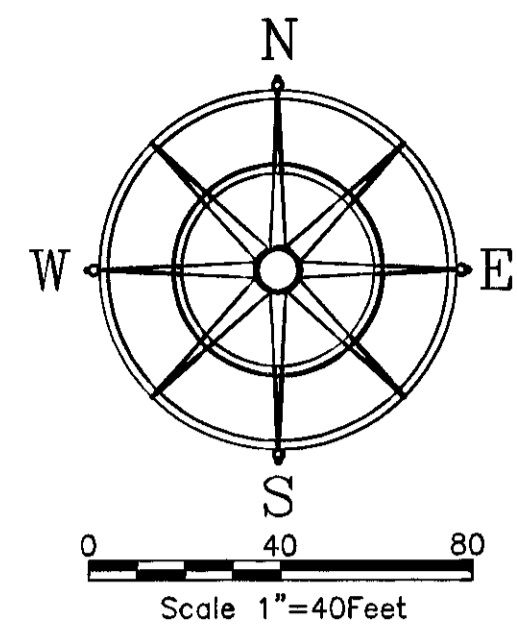


# Secondary Plat

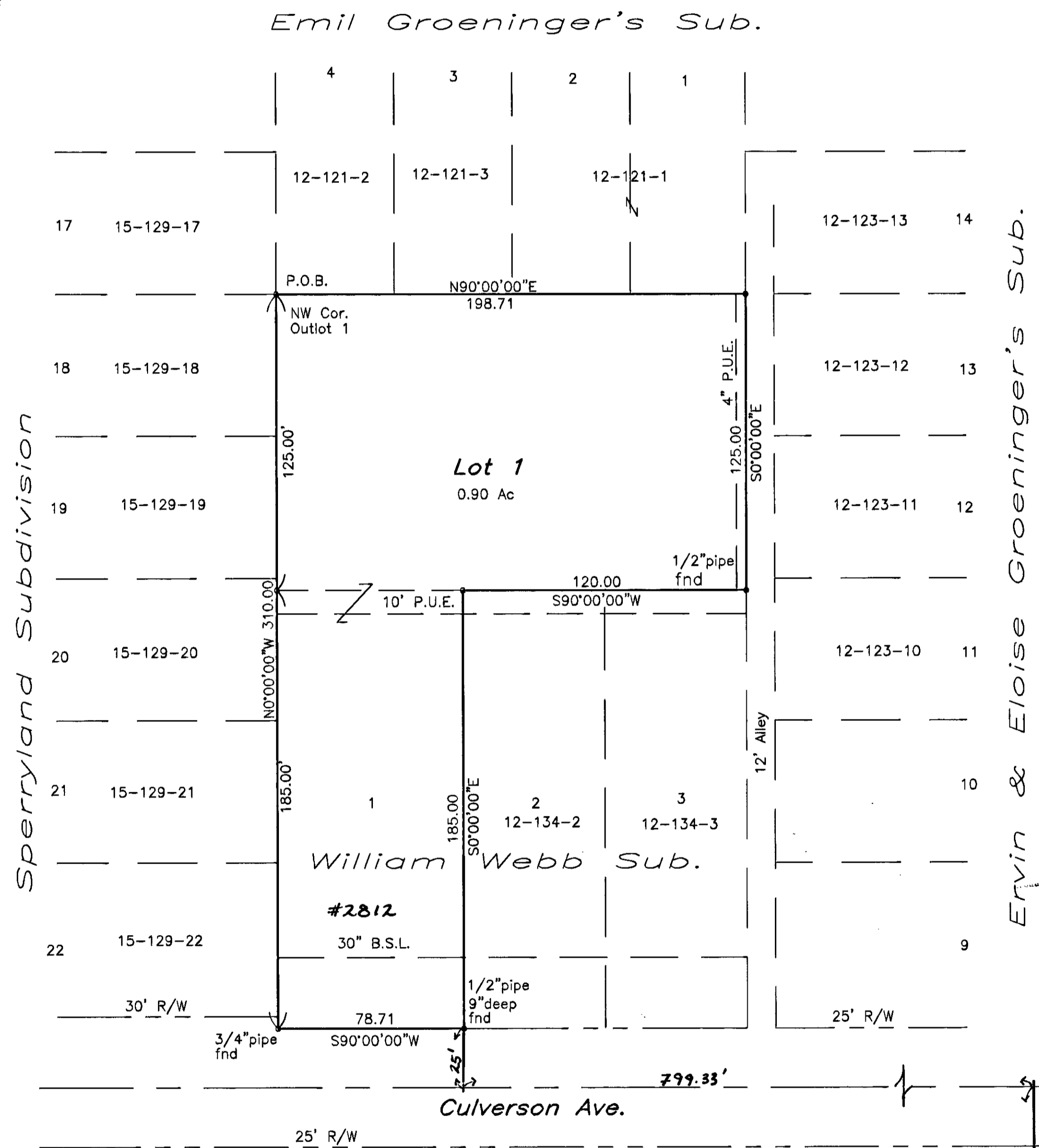
## Kent Niemeier's Minor Subdivision

### A Replat of outlot 1 Of Emil Groeninger's Subdivision And lot 1 Of William Webb's Subdivision Of South 185' Of Outlot 1 Of Emil Groeninger's Subdivision.

## Knight Township, Vanderburgh County, Indiana



#2916  
 DULY ENTERED FOR TAXATION SUBJECT  
 TO FINAL ACCEPTANCE FOR TRANSFER  
 MAY 03 2004  
*Sue Shultz*  
 AUDITOR



**GENERAL NOTES**

**TEMPORARY EROSION CONTROL:**  
 Erosion Control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of soil disturbance and must remain in place until final grading and seeding.

**UTILITIES:**  
 All utilities available at site.

**FLOOD PLAIN DATA:**  
 This subdivision lies entirely within Flood Hazard Zone "C" as plotted by scale from the document entitled Flood Insurance Rate Map, Community Panel Number 180257 0008B, dated Mar.19, 1982.

**PROPERTY CORNER MARKERS:**  
 All lot corners marked with a 5/8" rebar/surveyor cap except as noted.

**LEGEND & MISC. NOTES**  
 B.S.L. Building Setback Line  
 P.U.E. Public Utility Easement  
 R/W Right Of Way

**BOUNDARY DESCRIPTION**

A replat of part of Outlot 1 Emil Groeninger's Subdivision of part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 7 South, Range 10 West, Knight Township, Evansville, Indiana and Lot 1 in William A. Webb's replat of the South 185 feet of Outlot 1 Emil Groeninger's Subdivision, Plat Book I, Page 129 in the Vanderburgh County Recorder's Office all more particularly described as follows:

Beginning at an iron pipe marking the Northwest corner of said Outlot 1, thence East along the North line 198.71 feet to the Northeast corner thereof, thence South along the West line of a 12 foot public alley 125.00 feet to the Northeast corner of lot 3 in William A. Webb's Replat, thence West along the North line of lots 2 and 3 a distance of 120.00 feet to the Northwest corner of Lot 2, thence South along the West line of Lot 2 a distance of 185.00 feet to the North line of Culverson Ave., thence West along said North line a distance of 78.71 feet to the West line of Outlot 1, thence North along said West line a distance of 310.00 feet to the place of beginning, containing 0.90 acres more or less.

**OWNER'S CERTIFICATE**

I, the undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as Kent Niemeier's Minor Sub. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground, of the width shown on the plat and marked "Public Utility Easement", are hereby dedicated to public utilities 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 structure other than said utility facility shall be located within said strips of ground and any fence located within said strips of ground is subject to removal by a public utility, without liability, in use of said easements by said utility.

Kent Niemeier  
 8611 Woodland Lake Rd.  
 Evansville, IN 47712

Kent Niemeier *[Signature]*

**SURVEYOR'S CERTIFICATE**

I, Billy T. Nicholson, 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; that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class "B" survey with a theoretical uncertainty of 0.25 feet as determined by subsection 7d, Section 7 of subject code.

*[Signature]*  
 Billy T. Nicholson IN No. 7964

Date *4/27/04*

**BILLY T. NICHOLSON**  
 REGISTERED  
 No. 7964  
 STATE OF  
 INDIANA  
 LAND SURVEYOR

**AREA PLAN COMMISSION CERTIFICATE**

Under the authority provided by Acts of 1981, Public Law No. 309 and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on MAY 3, 2004 AT 5:00 REVIEW.

*Mark Foster*  
 President

*Bobby Smith*  
 Attest Executive Director

**OFFICIAL SEAL**

**PLAT RELEASE**

SECONDARY PLAT complies with the Ordinance and is released for recording.

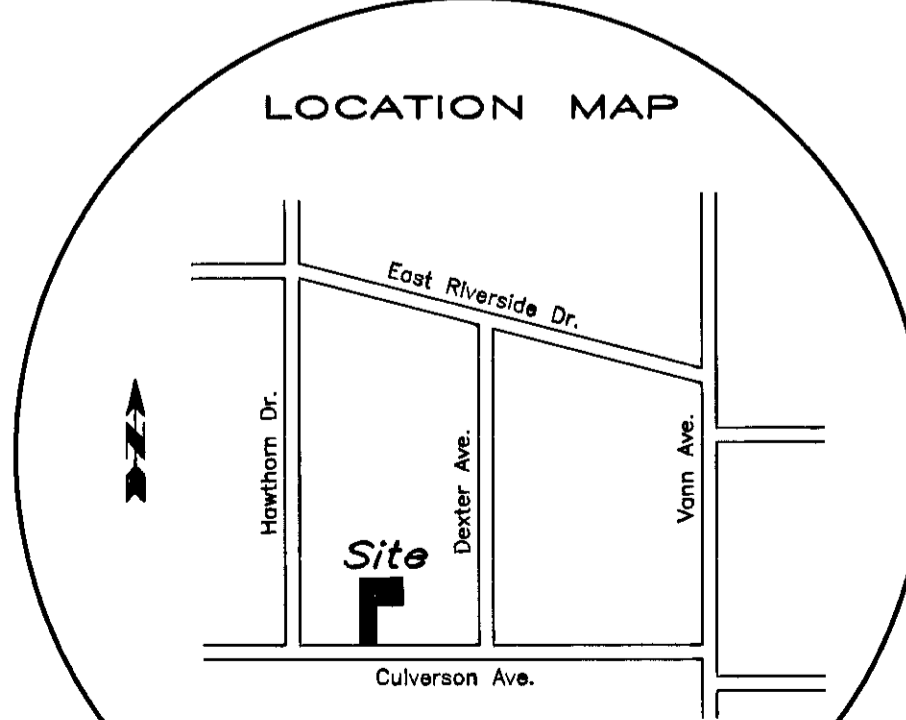
*Bobby Smith*  
 Executive Director

Plat Release Date May 3, 2004

**NOTARY CERTIFICATE**  
 STATE OF INDIANA } SS  
 COUNTY OF VANDERBURGH

Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of the plat to be their voluntary act and deed. Witness my hand and seal this 27th day of April, 2004.

My commission expires 3/13/08 Notary Public *Barbara A. Ruxton*  
 Resident of Vanderburgh County Printed *Barbara A. Ruxton*



Billy T Nicholson 3520 Lakewood Drive Mount Vernon Indiana ~ 47620 ~ (812) 838-2347

R-104