RECEIVED FOR RECORD
DATE 08/11/2006 2:53 P M
PLAT BOOK S
PAGE 19
INSTR # 2006000028104
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 11 2006
AUDITOR 5413

OAK WOOD, Replat of Lot 8

N
W E
S

GRAPHIC SCALE 1"=50'
0 50 100 150

OWNER'S CERTIFICATE

I, CHAD M. SMITH, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE THE SAID REAL ESTATE AS SHOWN AND DESIGNATED THE SAME AS OAK WOOD, REPLAT OF LOT 8.

BUILDING SETBACK LINES ARE HEREBY AS SHOWN ON THIS PLAT. BETWEEN WHICH LINES AND THE PROPERTY LINES, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDINGS OR STRUCTURES.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "P.U.E." (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.

CHAD M. SMITH

OWNER: CHAD M. SMITH
13205 COUNTY SIDE LANE
EVANSVILLE, IN 47725

NOTARY CERTIFICATE

STATE OF INDIANA

COUNTY OF VANDERBURGH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 11th DAY OF August, 2006

MY COMMISSION EXPIRES: 2-14-08

NOTARY PUBLIC
RITA MCGILL
PRINTED

RESIDENT OF VANDERBURGH COUNTY

NOTARY PUBLIC SEAL INDIANA

BOUNDARY DESCRIPTION:

A REPLAT OF LOT NUMBER 8 IN OAKWOOD SUBDIVISION AS RECORDED IN PLAT BOOK "O" PAGE 161 IN THE OFFICE OF THE VANDERBURGH COUNTY RECORDER AS BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION (9), TOWNSHIP (5) SOUTH RANGE (10) WEST, IN SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MARKING THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION SIX HUNDRED FIVE AND FIFTY-FOUR HUNDREDTHS (605.54) FEET TO A 5/8" IRON PIN SET FLUSH (WITH CAP LS #S0137) MARKING THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE SIX HUNDRED THIRTY-FIVE AND NINETY-FOUR HUNDREDTHS (635.94) FEET TO A 3/4" IRON PIN FOUND FLUSH; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST THREE HUNDRED THIRTY-SIX AND EIGHTY HUNDREDTHS (336.80) FEET TO A 5/8" IRON PIN FOUND 3" ABOVE GRADE; THENCE NORTH 72 DEGREES 18 MINUTES 00 SECONDS WEST TWO HUNDRED TWENTY-FIVE AND NO HUNDREDTHS (225.00) FEET TO A 5/8" IRON PIN FOUND 3" ABOVE GRADE; THENCE SOUTH 55 DEGREES 39 MINUTES 34 SECONDS WEST THREE HUNDRED FIFTY-SIX AND NINETEEN HUNDREDTHS (356.19) FEET TO A 3/4" IRON PIN FOUND FLUSH; THENCE NORTH 00 DEGREES 08 MINUTES 49 SECONDS WEST FIVE HUNDRED FORTY-ONE AND TWENTY-FOUR HUNDREDTHS (541.24) FEET TO A 5/8" IRON PIN FOUND FLUSH (WITH CAP LS #S0137); THENCE SOUTH 89 DEGREES 08 MINUTES 13 SECONDS EAST FOUR HUNDRED FIFTY-THREE AND SEVENTY-FIVE HUNDREDTHS (453.75) FEET TO A 5/8" IRON PIN FOUND FLUSH (WITH CAP LS #S0137); THENCE NORTH 00 DEGREES 08 MINUTES 49 SECONDS WEST TWO HUNDRED FORTY AND NO HUNDREDTHS (240.00) FEET TO A 5/8" IRON PIN FOUND FLUSH (WITH CAP LS #S0137; THENCE SOUTH 89 DEGREES 08 MINUTES 13 SECONDS EAST THREE HUNDRED NINETY-FOUR AND THIRTY-FOUR HUNDREDTHS (394.34) FEET TO THE POINT OF BEGINNING.

CONTAINING 10.035 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS AND/OR EASEMENTS.

LEGEND

- ▲ - stone as noted
- ✳ - 3/4" iron pin found flush
- ▩ - 5/8" iron pin found 3" above grade
- ⊠ - 5/8" iron pin found flush with plastic cap inscribed Fred Kuester IN RLS S0137
- ● - 5/8" iron pin set flush with plastic cap inscribed Fred Kuester IN RLS S0137

- Bearings are based on the east line of the northeast quarter of the southwest quarter of section (9), S00°04'00"W, from record subdivision.

p.o.c. - point of commencement

p.o.b. - point of beginning

stone, NE.Cor. SW.1/4, Sec.9, T-5-S, R-10-W

p.o.c.

S00°04'00"W 605.54'

p.o.b.

S89°08'13"E 394.34'

12' public utility easement

NE.Cor. Lot #8

Duncan, Ronald & Shannon
Parcel #07-090-09-232-006
13431 Country Side Lane
Evansville, IN 47725-8217

Titzer, Keith T. & Sharon L.
D.D.8, C-5291
Parcel #07-080-09-168-001
13310 Browning Road
Evansville, IN 47725-8330

Ilsley, Ian H. & Karen D.
D.D.6, C-7811
Parcel #07-040-09-069-012
13220 Browning Rd.
Evansville, IN 47725-9074

S00°04'00"W 635.94'

S00°04'00"W 474.46'

FLOOD ZONE "A"

Flood Zone "A" according to FIRM 15 of 100; No. 180256 0015 C dated August 5, 1991

LOT #7

Elpers, Daniel J.& Susan M.
D.D.9, C-5043
Parcel #07-090-09-232-007
13301 Country Side Lane
Evansville, IN 47725-8216

50' R/W

COUNTRY SIDE LANE

Whitsell, Howard S.& Debra A.
D.D.11, C-2884
Parcel #07-090-09-232-002
P.O. Box 104
Ingleside, IN 47638

S89°08'13"E 453.75'

24.77'

12' utility easement 400' long

EXISTING HOUSE

388'

N00°08'49"W 247.24'

#13205

LOT 8 - B 6.851 ACRES

FLOOD PROTECTION GRADE = 455.0

N00°08'49"W 541.24'

25' building setback line

S90°00'00"E 846.19'

12' public utility easement

LOT 8 - A 3.184 ACRES

FLOOD PROTECTION GRADE = 455.0

N00°08'49"W 294.00'

#13109

225.00'

N72°18'00"W

336.80'

N90°00'00"W

S55°39'34"W 356.19'

12' public utility easement

ROADWAY NOTE: See Note #7 in General notes concerning road maintenance

Richard, Robert L. & Kelli S.
Doc.#04-30155
Parcel #07-090-09-232-003
13200 Country Side Lane
Evansville, IN 47725-8220

Perry, Brian E. & Linda S.
Doc.#2004-13098
Parcel #07-090-09-225-002
1224 E. Bnvl-N Harmony Rd.
Evansville, IN 47725-8384

Southwood, Robert F. & Beverly A.
D.D.6, C-8478
Parcel #07-040-09-068-016
Parcel #07-040-09-068-014
1224 E. Bnvl-N Harmony Rd.
Evansville, IN 47725-8384

Bosse, Constance - trustee
Vol.400, P.16
Parcel #07-040-09-068-007
Parcel #07-040-09-068-006
1308 E. Bnvl-N Harmony Rd.
Evansville, IN 47725-8385

Stott, Martha C.
D.D.6, C-2597
Parcel #07-040-09-068-008
1318 E. Bnvl-N Harmony Rd.
Evansville, IN 47725-8385

Scales, Bradley A. & Donna
D.D.15, C-5422
Parcel #07-080-09-165-001
1322 E. Bnvl-N Harmony Rd.
Evansville, IN 47725-8385

Van Duser, Richard C.
D.D.14, C-6041
Parcel #07-040-09-069-013
13110 Browning Road
Evansville, IN 47725-8329

SW.Cor. Lot #8

SE.Cor. Lot #8

S-19

LOCATION MAP (not to scale)

U.S. HIGHWAY #41 · Old State Road · Browning Road · Oak Wood Sub. · LOT #8 · Boonville - New Harmony Rd.

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, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

FRED J. KUESTER LS #S0137

8-11-06
DATE

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

THIS INSTRUMENT PREPARED BY
FRED J. KUESTER
1792 E. 600 S.
FORT BRANCH, IN 47648

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.
FRED J. KUESTER

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE 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 BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON 8-10-06

PLAT RELEASE 8-11-06

PRESIDENT

EXECUTIVE DIRECTOR

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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

EXECUTIVE DIRECTOR

8-11-06
PLAT RELEASE DATE

APC # 12-MIS-2006

GENERAL NOTES

1) Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top & wheat, which swill be used primarily for fall planting within 45 days of disturbance of soil and 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 5 days of disturbance of soil and must remain in place until final grading and seeding.

2) FLOOD PLAIN DATA: The property is located partially inside the 100 year flood zone "A" according to firm panel No. 15 of 100, No. 180256 0015 C dated August 5, 1991, for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by the Vanderburgh County Building Commissioners.

3) ZONING: Subject property is zoned Residential

4) UTILITIES: Vectren gas and electric service is available. Water service is Evansville City Water. The existing private septic system and the proposed septic system must be in compliance with 410 IAC 6-8.1.

5) ADDRESS: 13205 COUNTRY SIDE LANE EVANSVILLE, IN 47725

6) No Brick or other non-breakaway mailbox structures to be placed in county road right-of-way.

7) ROADWAY NOTE: Country Side Lane is a privately maintained road and the owners of Lots 8-A & 8-B must participate in all cost associated with maintaining the Road.