

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Feb. 11, 2015
 JOE GRIES AUDITOR
 633

RECEIVED FOR RECORD
 DATE **02.11.15** 3:48p
 PLAT BOOK **T**
 PAGE **162**
 INSTR# **2015R00003216**
 Z TULEY RECORDER
 VANDERBURGH COUNTY

Island Time

General Notes

- UTILITIES:** Water and Sewer is available by the Evansville Water and Sewer Utility.
- 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) 18163 C 0181 D, Community Panel 180257 dated March 17, 2011.
- TEMPORARY EROSION CONTROL (during construction):** For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan (SWP3) must be submitted in accordance with 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 (SWP3) for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20 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 C(1) of the Evansville Municipal Code.
- SITE CONDITIONS:** No obstructions shall be placed within the natural watercourse on this site.

Certificates

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 December 16, 2014 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 27th day of January, 2015.



Donald E. Gries
 Indiana Registration No. LS 29900003

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 **Island Time**.

Easement Dedications
 Strips or areas of land, of the dimensions shown on this plat and marked PUE (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.

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

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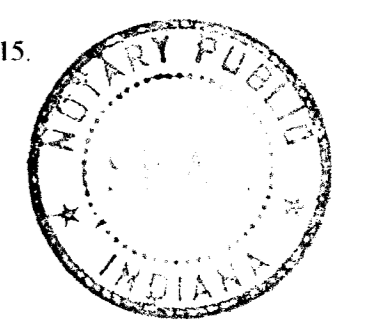
NOTARY CERTIFICATE
 STATE OF INDIANA)
) ss:
 COUNTY OF VANDERBURGH)

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 this plat to be their voluntary act and deed.

Witness my hand and seal this 6th day of February, 2015.

My commission expires 11/20/2022

Patricia E. Keith
 Patricia E. Keith
 Notary Resident in Vanderburgh County, Indiana



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 January 12, 2015 (at Subdivision review).

Robert S. Jones President
Robert S. Jones Attest Executive Director

PLAT RELEASE
 Secondary Plat complies with the Ordinance and is released for recording.

Robert S. Jones Executive Director
 Feb. 11, 2015
 Plat Release Date

T-162
 dpc# 2-MS-2015



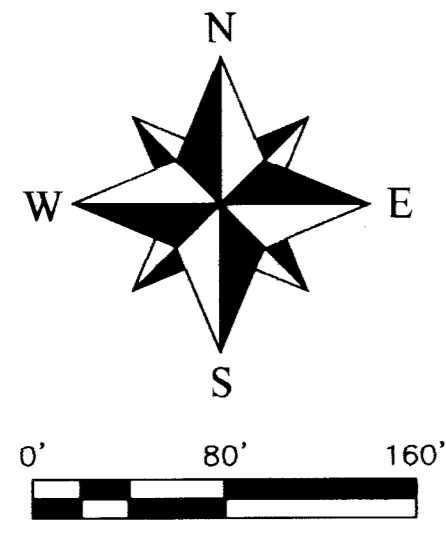
ANDY EASLEY ENGINEERING
 LAND SURVEYING
 EVANSVILLE, INDIANA 47710
 (812) 424-2481
 1133 WEST MILL ROAD

MINOR SUBDIVISION
1400 NORTH FARES AVENUE
CLIENT: Island Time Enterprises LLC
 VANDERBURGH COUNTY, INDIANA

DATE: 12/13/14
 PROJECT NO.: S-9807
 REVISIONS:

SHEET NO.: **1 OF 1**

P.O.C.
 FND. STONE
 IN POT. 20' B.G.
 NW COR., NW 1/4,
 SEC. 21-6-10

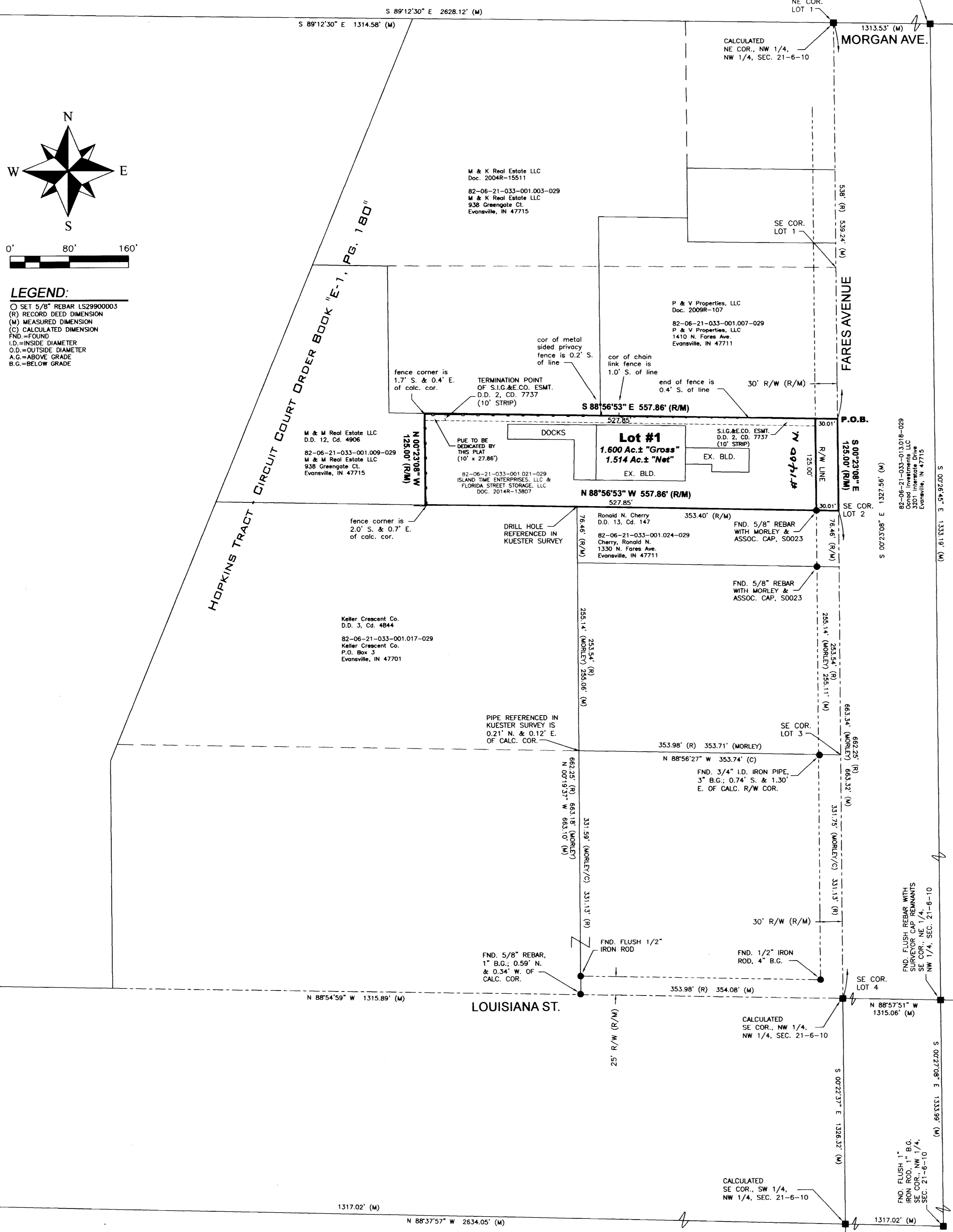


LEGEND:
 (S) SET 5/8" REBAR LS29900003
 (R) RECORD DEED DIMENSION
 (M) MEASURED DIMENSION
 (C) CALCULATED DIMENSION
 FND.=FOUND
 I.D.=INSIDE DIAMETER
 O.D.=OUTSIDE DIAMETER
 A.S.=ABOVE GRADE
 B.G.=BELOW GRADE

N 00°20'08" W 2640.60' (M)

N 1319.77' (M)

FND. REBAR WITH MORLEY AND ASSOC. CAP. LS0023 SW COR., NW 1/4, SEC. 21-6-10



BOUNDARY DESCRIPTION

Part of Lot 2 in the Hopkins Tract, as per plat thereof, recorded in Circuit Court Order Book "E-1", page 180, being a part of the Northwest Quarter of the Northwest Quarter of Section 21, Township 6 South, Range 10 West of the 2nd P.M., lying in Pigeon Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northwest corner of said Quarter, Quarter Section; thence along the North line of said Quarter, Quarter Section, South 89°12'30" East 1314.58 feet to the Northeast corner thereof, said point also being the Northeast corner of Lot 1 in said Hopkins Tract; thence along the East line of said Lot 1 and 2 in said Hopkins Tract and the East line of the Quarter, Quarter Section, South 00°23'08" East 539.24 feet to the point of beginning; thence continue along said East line

- 1st: South 00°23'08" East 125.00 feet to the Southeast corner of Lot 2 in said Hopkins Tract; thence along the South line of said Lot 2
- 2nd: North 88°56'53" West 557.86 feet; thence parallel with the East line of said Lot 2
- 3rd: North 00°23'08" West 125.00 feet; thence parallel with the South line of said Lot 2
- 4th: South 88°56'53" East 557.86 feet to the point of beginning and containing 1.600 acres more or less.

Subject To: The right-of-way for Fares Avenue, being 30 feet in width and lying Westerly of and coincident with the first course of the above described parcel.

VICINITY MAP SCALE 1"=500'

