

Lot 39

# Nazarene Minor Subdivision

RECEIVED FOR RECORD  
DATE 11-08-04 10:26 AM  
PLAT BOOK R-140  
PAGE 140  
INSTR # 2004R00039392  
BETTY KNIGHT-SMITH RECORDER  
VANDERBURGH COUNTY

VANDERBURGH COUNTY  
FILED

NOV 08 2004

*Sue Shultz*  
AUDITORY  
# 7937

### Owner's Certificate

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 Nazarene Minor Subdivision. ALL ADDITIONAL road right-of-ways 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 Sanitary Sewer Easement, are hereby dedicated to the sanitary sewer utility for the installation, maintenance, operation, enlargement and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer utility, trees, overhanging branches, bushes, underbrush and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by the sanitary sewer 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.

Owner of Lot 1 (Reference: Deed Drawer 11, card 6426)

*Ted Lovelace*  
Ted Lovelace  
5800 Oak Hill Road  
Evansville, IN 47711

*Jennie P. Lovelace*  
Jennie P. Lovelace  
4800 Oak Hill Road  
Evansville, IN 47711

Owner of Lot 2 (Reference: Deed Drawer 11, card 2136)

*Robbie Jossa*  
Open Door Fellowship Church  
5720 Oak Hill Road  
Evansville, IN 47711  
ROBBIE JOSSA, INTERIM ADMINISTRATOR  
Notary Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, (Ted J. and Jennie P. Lovelace) 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 31 day of August, 2004.

My Commission Expires:

July 5, 2006  
*Shannon M. McCarty*  
Notary Public

Notary Resides in  
County, Indiana  
Atchison, Kansas

*Shannon M. McCarty*  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appt. Exp. 7-5-2006

### Notary Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, (Open Door Fellowship by Robbie Jossa) 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 16 day of July, 2004.

My Commission Expires:

3-9-07  
*April D. Heuler*  
Notary Public

Notary Resides in  
Vanderburgh County, Indiana  
County, Indiana  
(typed or printed name)

### Area Plan Commission Certificate

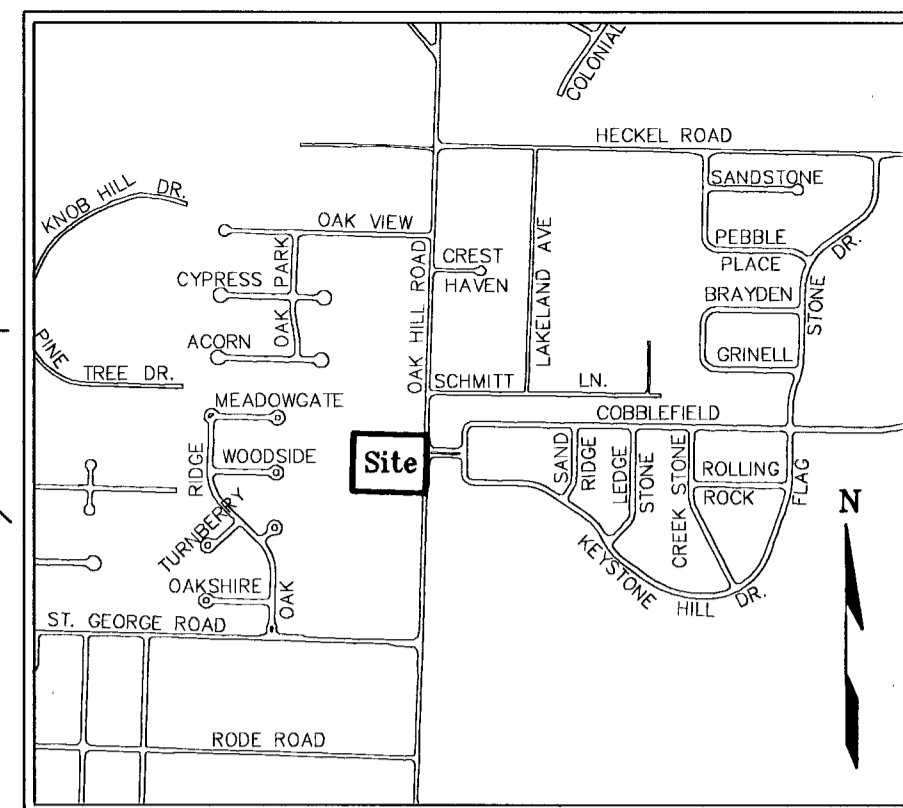
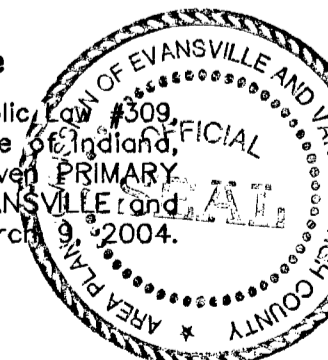
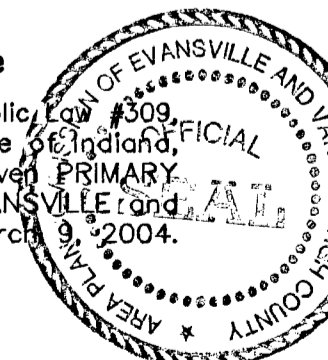
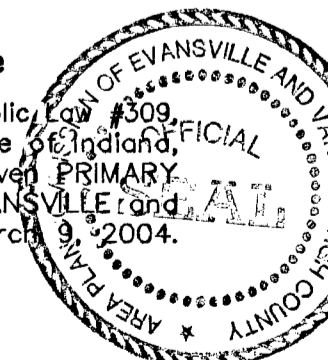
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, March 12, 2004. (at Subdivision Review)

*Mark Luster*  
President  
*Dwight B. Mills*  
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording

*Dwight B. Mills*  
Executive Director

PLAT RELEASE DATE: Nov. 8, 2004



Location Map  
No Scale

### Boundary Description

Part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of said section; thence along the east line of said quarter quarter section, South 00 degrees 33 minutes 46 seconds West 210.00 feet to the true point of beginning; thence continue along said east line, South 00 degrees 33 minutes 46 seconds West 315.00 feet; thence parallel with the north line of said quarter quarter section, North 89 degrees 40 minutes 41 seconds West 400.00 feet; thence parallel with the east line of said quarter quarter section, North 00 degrees 33 minutes 46 seconds East 315.00 feet to the southwest corner of a tract of land conveyed to Gary R. and Bonnie A. Schmitt in Deed Book 498, page 255 in the office of the Recorder of Vanderburgh County, Indiana; thence parallel with the north line of said quarter quarter section and along the south line of said Schmitt Tract, South 89 degrees 40 minutes 41 seconds East 400.00 feet to the true point of beginning and containing a Gross Area of 2.893 acres.

Also, subject to a 10-foot easement for right-of-way in favor of Southern Indiana Gas and Electric Company, recorded in Deed Book 600, page 558.

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

### Surveyor's Certificate

I, Scott D. Buedel, 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 JUNE, 2004.

*Scott D. Buedel*

Scott D. Buedel, PLS  
Indiana Registration No. 29900031  
Morley and Associates, Inc.  
600 SE. Sixth Street  
Evansville, IN. 47713



### General Notes

Access: Both lots shall access Oak Hill Road only.

Utilities: Evansville City water and sanitary sewers are available on site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: Part of the within described tract of land does lie in that special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 180256 0075 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991. All of the remainder of the subject property lies within an area subject to local flood and/or drainage regulations. The minimum finished floor elevations for structures built in areas which are subject to local regulations are shown on the affected lots as MFF.

First Floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Temporary Erosion Control of Disturbed Areas: 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 silt fence, 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.

Utility Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

A Retracement Boundary Survey of the subject property was completed by Morley and Associates on August 8, 1997. This survey is recorded in Document Number 1998R000426647, in Surveyor's Plat Drawer 1, Card 1361, in the Vanderburgh County Recorders Office.

Natural swales across lots shall be maintained by the lot owners. The swales shall not be obstructed in any way that would limit the flow from public roads or all other lands that drain to the swale. Any relocation or piping of the swales shall be subject to County Drainage Board Approval.

# R-140