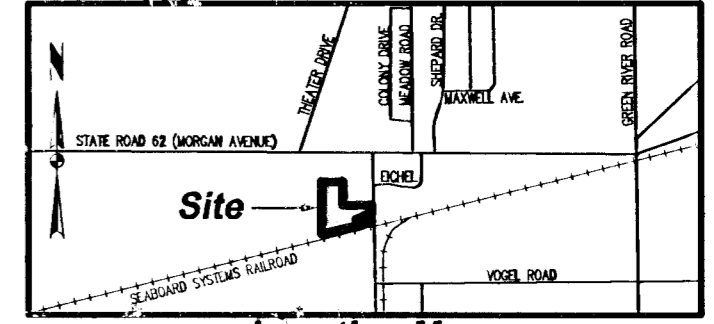


# DRG Minor Sub.

## A Replat of Lot 2 in Bassemier Nature Center Subdivision

# S-102

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER <b>9-11-2008</b> (DATE)	RECEIVED FOR RECORD
	DATE <b>9-11-2008 2:15 PM</b> PLAT BOOK <b>5-</b> PAGE <b>102</b> INSTR# <b>2008R0024268</b> BETTY KNIGHT SMITH RECORDER VANDERBURGH COUNTY
BILL FLUTY AUDITOR <b>5396</b> (AUDITORS NUMBER)	



Location Map  
Boundary Description

Part of Lot 2 in Bassemier Nature Center Subdivision to the City of Evansville, Indiana as per plat thereof recorded in Plat Book P, page 50 in the office of the Recorder of Vanderburgh County Indiana and being part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 6 South, Range 10 West, in Knight Township, City of Evansville, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the northeast corner said quarter quarter section; thence along the east line thereof, South 00 degrees 00 minutes 00 seconds East 543.73 feet; thence North 88 degrees 49 minutes 40 seconds West 40.01 feet to the northeast corner of said Lot 2, said point also being the southeast corner of Lot 1 Red Jeffrey Minor Subdivision recorded in Plat Book S, Page 11 and being the true point of beginning; thence along the east line of said Lot 2, South 00 degrees 00 minutes 00 seconds East 83.82 feet to the north property line of Vanderburgh County Board of Commissioners property recorded in Instrument Number 2004R0027945; thence along the boundary of said Commissioner's Tract the following six (6) courses, 1) North 89 degrees 58 minutes 15 seconds West 26.36 feet; 2) thence South 65 degrees 23 minutes 47 seconds West 143.23 feet to the Harper Ditch Easement Parcel No. 2 recorded in Deed Drawer 6, Card 7696; 3) thence following said easement line South 54 degrees 28 minutes 37 seconds East 33.67 feet; 4) thence South 03 degrees 11 minutes 33 seconds East 14.50 feet; 5) thence North 82 degrees 41 minutes 26 seconds East 102.93 feet; 6) thence North 76 degrees 30 minutes 23 seconds East 27.02 feet to the east line of said Lot 2; thence along the east line of said Lot 2 South 00 degrees 00 minutes 00 seconds East 12.34 feet to the southeast corner of Lot 2, also being a point on the north right-of-way line of the Seaboard Systems Railroad, said point being 25.00 feet measured perpendicular to the center of the mainline track; thence South 76 degrees 30 minutes 23 seconds East 531.60 feet along said right-of-way line and parallel with said center line to the southwest corner of said Lot 2; thence along the west line of said Lot 2, North 00 degrees 00 minutes 00 seconds West 541.27 feet to the northwest corner of said Lot 2; thence along the north line of said Lot 2, South 88 degrees 49 minutes 40 seconds East 220.00 feet to a corner of said Lot 2, said point also being the northwest corner of said Lot 1 of Red Jeffrey Minor Subdivision; thence along the west line of said Lot 1, South 00 degrees 00 minutes 00 seconds East 236.23 feet to the southwest corner of said Lot 1; thence along the south line of said Lot 1, South 88 degrees 49 minutes 40 seconds East 297.03 feet to the point of beginning and containing 165,828 Square Feet (3.807 Acres).

Also, subject to an easement for drainage purposes in favor of the Ohio Oil Company, an Ohio Corporation, as described in Deed Volume 583, page 446, in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to Harper Ditch Easement Parcel No. 1, in favor of the City of Evansville, Indiana as described in Deed Drawer 6, Card 7696, in the office of the Recorder of Vanderburgh, County, Indiana.

Also subject to Harper Ditch Easement Parcel No. 2 in favor of the City of Evansville, Indiana as described in Deed Drawer 6, Card 7696, in the office of the Recorder of Vanderburgh, County, Indiana.

Also subject to an Evansville Water and Sewer Utility Easement as described in Deed Drawer 13, Card 4700, in the office of the Recorder of Vanderburgh, County, Indiana.

Subject to those Easements and reservations described per document recorded in Deed Drawer 9, Card 8389, in the office of the Recorder of Vanderburgh, County, Indiana.

Subject to all other right-of-ways and easements of record.

### 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, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 11<sup>th</sup> day of July, 2008.

*Danny K. Leek*  
Danny K. Leek, P.L.S.  
Morley and Associates, Inc.  
4800 Rosebud Lane  
Newburgh, In. 47630  
(812) 464-9585

APC# 11-15-2008

### General Notes

Zoning: The subject property is currently zoned M-2. The abutting property is zoned as shown herein.

Property Owned by: Munsterman Inc. - Deed Drawer 9, Card 9288  
Declaration of Easements - Deed Drawer 9, Card 8389

All use commitments are on file in the Vanderburgh County Area Plan Commission Office.

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180257 0005 B, dated October 15, 1981, this proposed subdivision is within Zone A9, area of the 100 year flood; based flood elevations and flood hazard factors determined. The Base Flood Elevation is 382.0'.

The lowest floor elevations (F.P.G.) of any enclosed space (including garage) must be at least two feet above the base 100 year flood elevation. Additional information may be obtained from the Vanderburgh County Building Commissioner.

REVISED FLOODWAY AND FLOOD ZONE AE: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 18163C182D. Approved by Indiana Department of Natural Resources on February 28, 2006. Approval from Federal Emergency Management Agency (FEMA) has not been received at the time of recording of this plat.

Utilities: Water and sanitary sewers are available on the site.

Access: A 40' private ingress/egress easement per Deed Drawer 9, Card 8389. No new access drives from Lot 1 or Lot 2 onto Stockwell Road will be permitted.

Easements: Existing recorded easements are as shown hereon. The location of existing underground utilities must be determined by the Utility prior to beginning any type of construction.

Temporary Erosion Control: (during construction)  
Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.

Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

### Owner's Certificate

The undersigned owners of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as **DRG Minor Subdivision**. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "DE" (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 and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to the drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall no place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

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.

*Jerry Muensterman*  
Jerry Muensterman, President  
Muensterman Inc., Owner  
1400 West Franklin Avenue  
Evansville, In. 47715



**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.

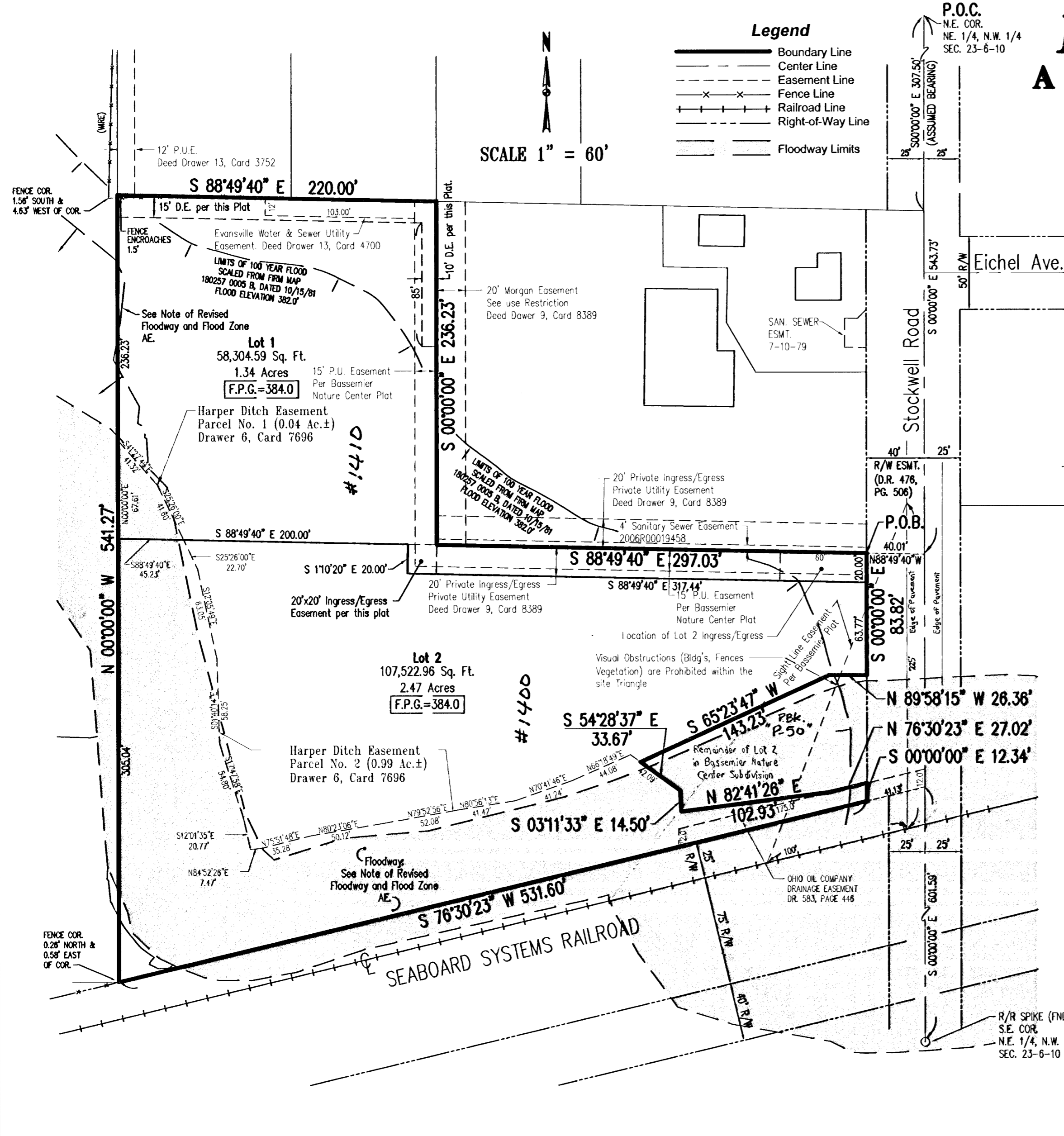
Signature: *Danny K. Leek*

Secondary Plat	
Designed By: D.K.L.	Job Number: 2984
Drawn By: J.E.V.	Date: 4/27/2008
Filename: DRG Minor Subdivision.dwg	

**Morley and Associates Inc.**  
Engineering Surveying Architecture Construction Management

Evansville, In (812) 464-9585  
Henderson, Ky (270) 830-0300  
Jasper, In (812) 634-9990

www.morleyandassociates.com



### Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick ) 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 11<sup>th</sup> day of JULY, 2008

My Commission Expires: July 30, 2015  
*Kathy J. Hayden*  
Notary Public  
Notary Resides in Warrick  
County, Indiana (Typed or Printed Name)



### 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 April 8, 2008 at subdivision review.

*Steve Jones*  
President  
*Buddy E. Mill*  
Attest Executive Director  
Secondary Plat complies with the Ordinance and is released for Recording  
*Buddy E. Mill*  
Executive Director  
PLAT RELEASE DATE: Sept. 10, 2008