PARCEL ID: 82-06-26-017-119.013-027 INDIANA STATE OFFICE BUILDING COMMISSION 402 W. WASHINGTON; ST. ROOM 478

LINCOLN AVENUE NE COR., W 1/2, SE 1/4, SEC. SE 1/4, SEC. 26-6-10 _-P.O.B. S 89°59'14" E 193.63' (M) FND. 5/8 REBAR LS CAP 9900003 WITNESS POINT ON EAST _____BOUNDARY LINE, 5.0 10.00' P.U.E SCALE: 1"=20' ST. MARY'S PARK P.B. "J", PG. 40 TIMMIE & BEVERLY FUSSNER **LOT #2** ▲ FND. 5/8" REBAR LS29900003 ■ SET MAG NAIL (R) RECORD DEED DIMENSION 10.00' Drainage Esmt. 0.484 AC.± M) MEASURED DIMENSION 21,077.53 sq. ft. (C) CALCULATED DIMENSION I.D.=INSIDE DIAMETER O.D.=OUTSIDE DIAMETER A.G.=ABOVE GRADE B.G.=BELOW GRADE PARCEL ID: 82-06-26-015-087.001-027 3901 LINCOLN AVENUE EVANSVILLE, IN 47714 BUILDING SETBACK LINE N 89°59'14" W 193.86' S 89°59'14" E 193.86' HUGHES FAMILY TRUST ST. MARY'S PARK ^{25.00}' — DANIEL & SUZANNE OSBORNE D.D. 9, CD. 7739 PARCEL ID: 82-06-26-017-122.018-027 10.00° P.U.E. WILKERSON, KEVIN D. 4109 LINCOLN AVENUE EVANSVILLE, IN 47714 **LOT #1** 0.500 AC.± 10.00' Drainage Esmt DOC. 2006R-33923 EXISTING HOME PARCEL ID: 82-06-26-015-087.002-027 OSBORNE, DANIEL A. & SUZANNE 608 TRINITY DRIVE EVANSVILLE, IN 47714 21,766.51 sq. ft. FND. 5/8" REBAR, 3" B.G.; 0.11' W. OF CALC. COR. N 89°59'14" W 194.10' (M) FND. 5/8" I.D. IRON PIPE, 2" B.G. PARCEL ID: 82-06-26-017-122.003-027 PATTON, MARGARET & REINETZ, ARNO III PARCEL ID: 82-06-26-015-087.003-027 WOHLHUETER, JASON & CORI 616 TRINITY DRIVE EVANSVILLE, IN 47714 PARCEL ID: 82-06-26-017-122.016-027 ST. MARY'S PARK BUENTE, ELOISE 609 S. COLONY ROAD EVANSVILLE, IN 47714 FND. 3/4" PINCH TOP FND. 5/8" I.D. IRON IRON PIPE; NE COR. PIPE, 2" B.G. MARY'S PARK

HUGHES MANOR Part Deux

JUNE 22, 2015 **JOE GRIES**

DULY ENTERED FOR TAXATION SUBJECT

TO FINAL ACCEPTANCE FOR TRANSFER

RECEIVED FOR RECORD DATE 06.22.2015 3:08 PLAT BOOK _______ PAGE 181 INSTR# 2015 R 000 14122

29/3 (AUDITORS NUMBER)

Z TULEY RECORDER VANDERBURGH COUNTY

QUITCLAIM DEED 2011R 000 26539 PRAINAGE EASEMENT 2006 R 33 9 23

BOUNDARY DESCRIPTION

Lot 1 of Hughes Manor, as recorded in Plat Book "T", Page 108 in the office of the Recorder of Vanderburgh County, Indiana, lying in Knight Township and being more particularly described

Beginning at the Northeast corner of said Lot 1, said point being 1095.00 feet West and 30.00 feet South of the Northeast corner of the West Half of the Southeast Quarter of Section 26, Township 6 South, Range 10 West; thence along the East line of

1st: South 00°07'19" East 221.00 feet to the Southeast corner of Lot 1; thence along the South line of said Lot 1

2nd: North 89°59'14" West 194.10 feet to the Southwest corner of said Lot 1; thence along the West line of said Lot 1

3rd: North 00°00'00" East 221.00 feet to the Northwest corner of said Lot 1; thence along the North line of Lot 1

4th: South 89°59'14" East 193.63 feet to the point of beginning and containing 0.984 acres more or less.

General Notes

VICINITY MAP

1. UTILITIES: Water and Sanitary Sewers are available by the Evansville Water and Sewer Department. 2. FLOOD PLAIN DATA: No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18163 C 0182 D dated March 17,

3. TEMPORARY EROSION CONTROL (during construction): For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan (SWPPP) must be submitted in accordance with the 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 16.20.110 C(16) 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.

4. SITE CONDITIONS: No obstructions shall be placed within the natural watercourse on this site. No above or below ground improvements may be placed within the drainage easement as recorded in Document

5. LOT #2 ACCESS: No access drives will be allowed to Lincoln Ave. All driveways must connect to Colony Road. Right-of-way encroachment permits must be obtained prior to any driveway construction.

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 5 2015 and that all monuments shown to 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 it is required by law.

Witness my hand and seal this 29^{+4} day of May, 2015.

Indiana Registration No. LS 29900003

No.LS29900003: STATE OF MOIANA

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as HUGHES MANOR PART DEUX.

Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked P.U.E. (Public Utility Easement), are hereby dedicated 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 structures other than such utility facilities shall be located within said areas of land and 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 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.

Evansville, IN 47714

NOTARY CERTIFICATE STATE OF KENNSY VANIA

COUNTY OF BUCKS

SCALE 1"=600'

OMMONWEALTH OF PENNSYLVANIA Lori K. Hacker, Notary Public West Rockhill Twp., Bucks County ty Commission Expires Nov. 27, 2016 ER, PENNSYLVANIA ASSOCIATION OF NOTARIE

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of

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 May 4, 2015 (at Subdivision review).

Attest Executive Director

PLAT RELEASE

JUNE 22, 2015 Plat Release Date

MINOR ES MA INT: Dew

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