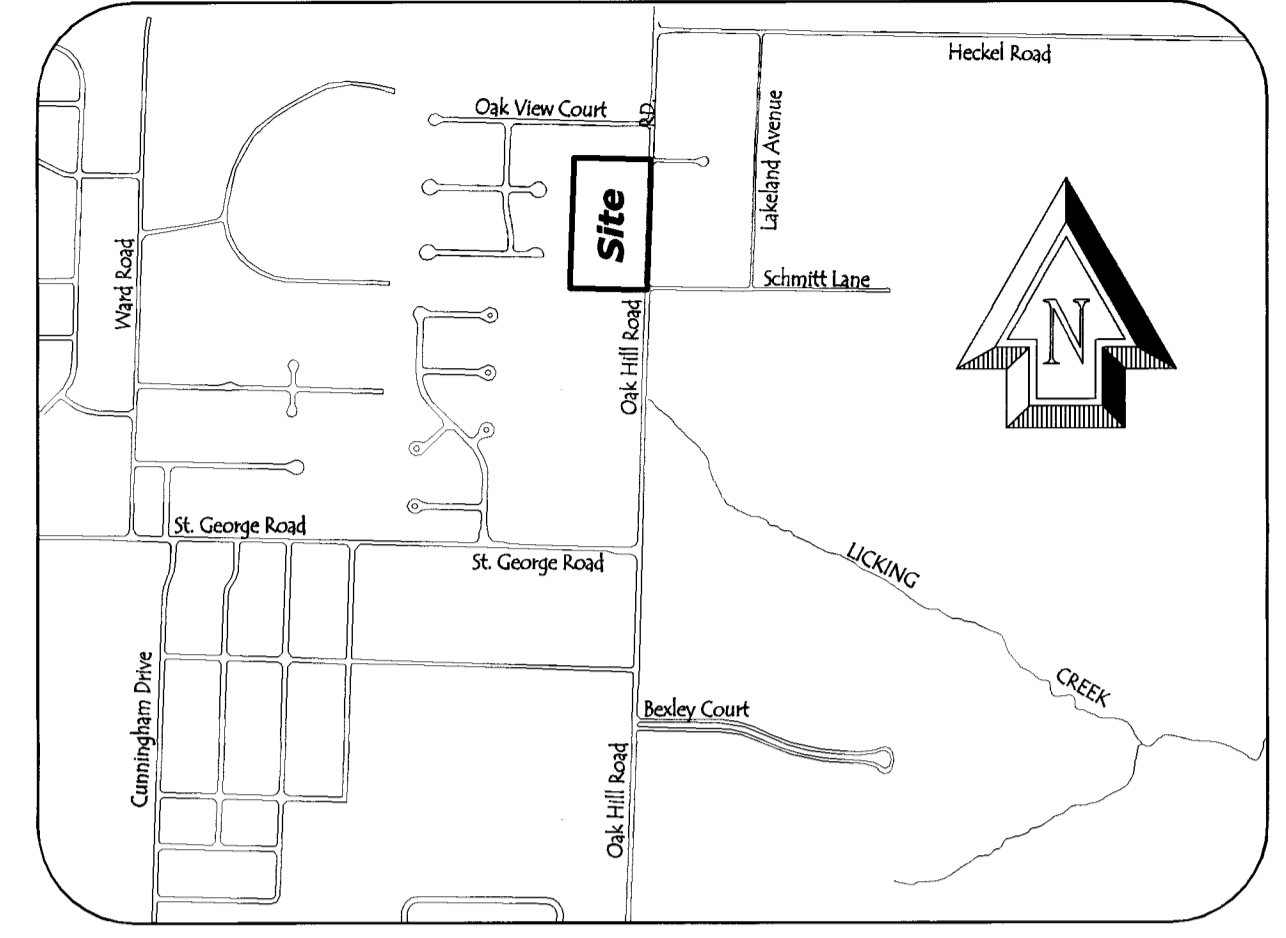
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Feb. 27, 2017
 (DATE)
 BRIAN GERTH AUDITOR
 873
 (AUDITOR NUMBER)

RECEIVED FOR RECORD
 DATE **02-27-17 2:29p**
 PLAT BOOK **4**
 PAGE **78**
 INSTR# **2017R00004530**
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



LEGEND

- (R) Record Dimension
- (M) Measured Dimension
- (C) Calculated Dimension
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement



Location Map (No Scale)

GENERAL NOTES

- Utilities:** Lots 1 and 2 have existing water, gas & electric available. Water is provided by Evansville Water & Sewer Utility. Electric and gas is provided by Vectren Energy Delivery of Indiana. Sanitary Sewers are existing on Lot 1. Sanitary Sewer is provided by Evansville Water & Sewer Utility.
- Access:** Lots 1 and 2 shall access Oak Hill Road, only.
- Flood:** According to the Flood Insurance Rate Map for Vanderburgh County, Indiana Map Number 18165C017 D, dated March 17, 2011, the proposed subdivision does not lie within the limits of the 100 year flood zone. A portion of Lot 2 does lie within the limits of the 0.2 percent annual chance flood hazard area.
- Basement:** Any basement must be approved by the Vanderburgh County Building Commissioner.
- Grades:** First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.
- Survey:** The overall boundary of the subject property was completed by Cash Waggoner and Associates, PC and it is recorded in Document Number 2017R00002261.
- Monuments:** Monuments exist as noted at all exterior boundary corners and all interior will be set 5/8" Rebar with plastic cap stamped "Cash Waggoner & Associates #0096".
- Noise Sensitive:** 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 levels of 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 15.05 "Construction Site 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 15.05.11.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 disturbance activities have been completed, final stabilization shall be completed as described in section 15.05.11.C.20 of the Vanderburgh County Code.
- Storm Maintenance:** Each Lot Owner shall be responsible for maintenance of and prevention of obstructions to creeks and natural water courses.
- Sidewalks:** Application for, modification, or waiver of subdivision standards: Sidewalks were waived by the Subdivision Review Committee on January 17, 2017. APC DOCKET NO. 1-SW-2017

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 6 South, Range 10 West in Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 3; thence along the south line of said Quarter Section, South 88 degrees 36 minutes 07 seconds East 924.59 feet to the southeast corner of Oak View Place II, Section "B" recorded in Plat Book N, page 187 and also being the point of beginning; thence along said east line and the extended east line of said Oak View Place II, Section "B", North 02 degrees 01 minute 07 seconds East 678.84 feet to the south line of Oak View Place recorded in Plat Book N, page 7; thence along said south line and the extended south line of Oak View Place, South 88 degrees 35 minutes 02 seconds East 400.10 feet to the point on the east line of the Northeast Quarter of the Northeast Quarter of said Section; thence along the east line of said Quarter Section, South 01 degree 57 minutes 19 seconds West 678.71 feet to the Southeast Corner of said Quarter Section; thence along the south line of said Quarter Section, North 88 degrees 36 minutes 07 seconds West 400.85 feet to the point of beginning and containing a gross area of 6.240 Acres, more or less.

Subject to the right-of-way of Oak Hill Road called for in the County Surveyor's Road File #527 and dated February 7, 1927.

Also, subject to all other easements, rights-of-way, and restrictions of record.
REF: 1990R0000910B WARRANTY DEED 2017R00004530 TRANSFER AFFIDAVIT

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: *Scott D. Buedel*

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



OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Coffeetree**.

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, engagement 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.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are 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 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.

Owner & Subdivider
 Lucille Coffee
 6008 Oak Hill Road
 Evansville, IN 47711

Lucille Coffee 2-10-17
 Lucille Coffee date

NOTARY CERTIFICATE

State of INDIANA)
) ss.
 County of VANDERBURGH)

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

Witness my hand and seal this 10th day of FEBRUARY, 2017.

9-26-2023
 My Commission expires: Notary Public

Notary Resides in VANDERBURGH
 County, Indiana *Scott D. Buedel*
 Type or printed name

SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 8th day of February, 2017.

Scott D. Buedel

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

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #509, 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 January 9, 2017. (AT SUB REVIEW)

Robert S. Labar
 President:

Robert S. Labar
 Attest Executive Director

The Secondary plat complies with the Ordinance and is released for recording.

Robert S. Labar
 Executive Director

Feb. 27, 2017
 Plat Release Date

U-78
 APC # 44-M5-2016

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: *Scott D. Buedel*

PRINTED NAME: Scott D. Buedel