

BASIS OF BEARINGS:
THE EAST LINE OF THE
EAST HALF OF SEC. 5
S 01° 08' 26" W

RELATIVE POSITIONAL
ACCURACY: RURAL
SURVEY 0.26 FEET
PLUS 200 PARTS PER
MILLION.

MARTIN MANOR

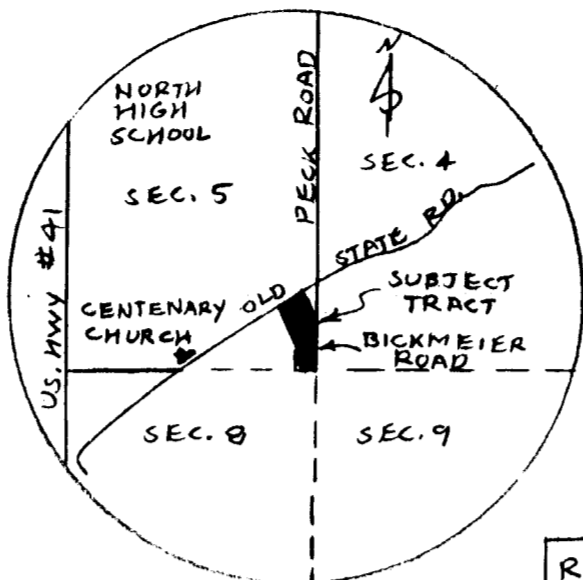
THIS INSTRUMENT PREPARED BY:
FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 E
FORT BRANCH, INDIANA
47648
PHONE (812)-753-4843

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

10/31/2019

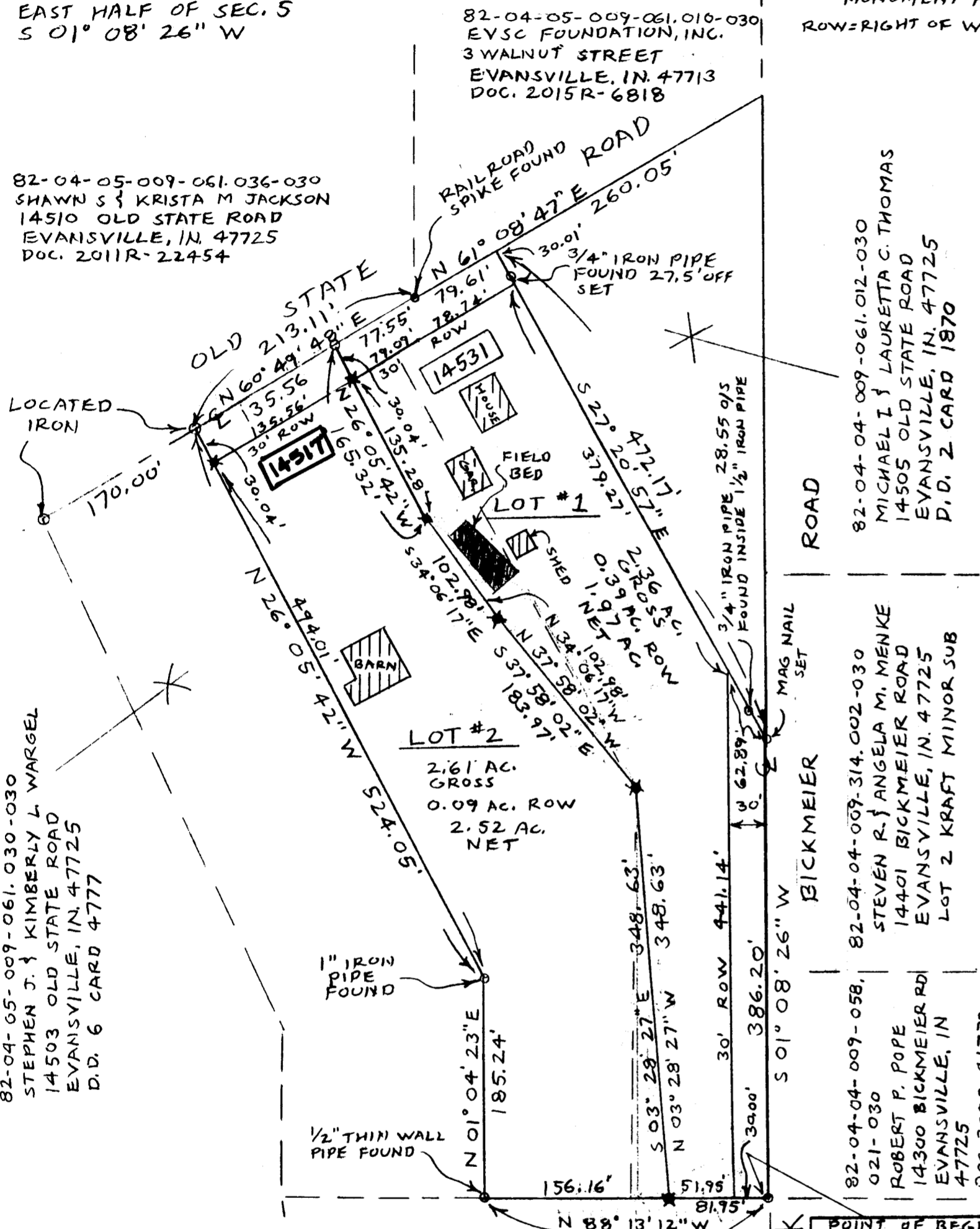
(DATE)
BRIAN GERTH AUDITOR
4503
AUDITORS NUMBER

RECEIVED FOR RECORD
DATE 10/31/2019 10:23AM
PLAT BOOK Y
PAGE 035
INSTR 2019R00024767
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY



VICINITY MAP
SCALE 1" = 2000'

REFERENCE DEED:
DARWIN P. MARTIN
GERALDINE K. MARTIN
OWNERS OF RECORD
P.O. 10 CARD 6015
82-04-05-009-061.
037-030



BOUNDARY DESCRIPTION

PART OF THE EAST HALF (E 1/2) OF THE SOUTHEAST (S.E. 1/4) OF SECTION FIVE (5), TOWNSHIP FIVE (5) SOUTH, RANGE TEN (10) WEST, SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID HALF QUARTER NORTH 88 DEGREES 13 MINUTES 12 SECONDS WEST 238.11 FEET; THENCE NORTH 01 DEGREES 04 MINUTES 23 SECONDS EAST 185.24 FEET; THENCE NORTH 26 DEGREES 05 MINUTES 42 SECONDS WEST 524.05 FEET TO OLD STATE ROAD; THENCE ALONG SAID ROAD NORTH 60 DEGREES 49 MINUTES 48 SECONDS EAST 213.11 FEET; THENCE CONTINUE ALONG SAID ROAD NORTH 61 DEGREES 08 MINUTES 47 SECONDS EAST 79.61 FEET; THENCE SOUTH 27 DEGREES 20 MINUTES 57 MINUTES EAST 472.17 FEET TO THE EAST LINE OF SAID HALF QUARTER SECTION; THENCE ALONG SAID EAST LINE SOUTH 01 DEGREES 08 MINUTES 26 SECONDS WEST 386.20 FEET TO THE POINT OF BEGINNING
CONTAINING 4.97 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS OF WAYS AND/OR EASEMENTS

SURVEYOR'S CERTIFICATE:

I, FRED J. KUESTER, 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 AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS AS NOTED.

WITNESS MY HAND AND SEAL THIS 30TH DAY OF OCT. 2019

Fred J. Kuester
FRED J. KUESTER, IN. REG #50137
1792 E 600 S, FORT BRANCH, IN. 47648



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

Fred J. Kuester
FRED J. KUESTER

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATE THE SAME AS MARTIN MANOR, A MINOR SUBDIVISION.

ALL ROAD RIGHTS OF WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

DARWIN P. MARTIN & GERALDINE K. MARTIN TRUST AGREEMENT, DATED JUNE 22, 1992.

Darwin P. Martin Trustee
DARWIN P. MARTIN, TRUSTEE
14531 OLD STATE ROAD
EVANSVILLE, IN 47725

Geraldine K. Martin Trustee
GERALDINE K. MARTIN, TRUSTEE
14531 OLD STATE ROAD
EVANSVILLE, IN 47725

NOTARY CERTIFICATE:

STATE OF INDIANA
COUNTY OF GIBSON } SS:

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE, PERSONALLY APPEARED DARWIN P. MARTIN AND GERALDINE K. MARTIN THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON & ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT WITH THE DEDICATIONS & RESTRICTIONS THEREON EXPRESS TO BE A VOLUNTARY ACT AND DEED FOR THE USES & PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND SEAL THIS 30TH DAY OF OCTOBER 2019

MY COMMISSION EXPIRES NOV. 16, 2024

Von N. Wolfe

VON N. WOLFE (PRINTED)

NOTARY RESIDES IN GIBSON 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, 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 OCT. 7, 2019 (AT SUBDIVISION REVIEW).

PRESIDENT: STACEY STEVENS

Ronald S. London

ATTEST EXECUTIVE DIRECTOR: RONALD S. LONDON

PLAT RELEASE FOR APC DOCKET NO: MIN-2019-042

THE SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR: RONALD S. LONDON
PLAT RELEASE DATE: 10/31/2019

GENERAL NOTES:

- FLOOD PLAIN DATA: NONE OF THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN THAT SPECIAL FLOOD HAZARD AREA (SFHA) ZONE (A) AS SAID TRACTS PLOTS ON COMMUNITY PANEL NO. 180256 0106D (MAP NUMBER 181630106D) OF THE FLOOD INSURANCE RATE MAP (FIRM) OF VANDERBURGH COUNTY, INDIANA, DATED MARCH 17, 2011
- PUBLIC UTILITIES- WATER: WATER IS AVAILABLE AND IS PROVIDED BY EVANSVILLE WATER & SEWER UTILITY
- PUBLIC UTILITIES- OSDS: SEWAGE DISPOSAL WILL BE PROVIDED BY A PRIVATE ON SITE SEWAGE DISPOSAL (OSDS) AND MUST BE APPROVED AND PERMITTED BY THE VANDERBURGH COUNTY HEALTH DEPT. AND COMPLY WITH RULE 410 IAC 6-8.3.
- NATURAL SURFACE WATERCOURSE: THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR THE PREVENTION OF OBSTRUCTION TO CREEKS AND NATURAL WATERCOURSES.

- APPLICATION FOR MODIFICATION/ WAIVER OF SUBDIVISION STANDARDS: APC DOCKET NUMBER WAV-2019-040 REQUESTING TO WAIVE THE INSTALLATION OF SIDEWALKS AS PER COUNTY CODE 16.12.020 (B) (2), WAS APPROVED AT SUBDIVISION REVIEW ON OCT. 7, 2019.
- PRIOR COVENANT AND RESTRICTIONS: THE AREA PLAN COMMISSION DOES NOT PARTICIPATE IN THE CREATION OR ENFORCEMENT OF PRIVATE COVENANTS AND RESTRICTIONS AND THEREFORE THE RECORDING OF THIS PLAT HAS ABSOLUTELY NO EFFECT ON ANY PRIVATE COVENANTS AND RESTRICTIONS THAT MAY OR MAY NOT EXIST.

TOLERANCES (EXCEPT AS NOTED)		REVISIONS		MARTIN MANOR		
		NO	DATE	BY		
DECIMAL					SEC. 5, T-5-S, R-10-W SCOTT TWP. VANDERBURGH CO	
FRACTIONAL					DRAWN BY V. WOLFE	SCALE 1" = 100'
ANGULAR					CHK'D.	DATE OCTOBER, 2019
					TRACED	MATERIAL DRAWING NO. 1 OF 1

1035