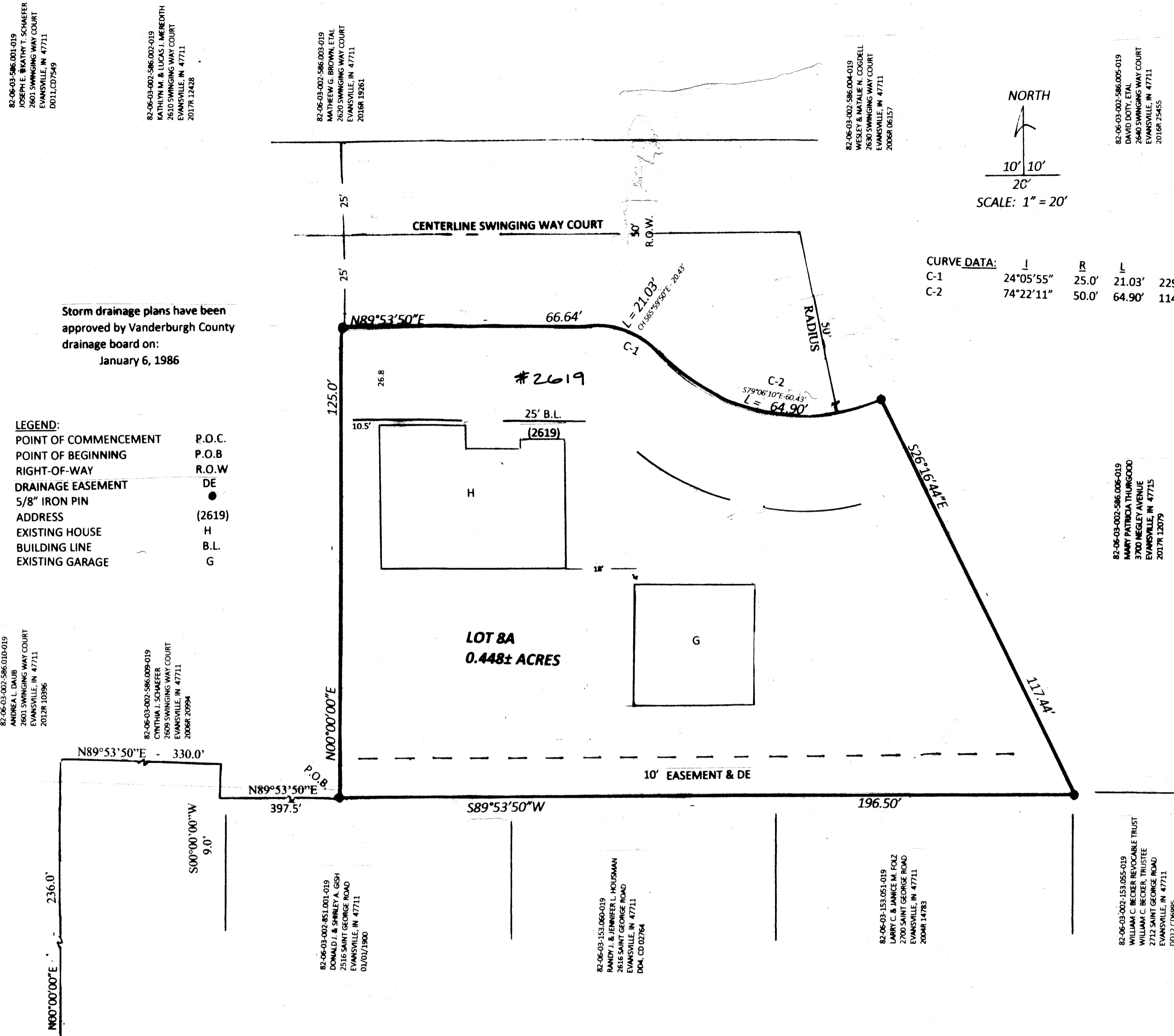


MULLENS ESTATE SECTION A PART 3

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 May 24, 2018
 BRIAN GERTH AUDITOR
 2476

RECEIVED FOR RECORD
 DATE 05-24-18 3:14p
 PLAT BOOK LL
 PAGE 146
 INSTR 2018 R050 11253
 DEBBIE STUCKA RECORDER
 VANDERBURGH COUNTY



Storm drainage plans have been approved by Vanderburgh County drainage board on:
 January 6, 1986

LEGEND:
 POINT OF COMMENCEMENT P.O.C.
 POINT OF BEGINNING P.O.B.
 RIGHT-OF-WAY R.O.W.
 DRAINAGE EASEMENT DE
 5/8" IRON PIN
 ADDRESS (2619)
 EXISTING HOUSE H
 BUILDING LINE B.L.
 EXISTING GARAGE G

82-06-03-002-586-004-019 ANDREA L. DAUR
 2600 SWINGING WAY COURT
 EVANSVILLE, IN 47711
 2012R.10386

82-06-03-002-586-009-019 CYNTHIA J. SCHAEFER
 2609 SWINGING WAY COURT
 EVANSVILLE, IN 47711
 2006R.25294

82-06-03-002-586-004-019 GOSH
 2516 SAINT GEORGE ROAD
 EVANSVILLE, IN 47711
 01/02/1980

82-06-03-002-586-009-019 MANDY J. JENNIFER L. HOUSMAN
 2610 SWINGING WAY COURT
 EVANSVILLE, IN 47711
 DOK CD 02784

82-06-03-002-586-004-019 MARY C. B. JAMES M. COLZ
 2610 SWINGING WAY COURT
 EVANSVILLE, IN 47711
 2004R.14783

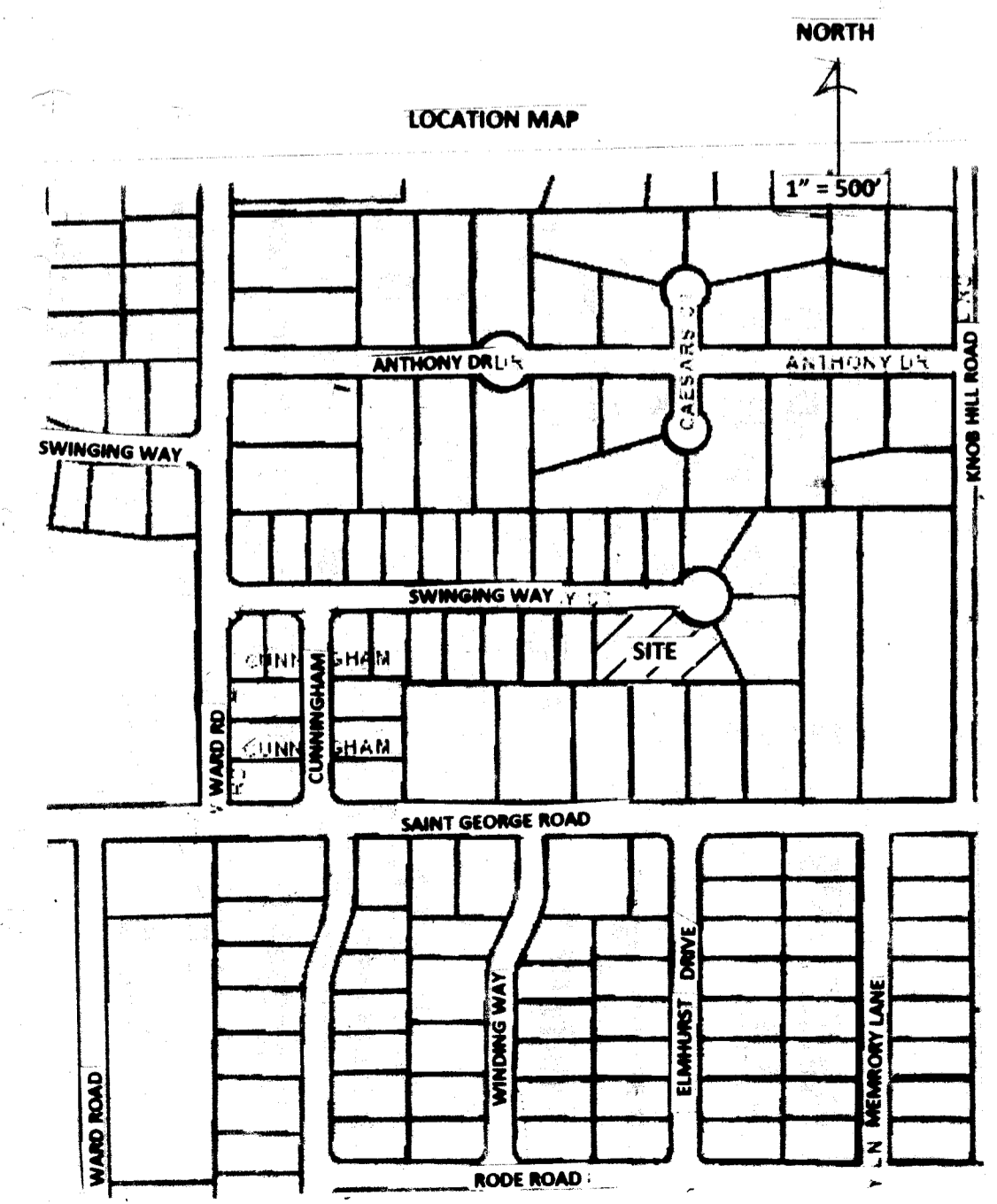
82-06-03-002-586-009-019 WILLIAM C. BECKER REVOCABLE TRUST
 2712 SAINT GEORGE ROAD
 EVANSVILLE, IN 47711
 03/10/0995

SURVEYOR'S CERTIFICATE:
 I, WILLIAM Y. BIVINS, 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 April 17, 2018 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 17th day of April, 2018

William Y. Bivins, PE-PS
 Indiana Registration Number PS80910003
 10579 Oak Grove Road
 Newburgh, IN 47630

I affirm under the penalties of perjury, that I have taken reasonable care to redact each social security number from this document, unless required by law: William Y. Bivins, PE-PS



BOUNDARY DESCRIPTION
 A REPLAT OF LOTS 7 AND 8 IN MULLENS ESTATE SECTION A PART 2, as recorded in Plat Book N, page 144 in the Office of the Recorder of Vanderburgh County, Indiana, lying in the West Half of the Northeast Quarter of Section 3, Township 6 South, Range 10 West, Center Township, Vanderburgh County, Indiana, more particularly described as follows:

COMMENCING at the Southeast Corner of said Half Quarter Section; thence North 00° 00' 00" East, along the West line thereof, 236.0 feet; thence North 89° 53' 00" East, along the South line of Mullen's Estate Section A Part One, 330.0 feet; thence South 00° 00' 00" West, along the line of the Subdivision, 9.00 feet; thence North 89° 53' 50" East, along the South line of Mullen's Estate Section A Part One Subdivision and the South line of Mullen's Estate Sec. A Part 2, 397.5 feet to the Southwest Corner of said Lot 8 and the POINT OF BEGINNING; thence North 00° 00' 00" East, along the West line thereof, 125.0 feet to the Northwest Corner of said Lot 8; thence North 89° 53' 50" East, along the North line of said Lots 7 and 8, 66.64 feet; thence, along the North line of said Lot 7 with a curve concave to the Southwest, having a radius of 25.0 feet, an arc length of 21.03 feet and subtended by a chord bearing South 65° 59' 50" East a distance of 20.43 feet; thence along the North line of Lot 7 with a curve concave to the North, having a radius of 50.0 feet, an arc length of 64.90 feet and subtended by a chord bearing South 79° 06' 10" East a distance of 60.43 feet to the Northeast Corner of said Lot 7; thence South 26° 16' 44" East, along the Eastern line thereof, 117.44 feet to the Southeast Corner of said Lot 7; thence South 89° 53' 50" West, along the South line of said Lots 7 and 8, 196.50 feet to the POINT OF BEGINNING and containing 0.448 acres, more or less.

GENERAL NOTES
UTILITIES:
 Water and Sanitary Sewer is available from the Evansville Water and Sewer Department. Vectren Electric and Gas is available.

BASEMENTS:
 Any basement must be approved by the Evansville/Vanderburgh County Building Commission.

ZONING:
 The subject property is currently zoned R-1A.

FLOOD HAZARD STATEMENT:
 No portion of the site is located in Flood Hazard Zone A as said tract plots to scale on the Flood Insurance Rate Map for Vanderburgh County, Indiana and Incorporated Areas, Map Number 18163C0119D dated March 17, 2011.

ACCESS:
 Access to this subdivision is from Swinging Way Court, a dedicated Right-of-Way, but NOT MAINTAINED BY THE COUNTY. It is privately maintained.

TEMPORARY EROSION CONTROL: (during construction, less than one year)
 Slopes of 2:1 to 3:1 shall be mulched and seeded with a cover crop. No topsoil, sod, or other material shall be placed on slopes within 15 days of disturbance of soil, which must remain in place until final grading and seeding.

Slopes of more than 3:1 shall be mulched and seeded and shall have silt fences, straw bales, and/or erosion blankets in place within 5 days of disturbance of soil which must remain in place until final grading and seeding.

All first-floor grades shall conform to local and state enforced building codes.

PROPERTY CORNERS:
 All property corners are marked with 5/8" iron pins that were found in place.

REFERENCE SURVEY AND DEED: Plat Book N, page 144 and Doc. No. 2017R0011052 There has been no change in matters that from said survey and deed that affect the property.

SIDEWALK WAIVER:
 Per Vanderburgh Municipal Code - Section (16.12.020 B. 2. a) WAV 2018-012 was approved for Swinging Way Court by the Subdivision Review Committee meeting on April 23, 2018.

MAINTENANCE STATEMENT:
 The Owner of the property shall be responsible to maintain all easements and prevent any obstruction on onsite and offsite natural watercourses.

NOISE SENSITIVITY STATEMENT:
 It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision, requires the prior written approval of the County Drainage Board.

PRIOR COVENANTS 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 replat has absolutely no effect on any private covenants and restrictions that may or may not exist.

EASEMENT & DE:
 STRIPS of land shown on this plat and marked as EASEMENTS & DE are reserved for the installation, maintenance and repair of water, gas, sewer, telephone and electric poles, lines, said lines or any other type of utilities and subject at all times to the proper authorities and no structure shall be erected or maintained on said STRIPS of land. SAID STRIP also serves as a DRAINAGE EASEMENT (DE) as shown on a DRAINAGE plan currently on file with the Vanderburgh Co. Surveyors OFFICE.

SURVEYOR'S REPORT
 William Y. Bivins, PE-PS
 10579 Oak Grove Road
 Newburgh, IN 47630
 (812) 858-9368

Job No. 17C0917ACCU
 Client: Robert Bell - OWNER
 2619 Swinging Way Court
 Evansville, IN 47711
 County of Survey: Vanderburgh

Purpose of Survey: To Replat Lots 7 & 8 into One (1) lot in MULLENS ESTATE SECTION A PART 2. The new subdivision will be known as MULLENS ESTATE SECTION A PART 3.
 Location: 2619 Swinging Way Court Deed Reference: Doc. No. 2017R-0011052 Evansville, IN 47711

In accordance with Title 845, Article 1, Chapter 12 Section 1 through 30 of the Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on the survey as a result of:
 A. VARIANCES IN THE REFERENCE MONUMENTS;
 B. INCONSISTENCIES IN THE LINES OF OCCUPATION AND;
 C. DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
 D. RANDOM ERRORS IN MEASUREMENT; (Relative Positional Accuracy)
MONUMENTS RECOVERED:
 5/8" iron pins were found in the correct location at all of the outside corners of said Lots 7 & 8.
ADJUSTMENTS MADE:
 No new monuments were set.
VARIANCES IN THE REFERENCE MONUMENTS: NONE
INCONSISTENCIES IN THE LINES OF OCCUPATION: NONE
DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS: NONE
 There was a drainage easement along the South side of both lots that was not shown on the recorded plat of MULLENS ESTATE SECTION A PART 2. This easement has been added to PART 3.

CERTIFIED BY:
 William Y. Bivins, PE-PS
 April 25, 2018

I, affirm under the penalties of perjury, that I have taken reasonable care to redact each social security number from this document, unless required by law: William Y. Bivins

THIS INSTRUMENT WAS PREPARED BY William Y. Bivins

OWNER'S CERTIFICATE:
 We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as MULLENS ESTATE SECTION A PART 3, a minor subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked as EASEMENT & DE (Easement & Drainage 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 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 easement by said utility. (SEE EASEMENT & DE STATEMENT)

OWNERS
 Robert L. Bell
 Robert Louis Bell
 2619 Swinging Way Court
 Evansville, IN 47711

Leslie Ann Bell
 Leslie Ann Bell
 2619 Swinging Way Court
 Evansville, IN 47711

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 Robert Louis Bell and Leslie Ann Bell, owners of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

With my hand and seal this 17th day of April, 2018.

My Commission Expires: September 9, 2022

Elyata Jean Bivins
 Elyata Jean Bivins
 Notary resides in Warrick 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 Sept. 11, 2017. (at SUBDIVISION REVIEW).

Blaine Oliver
 Blaine Oliver
 Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
 Blaine Oliver
 Executive Director

PLAT RELEASE DATE: May 24, 2018

U-146
 APC# 30-MS-2017

