

# OWENS PLACE MINOR SUBDIVISION

RECEIVED FOR RECORD  
 DATE: 08-10-07 3:18 PM  
 PLAT BOOK: 5-  
 PAGE: 61  
 REG. # 2007R00025433  
 CITY ENGINEER-SOUTH RECORDER  
 VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT  
 TO FINAL ACCEPTANCE FOR TRANSFER  
 AUG 10 2007  
 Sub-Plat  
 AUDITOR  
 # 5351

### BOUNDARY DESCRIPTION

Lot 16 in the Replat of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and the East 72.0 feet of Lot 35 in Oak Hill Terrace Subdivision, recorded in Plat Book L, page 36 in the Office of the Recorder of Vanderburgh County, Indiana and part of the North Half of the Southeast Quarter of the Northwest Quarter of Section 11, Township 6 South, Range 10 West, Center Township in Vanderburgh County, Indiana, more particularly as follows:  
 COMMENCING at a iron pin found at the Northwest Corner of the North Half of the South Half of the Northwest Quarter of said Section 11; thence North 89° 57' 19" East - 2641.50 feet to the Northeast Corner of Lot 15, common with the Northeast Corner of said Replat; thence South 00° 22' 13" West, along said East line thereof, 200.00 feet to a 5/8" iron pin found at the Northeast Corner of Lot 16 in said Replat and the POINT OF BEGINNING; thence South 00° 22' 13" West, along the said East line, 461.75 feet to a 1" pipe, found; thence South 89° 54' 37" West - 231.67 feet to a 1/2" iron pin, found; thence North 00° 02' 41" West - 321.92 feet to a 1/2" iron pin found at the Southwest Corner of Lot 17 in said Replat; thence North 89° 57' 19" East, along the South line of said Lot 17, 116.00 feet to a 5/8" iron pin found at the Southeast Corner of said Lot 17, common with the Southwest Corner of said Lot 16; thence North 00° 03' 41" West, along the West line of said Lot 16, 140.00 feet to a 5/8" iron pin found at the Northwest Corner thereof; thence North 89° 57' 19" East, along the North line thereof, 119.01 feet to the POINT OF BEGINNING and containing 2.1011 acres, more or less.

### GENERAL NOTES:

- Owner/Developer: Ronnie R. Owens and Carole J. Owens, 3937 Elmridge Drive, Evansville, In 47711
- Utilities: Water, electric, gas and sanitary sewer are at the site.
- Erosion Control: Slopes 0.0%-6.0% 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 of soil and must remain in place until final grading and shaping. Slopes of more than 6.0% shall have 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.
- Mail Boxes: No brick or other non-breakaway mailbox structures can be placed in County Right-of-Way.
- Flood Plain Data: All of the property lies within the 100 year Flood Zone A according to FIRM MAP 180256 0025C dated August 5, 1991. The Base Flood Elevation is 383.5 and the Flood Protection Grade is 385.5 MSL.
- BASEMENTS: Any basement must be approved by the Vanderburgh County Building Commissioner.
- SPECIAL MEASURES: Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include water proofing, installed sump pumps, yard slopes in excess of code minimums, etc.
- NOISE SENSITIVE STATEMENT: THIS PROPERTY DOES NOT LIE IN A NOISE SENSITIVE ZONE.

### 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, INDIANA, VANDERBURGH COUNTY at a meeting held on Aug. 8, 2006 (at sub review).

*William Y. Bivins*  
 President  
*Carole J. Owens*  
 Attest: Executive Director



Secondary Plat complies with the Ordinance and is released for Recording  
*Carole J. Owens*  
 Executive Director

PLAT RELEASE DATE: Aug. 10, 2007

### OWNERS CERTIFICATE

We, the undersigned owners of the Real Estate shown and described herein, lay off, plat and sub-divide said real estate as shown and designate this, same as Owens Place Minor.

Strips of ground marked "Drainage Easement" are dedicated for conveyance of surface and/or subsurface water.

Strips of ground, of width as shown on this plat and marked "Public Utility Easement", are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above 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 erected within said strip or land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easement by said utility.

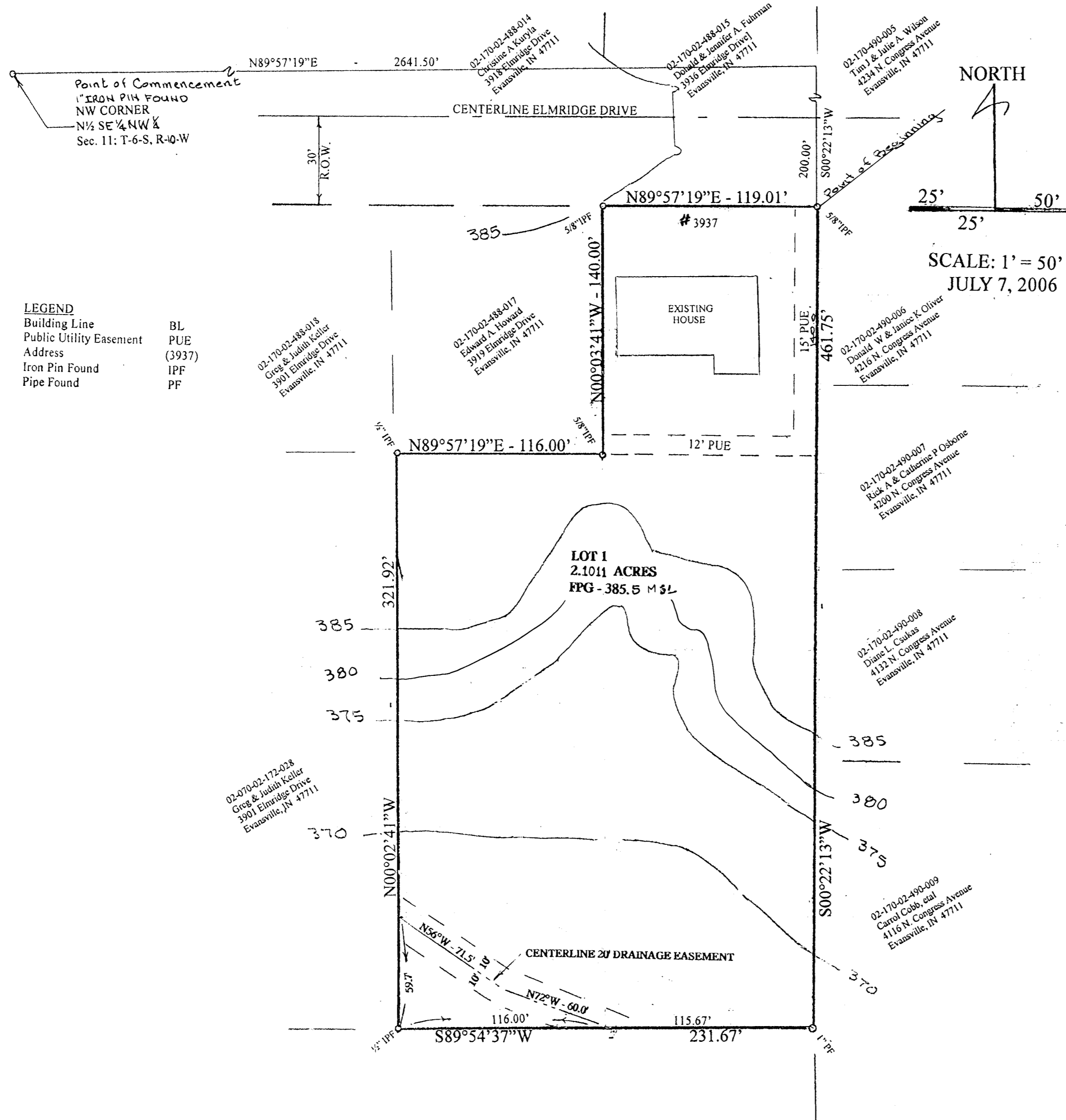
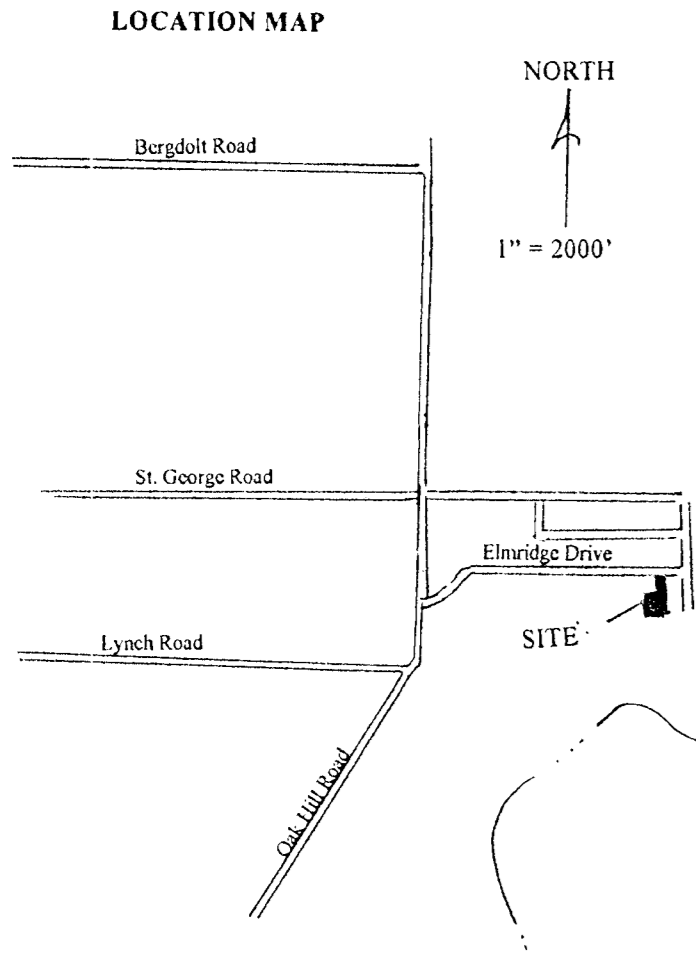
*Ronnie R. Owens*  
 Ronnie R. Owens  
 3937 Elmridge Drive  
 Evansville, IN 47711  
*Carole J. Owens*  
 Carole J. Owens  
 3937 Elmridge Drive  
 Evansville, IN 47711

### NOTARY CERTIFICATE

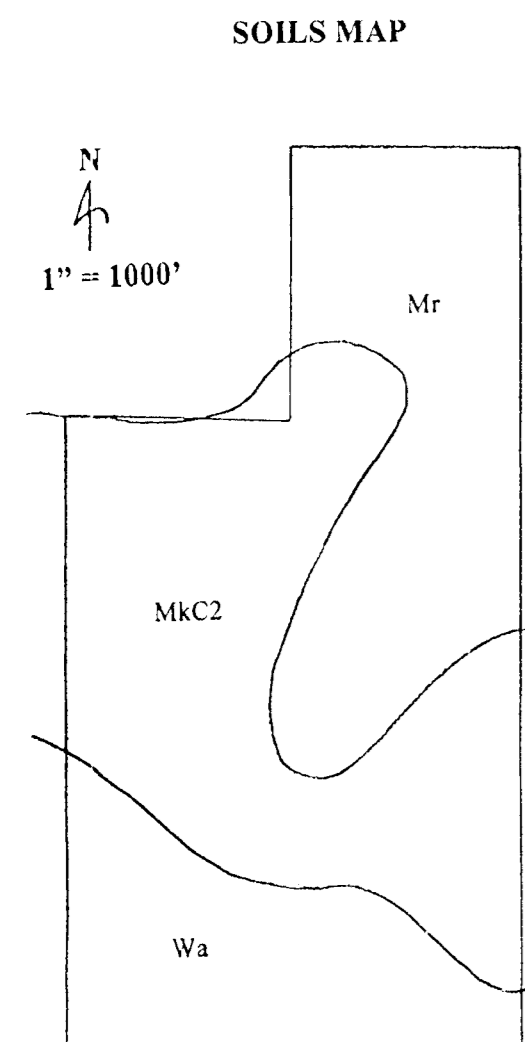
State of Indiana )  
 ) SS:  
 County of Vanderburgh )  
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes, therein set forth.  
 Witness my hand and Notarial Seal this 15<sup>th</sup> day of November, 2006.  
 My Commission expires Sept 19, 2014 *Elyata Jean Bivins*  
 Notary Public  
 My County of Residence is Vanderburgh *Elyata Jean Bivins*

This instrument was prepared by: William Y. Bivins, PE-LS, 10579 Oak Grove Road, Newburgh, IN 47630.

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 required by law: William Y. Bivins  
*William Y. Bivins*



LEGEND  
 Building Line BL  
 Public Utility Easement PUE  
 Address (3937) IPF  
 Iron Pin Found IPF  
 Pipe Found PF



Mr: McGary Silt Loam  
 MkC2: Markland Silt Loam  
 Wa: Wakeland Silt Loam

### SURVEYOR'S CERTIFICATE:

I, William Y. Bivins, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on July 7, 2006; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

*William Y. Bivins*  
 William Y. Bivins  
 Indiana Reg. No. 910003

