

# Reising Sun No. 2 Vacation Plat

Plat for Dene Jones  
By John Lefel  
dated August 15, 1988

Limits of Flood Zone "A" as  
per FIRM Map Number  
18163C0159D Panel 159 of  
275, effective March 17, 2011

Floodway Line per  
IDNR Case #  
GN-35548-0  
dated 02/19/2018

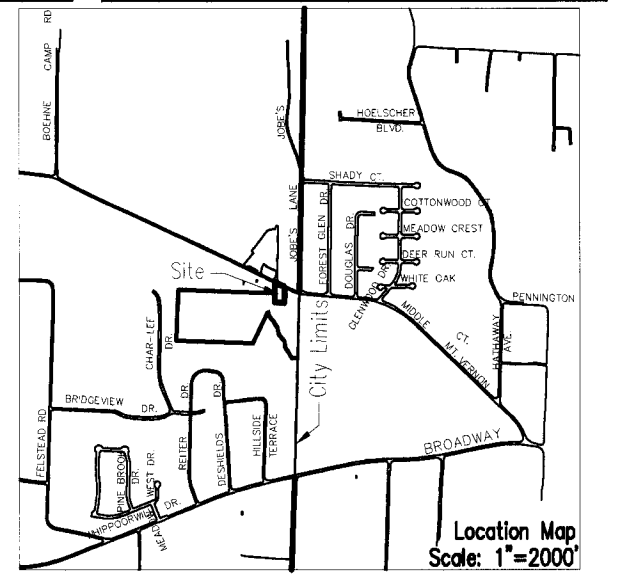
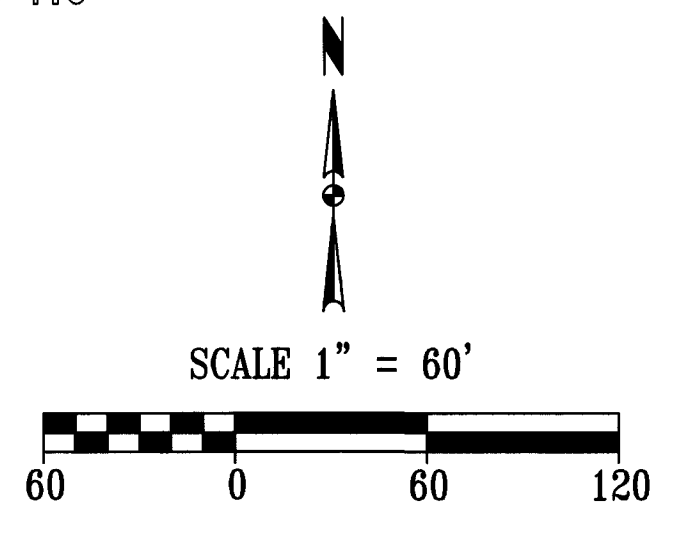
Floodway Line per  
IDNR Case #  
GN-35548-0  
dated 02/19/2018

20" Sewer Easement  
Dead Drawer 12, Card 8131  
Assigned to Evansville Water  
and Sewer Utility August 21, 2002  
Doc. No. 200200031653

Limits of Flood Zone "A" as  
per FIRM Map Number  
18163C0159D Panel 159 of  
275, effective March 17, 2011

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER  
5/10/2019  
BRIAN GERTH AUDITOR  
1730  
(AUDITOR'S NUMBER)

RECEIVED FOR RECORD  
DATE 5/10/2019 3:15 PM  
PLAT BOOK V  
PAGE 003  
INSTR# 201900029157  
DEBBIE STUCKI RECORDER  
VANDERBURGH COUNTY



### Boundary Description

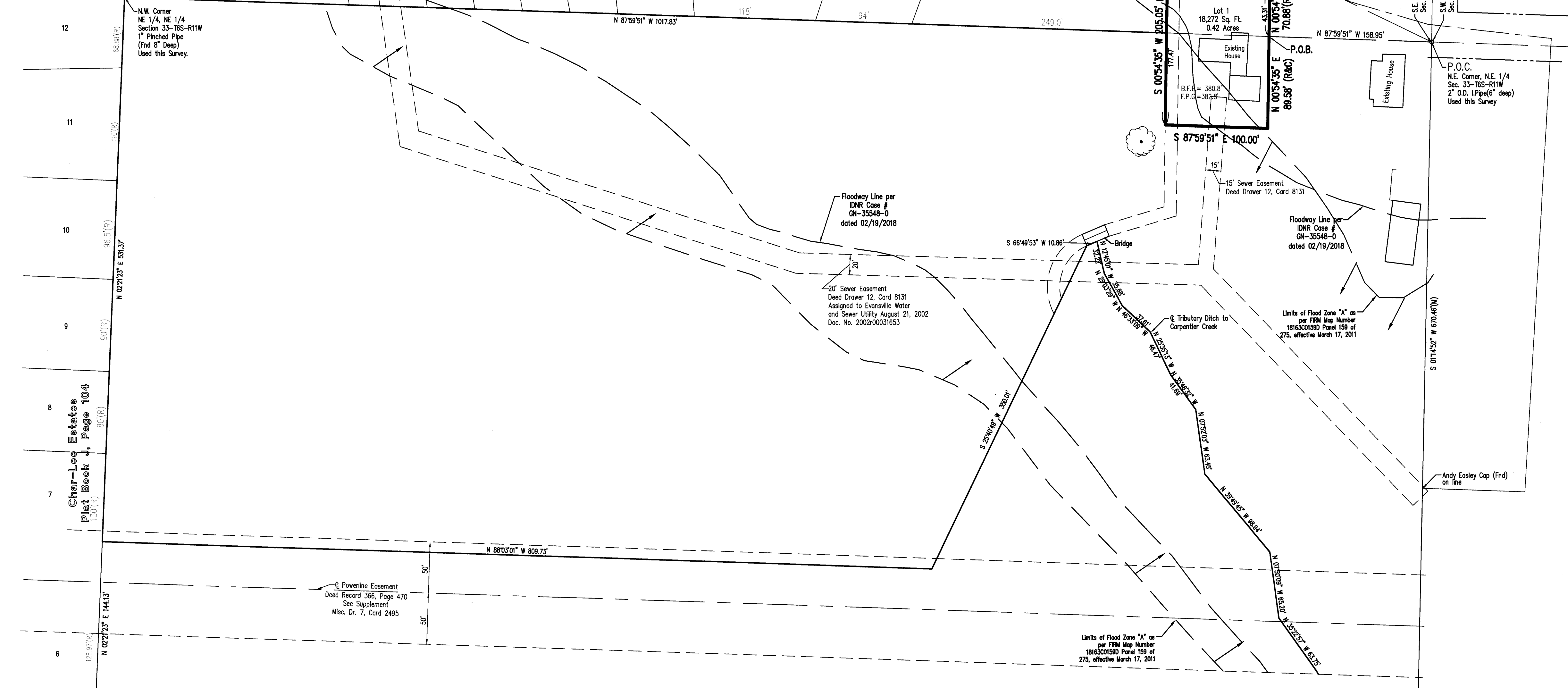
All of Reising Sun No. 2, as per plat thereof, recorded in Plat Book R, Page 149 in the office of the Recorder of Vanderburgh County, Indiana being part of the Southeast Quarter of the Southeast Quarter of Section 28, Township 6 South, Range 11 West and part of the Northeast Quarter of the Northeast Quarter of Section 33, Township 6 South, Range 11 West, all in Perry Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of said Section 33 quarter section; thence along the north line of said Section 33 quarter section line, North 87 degrees 59 minutes 51 seconds West 158.95 feet to the point of beginning; thence parallel with the east line of the Southeast Quarter of the Southeast Quarter of said Section 28, North 00 degrees 54 minutes 35 seconds East 70.88 feet to a point on the south line of Reising Sun Sub., as per plat thereof, recorded in Plat Book N, Page 77 in the office of the Recorder of Vanderburgh County, Indiana, said point being in the centerline of Middle Mt. Vernon Road; thence along the south line of Reising Sun Sub. and the centerline of Middle Mt. Vernon Road, North 64 degrees 08 minutes 55 seconds West 110.27 feet to the Northeast corner of a tract of land conveyed to Rickie L. Byrne and Mary E. Byrne, recorded in Deed Drawer 6, Card 10489 in said office of the Recorder; thence along the east line and the extended east line of Byrne, parallel with the east line of said Section 28 quarter section, South 00 degrees 54 minutes 35 seconds West 205.05 feet; thence parallel with the north line of said Section 33 quarter section, South 87 degrees 59 minutes 51 seconds East 100.00 feet; thence parallel with the east line of said Section 28, quarter section, North 00 degrees 54 minutes 35 seconds East 89.56 feet to the point of beginning containing 18,272 square feet (0.42 acres).

Subject to a 15 foot sewer easement recorded in Deed Drawer 12, Card 8131.

Subject to a 12 foot ingress-egress easement recorded in Deed Drawer 15, Card 8302.

- Legend**
- Building Setback Line
  - Center Line
  - Easement Line
  - Property Boundary Line
  - Right-of-way Line
  - Underground Water
  - Calculated Dimension
  - (C) Card
  - Co. Deed Record
  - D.R. Document
  - Dr. Drawer
  - E. East
  - (Fnd) Found
  - Inst. Instrument
  - N. North
  - Pa. Page
  - P.O.B. Point Of Beginning
  - P.O.C. Point Of Commencement
  - R. Range
  - (R) Record Dimension
  - S. South
  - T. Township
  - W. West
  - (R) Record
  - Water Valve
  - Water Meter



### General Notes

#### Purpose of Vacation Plat:

A) Owner of Lot 1 is wanting to sell the driveway on the west side of Lot 1 and other property that the owner of Lot 1 owns to a south adjainer. The south adjainer is not located within a platted subdivision so the only process that can be completed is to vacate the subject plat and then complete the sale of the property by using the Parcelization process.

B) Road right of ways are being vacated by this plat. They will be regranted by other processes. The portion of the right of way where above noted described driveway is located will be regranted by a separate right of way document. The other right of way will be granted by another plat titled "Reising Sun No. 3", a 3 lot major subdivision.

**Flood Plain Data:** A Portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tracts plots on Community Panel Number 180256 0159 D, being Map Number 18163C0159D, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

**Public Utilities - Sewer:** Sanitary Sewer is available and is provided by the Evansville Water & Sewer Utility.

**Public Utilities - Water:** Water is available and is provided by the Evansville Water & Sewer Utility.

Reference Survey: 2019R00003/63

### Owner's Certificate

The undersigned owners of the real estate shown and described hereon, do hereby vacate their platted and subdivided real estate as shown and designate the same as Reising Sun No. 2 Vacation Plat. The vacation of said plat does vacate all road right of ways for Middle Mt. Vernon Road granted in the original subdivision plat of Reising Sun No. 2.

Owner/Developer:  
By: Sean R. Reising Sean R. Reising  
5102 Middle Mt. Vernon Road  
Evansville, IN 47712  
Joana Reising Joana Reising  
5102 Middle Mt. Vernon Road  
Evansville, IN 47712

### Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sean R. Reising and Joana Reising, the owners of the real estate shown and described hereon and 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 9th day of MAY, 2019

My Commission Expires: August 6, 2026

Bret A. Sermersheim  
Notary Public

Notary Resides in  
VANDERBURGH  
County, Indiana  
Bret A. Sermersheim  
(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 18, 2019 at Subdivision Review.

President: Stacey Stevens  
Attest Executive Director: Ronald S. London

### Plat Release for APC Docket No.: VAC-2019-001

Secondary Plat complies with the Ordinance and is released for Recording.  
Executive Director: Ronald S. London  
PLAT RELEASE DATE: 5-10-2019



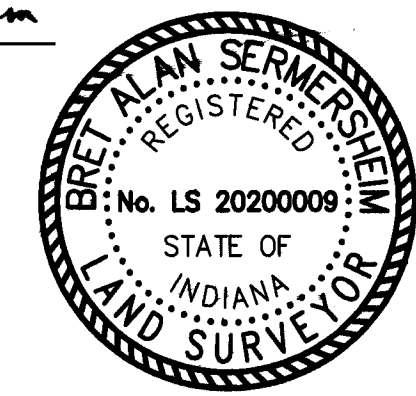
### Surveyor's Certificate

I, Bret Alan Sermersheim, 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 on April 25, 2019 and that all monuments shown exist at locations as noted.

Affirmation Statement  
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.  
Bret Sermersheim

Witness my hand and seal this 25th day of April, 2019.

Bret Alan Sermersheim  
Prepared By:  
Bret Alan Sermersheim, P.S.  
Indiana Registration #LS20200009  
**MORLEY**  
4800 Rosebud Lane  
Newburgh, IN 47630  
Phone: (812) 464-9585  
Fax: (812) 464-2514  
brets@morleycorp.com



Secondary Plat	
Designed By: ?	Job Number: 5437.4.005A
Drawn By: BAS	Date: 4/25/2019
Filename: vacate 5437minor-secondary	

**MORLEY**  
ARCHITECTS | ENGINEERS | SURVEYORS  
4800 Rosebud Ln., Newburgh, IN 47630  
812.464.9585 Phone 812.464.2514 Fax  
morleycorp.com