

RUMJAHN

A Minor Subdivision of Lot 2 in Hirsch Meadow Commercial Subdivision and a Part of the West Half of the Northeast Quarter of Section 24, Township 6 South Range 10 West, Vanderburgh County, Indiana

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 3/2/2021
 BRIAN GERTH, AUDITOR
 447

RECEIVED FOR RECORD
 DATE 3/2/2021 2:36 PM
 PLAT BOOK V
 PAGE 087
 INSTR# 2021R00005741
 DEBBIE STUCKI, RECORDER
 VANDERBURGH COUNTY

306 North Market Street
 Mt. Carmel, Illinois 62863
 Phone: (618) 263-4100
 www.nekirkeengineering.com
 Professional Engineering • Land Surveying

BOUNDARY DESCRIPTION:

A replat of Lot 2 in Hirsch Meadow Commercial Subdivision, an Addition to the City of Evansville, as per plat thereof recorded in Plat Book Q, page 164 in the Office of the recorder of Vanderburgh County, Indiana, ALSO a part of the West Half of the Northeast Quarter of Section 24, Township 6 South, Range 10 West of the Second Principal Meridian, all located in Knight Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at an iron pin found at the Southeast corner of said West Half of the Northeast Quarter; thence North 01°18'53" East 1116.26 feet along the East line of said West Half of the Northeast Quarter to an iron pin found; thence North 89°02'22" West 125.00 feet to an iron pin found at the Southeast corner of said Lot 2 and the Point of Beginning; thence South 01°18'53" West 37.00 feet to an iron pin found; thence North 89°02'22" West 207.01 feet to an iron pin found; thence North 01°34'10" East 262.01 feet to an iron pin found at the Northwest corner of said Lot 2; thence South 89°02'22" East 205.85 feet to an iron pin set at the Northeast corner of said Lot 2; thence South 01°18'53" West 225.00 feet to the Point of Beginning. Containing 54,084 square feet or 1.242 acres, more or less.

Subject to any and all easements, rights-of-way, restrictions, and covenants, recorded or otherwise.

CROSS REFERENCES:

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as RUMJAHN, a Minor Subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked D&UGPUE (Drainage & Underground Public Utility Easement), are hereby dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked DE (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked E.W.S.U.S.E. (Evansville Water and Sewer Utility Sewer Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department a permanent Sewer Utility Easement and right-of-way over the Real Estate described herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewer and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from the top edge of the bank of any such lake or pond.

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.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Tina Rumjahn 2/18/2021
 Tina Rumjahn, Owner Date
 Rumjahn LLC
 1435 N Pointe Ct
 Evansville, IN 47725

NOTARY CERTIFICATE

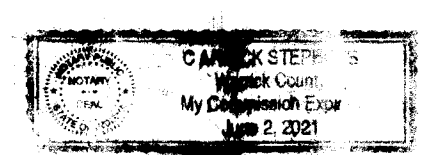
STATE OF INDIANA }
 COUNTY OF Vanderburgh } SS

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tina Rumjahn of Rumjahn LLC, the owner of the real estate shown and described hereon and acknowledged the execution of this plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes set forth.

Witness my hand and seal this 18th day of February, 2021

My commission expires 6/21/21

C. Arrick Stephens
 Notary Signature



Printed Name
 Notary resides in Warrick County, Newburgh

LEGEND

- P.O.C. Point of Commencement
- P.O.B. Point of Beginning
- Found Monument
- ▲ Found Vanderburgh County Surveyor Monument
- Set 5/8" Iron Pin with Plastic Cap inscribed with "Nelkirk"
- DE Drainage Easement
- PUE Public Utility Easement
- ⊕ Centerline

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 November 2, 2020 (at SUBDIVISION REVIEW).

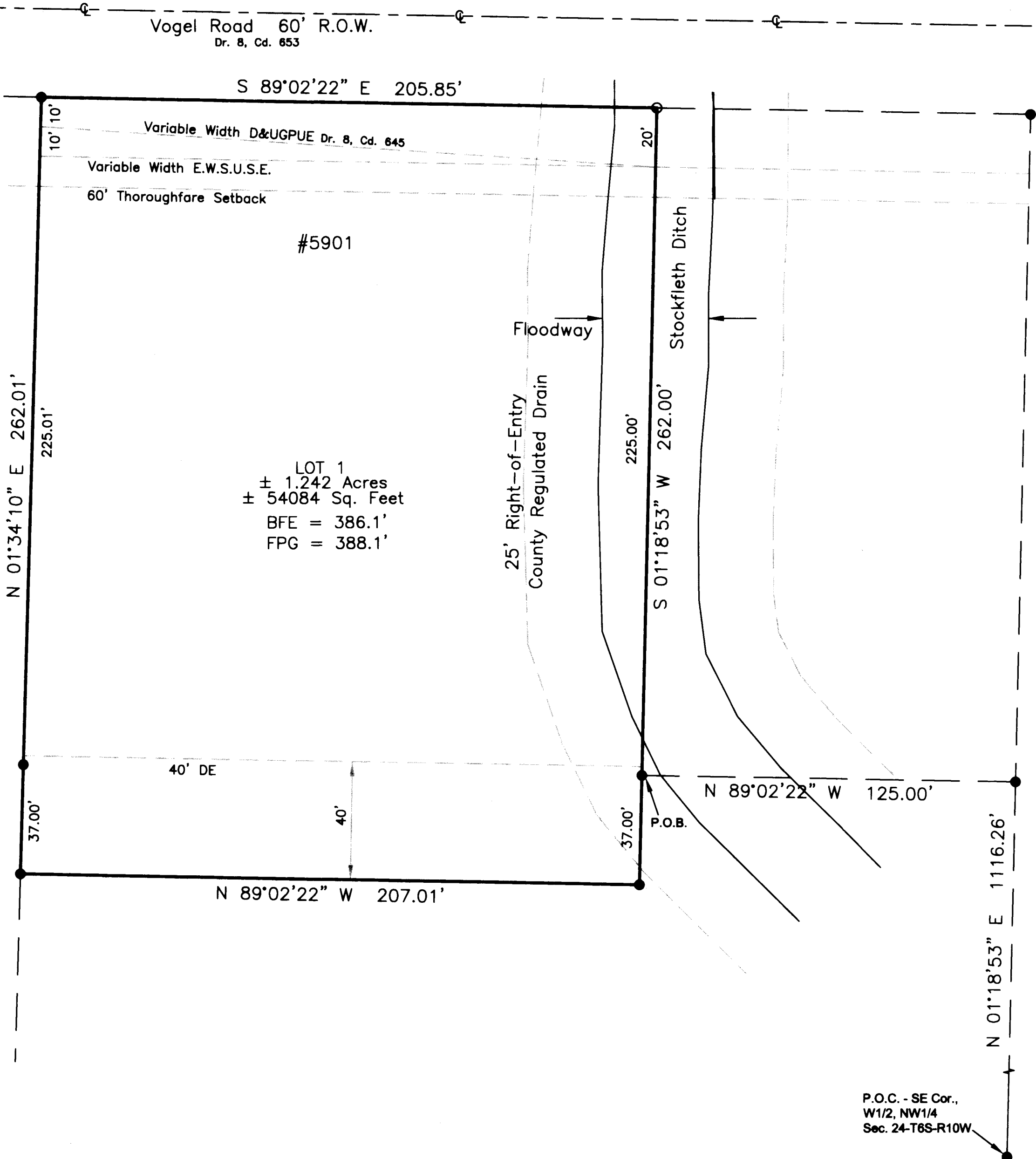
President: *Stacey Stevens*
 Attest Executive Director: Ronald S. London

PLAT RELEASE for APC DOCKET No.: MIN-2020-028

The Secondary Plat complies with the Ordinance and is released for recording.

RRS
 Executive Director: Ronald S. London

3/2/2021
 Plat Release Date



NOTE: Bearings based on the Indiana State Plane Coordinate System West Zone 1302, N.A.D. 83 Derived from GPS with tie to Trimble VRS Network

Scale 1" = 30'

SURVEYOR'S CERTIFICATE

I, Trent J. McPeak, 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 September 29th, 2020 and that all monuments shown exist at all locations as noted.

AFFIRMATION STATEMENT

(I.C. 36-2-11-15d)
 I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Witness my hand and seal this 21st day of December, 2020

Trent J. McPeak
 Trent J. McPeak, PLS 21600009
 Nelkirk Engineering, LLC
 306 North Market Street
 Mt. Carmel, Illinois 62863



REVISIONS	DATE

Rumjahn Minor Subdivision
 City of Evansville
 Vanderburgh County, Indiana

Rumjahn LLC
 1435 N Pointe Ct
 Evansville, Indiana 47725

DWG DATE:
 12-21-2020

SHEET #:
 1
 OF 1 SHEETS

RUMJAHN.DWG

V-087