SHANNON ACRES 2 **SCALE 1" = 50'** Lot 2 Lot 3 Eagle Ridge Estates-Section 3 Plat Book S, Page 156 Eagle Ridge Estates-Section 1 Plat Book R, Page 129 1309.79' (M & VCS) 1309.77' (Eagle Ridge Plat) \$ 89°07'58" E 900.00' - Fnd. 1.5" Iron Pipe S 89°07'58" E 408.68' Flush, NW Corner, SE 1/4, NE 1/4 48.68' 12' Public Utility Easement per plat Section 21-T5S-R10W. As shown on the Vanderburgh Shannon Acres Fnd. 6"x6" Concrete Monument — County Surveyor Website. Plat Book L, Page 28 Point #2975 Flush, witnessed by 1" Iron Pipe 1.69 Ac. NE Corner, SE 1/4, NE 1/4 Used this survey Section 21-T5S-R10W. 73,705 Sa. Ft. As shown on the Vanderburgh County Website. Point #2386. Used this survey -N 1°23'04" E 182.65'(R) (Existing House footprint S 1°23'04" W 210.10' Lot 2 - 25' Building Set Back Line 2.35 Ac. Per Plat of Shannon Acres 1,981 Sq. Ft. 102,525 Sa. Ft. (Existing House footprint) -N 2°59'51" W 20.90' 484 Sq. Ft. P.U.E. (Existing Garage footprint N 21°13'27" E S 76°02'04" W ____ 12' P.U.E. being (Existing Garage footprint) granted by this plat N 88°58'36" W N 88°58'36" W 303.93'(R) Driveway Easement per N 53°33'10" E 2.50'-Existing Gravel Drivewa Deed Drawer 1, Card 78 Shannon Lane R=50.00 — - L=18.20 _S 76°02'04" W N 88°58'36" W 303.93'(R) **Boundary Curve Data Table** Curve # Delta Radius Length Tangent Chord Direction Chord Length C1 | 138°11'39" | 50.00' | 120.60' C2 48°11'34" 25.00' 21.03' 11.18' \$ 66°55'37" W Fnd. 3/4" Iron Pipe, 4" Exposed SE Corner Lot 6, Shannon Acres Used this survey N 88°58'15" W 359.99'(R) N 88°58'15" W 539,99'(R) **Owner's Certificate Notary Certificate** SE Corner, SE 1/4, NE 1/4 The undersigned owners of the real estate shown and described hereon do hereby plat Section 21-T5S-R10W. Shown as a 10" stone on and subdivide said real estate as shown and designate the same as Shannon Acres 2. STATE OF INDIANA, COUNTY OF 120 de abourh All road right-of-ways shown and not previously dedicated are hereby dedicated to public the Vanderburgh County Surveyor Website. Point #1473. No Monument found. Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, John L. and Janet M. Jones, who Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility Easement), acknowledge the execution of the foregoing plat with the dedications and restrictions are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility thereon, express to be their voluntary act and deed for the uses and purposes therein set facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the STEPHANIE L. SIGLER forth. public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other Resident of Vanderburgh County, IN Commission Expires: January 20, 2019 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 Witness my hand and seal this <u>A& day</u> of <u>Cctobec</u>, 20<u>/</u>5 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. 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. Owners of Lot 1

Notary Certificate

STATE OF INDIANA, COUNTY OF Landerburgh Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, James E. Fields, who acknowledge the

appeared the said Owners and Subdividers, James E. Fields, who downshines and Persident of Warrick County, Itheir voluntary act and deed for the uses and purposes therein set forth.

Commission Expires: August 5, 2022 Witness my hand and seal this 28 day of <u>Cctobe</u>



Jøhn J Jones 1832 Shannon Lane

Owners of Lot 2

James E Fields

1846 Shannon Lane

Evansville, IN 47725

Evansville, IN 47725

1832 Shannon Lane

Elizabeth S. Bried

Brentwood, TN 37027

Evansville, IN 47725

ELLYCULTUND 161 WY.

1454 Crimson Clover Court

My Commission Expires: County, Indiana

Notary Certificate

STATE OF Tennessee , COUNTY OF Williamson) ss. Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, Elizabeth S. Bried, who 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.

My Commission Expires: 11-06-2017 Notary Resides in Davidson, TN

County, Indiana



D&UG.P.U.E.

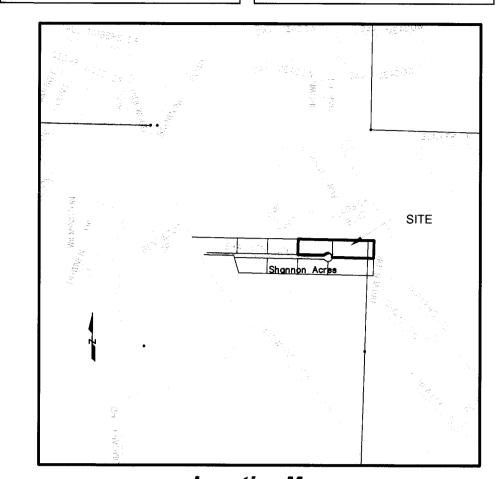
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT. 29, 2014

JOE GRIES AUDITOR 5969

RECEIVED FOR RECORD DATE 10.29.14 2:52 p

PAGE /56 INSTR# 2014 ROOD 24489 Z TULEY RECORDER **VANDERBURGH COUNTY**



Location Map No Scale

Boundary Description

Part of Lot 9 in Talbot's Subdivision as per plat recorded in Plat Book H Page 102 and re-recorded in Plat Book J, Page 153, also being Lots 4 and 5 in Shannon Acres as per plat thereof recorded in Plat Book L, Page 28 all in the office of the Recorder of Vanderburgh County, Indiana, being a subdivision of part of the Southeast Quarter of the Northeast Quarter of Section 21, Township 5 South, Range 10 West, Center Township, Vanderburgh County, Indiana, being more particularly described as

Beginning at the Northeast corner of said Lot 5, said corner also being the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 21; thence along the east line of said Lot 5, South 1 degree 23 minutes 04 seconds West 210.10 feet to the Southeast corner of said Lot 5; thence along the south line thereof, North 88 degrees 58 minutes 36 seconds West 489.99 feet to the right-of-way of Shannon Lane, also being a point of curvature of a non-tangent curve to the left, concave to the Southwest, having a central angle of 138 degrees 11 minutes 39 seconds and a radius of 50.00 feet from which a chord bears North 68 degrees 04 minutes 21 seconds West 93.42 feet; thence along the arc of said curve 120.60 feet; thence continuing along said right-of-way to a point of curvature of a tangent curve to the right, concave to the Northwest, having a central angle of 48 degrees 11 minutes 34 seconds and a radius of 25.00 feet from which a chord bears South 66 degrees 55 minutes 37 seconds West 20.41 feet; thence along the arc of said curve 21.03 feet; thence along the north right-of-way of Shannon Lane, which is also the south line of said Lot 4, North 88 degrees 58 minutes 36 seconds West 303.93 feet to the Southwest corner of said Lot 4; thence along the west line thereof North 01 degree 23 minutes 04 seconds East 182.65 to the Northwest corner of said Lot 4; thence along the north line of said Lots 4 and 5, which is also the north line of the Southeast Quarter of the Northeast Quarter of said Section 21, South 89 degrees 07 minutes 58 seconds East 900.00 feet to the point of beginning, containing 176,230 Square Feet, 4.04 Acres, more or less.

Subject to all easements and rights-of-way building and use restrictions of

CROSS REF: 2014R00024485 WD

Surveyor's Certificate

I, Douglas K Bacon, 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, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 29th day of OCTOBER

Douglas K Bacon, P.L.S. Indiana Registration No. LS20500028 Morley and Associates, Inc. 4800 Rosebud Lane Newburgh, IN 47630 (812) 464-9585





Affirmation Statement Secondary I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document,

General Notes

TEMPORARY EROSION CONTROL (during construction):

County, Indiana, dated March 17, 2011.

Flood Plain Data: The within described tract of land does not lie within

No.180256 0109D of the Flood Insurance Rate Maps for Vanderburgh

For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with

Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff

Control". All temporary and permanent erosion control measures must be

implemented as described in the Storm Water Pollution Prevention Plan for

acre, temporary stabilization as described in section 13.05.11 .C. 16 of the

Vanderburgh County Code must be provided if unvegetated areas are

scheduled or likely to be left inactive for 15 days or more. When land

disturbing activities have been completed, fmal stabilization shall be

the project site. For subdivisions where the land disturbance is less than one

completed as described in section 13.05.11 .C.20 of the Vanderburgh County

<u>Utilities</u>: Water is available on site provided byEvansville Water &

OSDS Utility Statement: Private on-site sewage disposal systems

Property Corner Markers: All corners not already marked will be

marked with a 5/8" diameter steel rebar with plastic cap stamped

Reference Survey: Inst.#2014R00022788-There have been no

change of matters from said survey that would affect the property.

Maintenance Statement: The owner(s) shall remain responsible for

prevention of obstructions to creeks and natural surface watercourses.

No obstructions are to be placed within any natural drainage ways that

Subdivision Waiver: The reduction in acreage for Lot 5 from 2.55

Lot 4 from 1.49 acres to 1.69 acres was granted by the Area Plan

in public right of way dedicated by the plat of Shannon Acres as

Commission on October 9, 2014 by Docket No. 3-SW-2014.

acres down to a net acreage of 2.35 acres and a change of acreage for

Shannon Lane: Shannon Lane is a privately maintained road located

Health Department and comply with 410 IAC 6-8.3.

Basis of Bearings: Indiana State Plane West 1302.

"Morley & Assoc. ID #0023" or as noted.

would impede the normal flow of water.

recorded in Plat Book L, Page 28.

Area Plan Commission Certificate

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 at a meeting held on,

Secondary Plat complies with the Ordinance and is released for Recording.

PLAT RELEASE DATE: SCT. 29, 2014

unless required by law.

Signature: Dauglas K Bacon

Under the authority provided by the Acts of 1981, Public Law #309, and

October 9, 2014.

(OSDS) must be approved and permitted by the Vanderburgh County

that special Flood Zone A as said tract plots on Community Panel

Plat DKB

9232.4.001 10/27/2014 DKB 9232/Survey Base/ Sub Pla



Engineering Surveying Architecture Construction Managemer

4800 Rosebud Lane Newburgh, IN 47630 (812) 464-9585 www.morleyandassociates.com