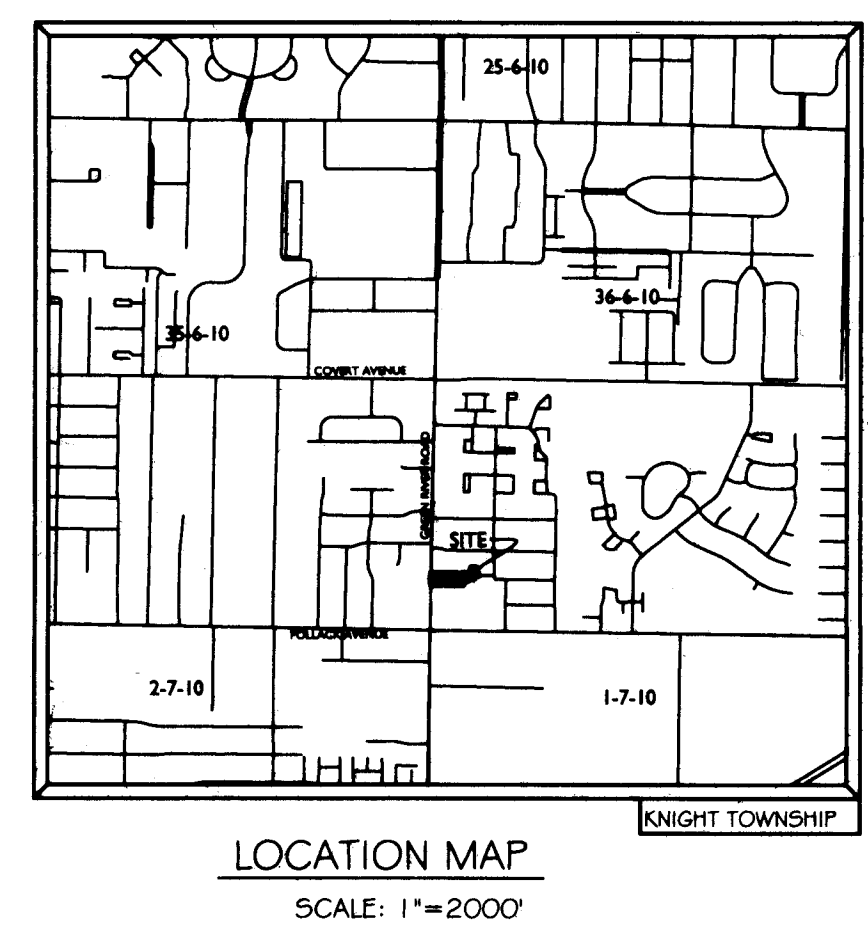
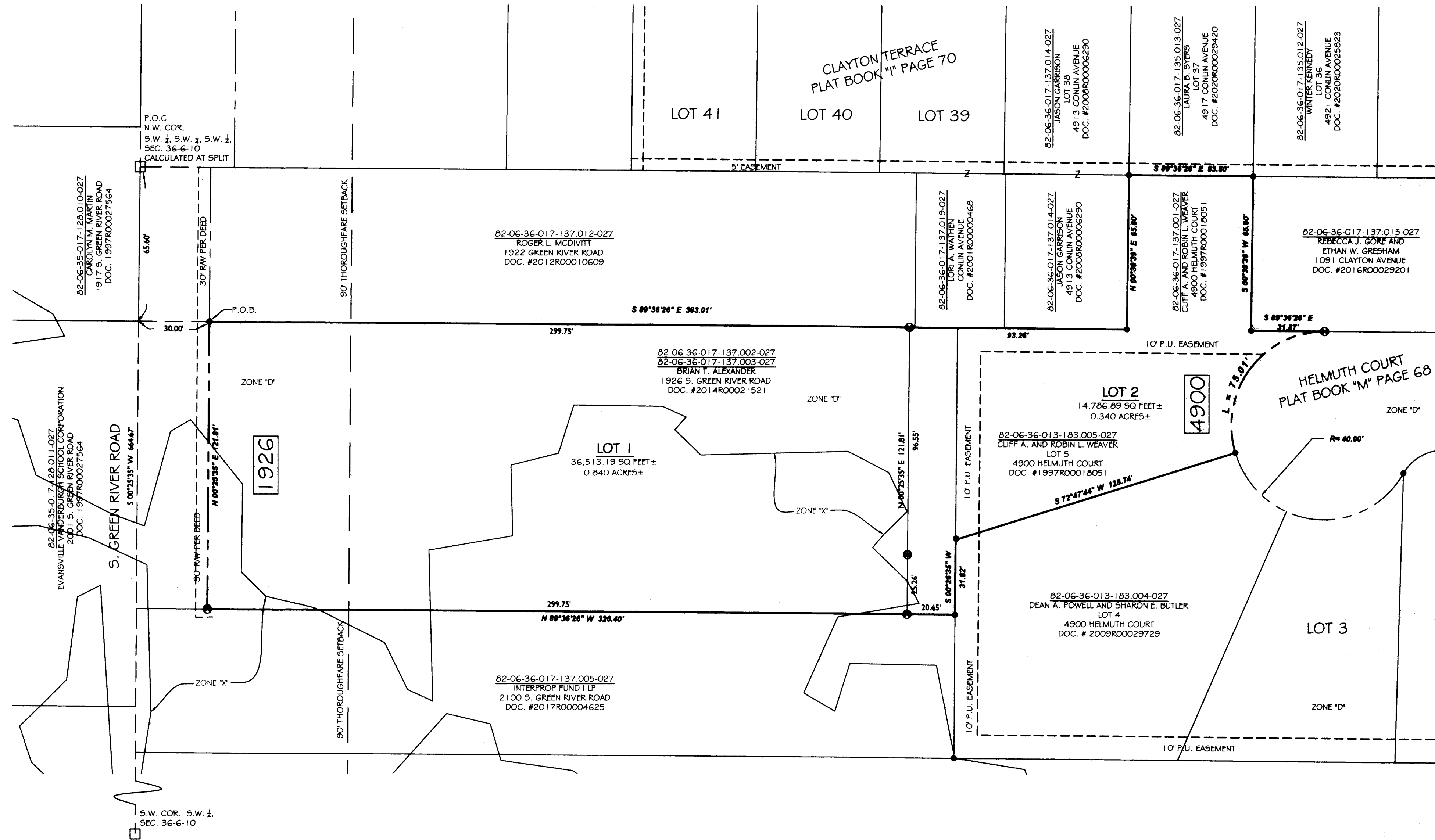


WEAVER AND ALEXANDER

A re-plot of Lot 5 of Helmut Court Subdivision as per plat thereof recorded in Plat Book "M" Page 68 in the Office of the Recorder of Vanderburgh County Indiana and Part of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 36, Township 6 South, Range 10 West of the Second Principal Meridian, lying in Knight Township of Vanderburgh County Indiana

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER 8/8/2023 DATE	RECEIVED FOR RECORD DATE 8/8/2023 01:31 PM PLAT BOOK V PAGE 185 INSTR 2023R00015179
BRIAN GERTH AUDITOR 1596	DEBBIE STUCKI RECORDER VANDERBURGH COUNTY



SCALE: 1" = 30'

LEGEND

- FOUND MONUMENT REFER TO INSTRUMENT 2023R00012320
- ⊙ SET 5/8" REBAR W/ CAP
- (R) RECORD DISTANCE
- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE

BOUNDARY DESCRIPTION:

Part of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 36, Township 6 South, Range 10 West of the Second Principal Meridian, lying in Knight Township of Vanderburgh County Indiana, as per a survey dated June 16, 2023 by Bradley W. Kleving, Professional Surveyor, Indiana Registration No. 21300007, under Project No. 40-2023-001, recorded in Instrument 2023R00012320, in the Office of the Recorder of Vanderburgh County and being more particularly described as follows:

Commencing at the northwest corner of said Quarter, Quarter Section; thence along the West line thereof, 5 00°25'35" W a distance of 65.60 feet; thence parallel with the North line of said Quarter, Quarter Section, 5 89°36'26" E a distance of 30.00 feet to the East Right of Way of Green River Road also being the Point of Beginning, thence continue parallel with said North line,

- 1st 5 89°36'26" E a distance of 393.01 feet; thence
- 2nd N 00°39'39" E a distance of 65.60 feet; thence parallel with the North line of said Quarter, Quarter Section,
- 3rd 5 89°36'26" E a distance of 53.50 feet; thence
- 4th 5 00°39'39" W a distance of 65.60 feet to the North line of Helmut Court Subdivision as per plat thereof recorded in Plat Book "M" Page 68 in the Office of the Recorder of Vanderburgh County, Indiana; thence along said North line also being parallel with the North line of said Quarter, Quarter Section, 5 89°36'26" E a distance of 31.87 feet to the northeast corner of Lot 5 of said Helmut Court Subdivision; thence along the Right of Way of Helmut Court, 75.01 feet along a curve to the left, having a radius of 40.00 feet, with a long chord of 5 36°41'02" W a distance of 64.49 feet to the southeast corner of said Lot 5; thence along the South line of said Lot 5,
- 5th 5 72°47'44" W a distance of 125.74 feet to the southwest corner of said Lot 5; thence along the West line of said Helmut Court Subdivision,
- 6th 5 00°26'35" W a distance of 31.82 feet; thence parallel with said Quarter, Quarter Section,
- 7th N 89°36'26" W a distance of 320.40 feet to the East Right of Way of South Green River Road; thence along said Right of Way,
- 8th N 00°25'35" E a distance of 121.81 feet to the point of beginning, containing 51,300.00 square feet, 1.178 acres more or less.

GENERAL NOTES:

- PUBLIC UTILITIES - WATER:** Water is available and is provided by the Evansville Water and Sewer Utility.
- PUBLIC UTILITIES - SEWER:** Sewer is available and is provided by the Evansville Water and Sewer Utility.
- ACCESS:** Lot 1 has direct access to S. Green River Road along the West Boundary. Lot 2 has direct access to Helmut Court along the Eastern Boundary.
- FLOOD PLAIN DATA:** Lot 1 does lie within that Special Flood Hazard Area (SFHA) Zone AE as said Lot plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0116 D, dated March 17, 2011.
- NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.
- PRIOR COVENANTS AND RESTRICTIONS:** The Area Plan Commission does not participate in the creation or enforcement private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.
- INSTALLATION OF SIDEWALKS:** Sidewalks exist at 1926 S. Green River and it was determined at SUBDIVISION REVIEW on July 24, 2023 that this subdivision currently meets the minimum requirements for the installation of sidewalks as per the Evansville Municipal Code 17.05.150(B)(2).
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAV-2023-020 requesting to waive the installation of sidewalks at 4900 Helmut Court, as per City Code 17.05.150(B)(2), was APPROVED at SUBDIVISION REVIEW on July 24, 2023.

CERTIFICATES

SURVEYOR'S CERTIFICATE

I, Bradley W. Kleving, 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 June 16, 2023 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 27th day of July, 2023

Bradley W. Kleving
Bradley W. Kleving
Indiana Registration Number LS21300007
2333 Brown Chapel Road
Boonville, IN 47601

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 it is required by law.

Bradley W. Kleving
Bradley W. Kleving, PLS

OWNER'S CERTIFICATE

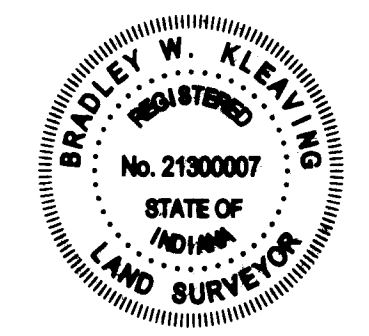
We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as Weaver and Alexander, a minor subdivision.

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

Cliff A. Weaver 7-27-23
Cliff A. Weaver date: 7-27-23
4900 Helmut Court
Evansville IN, 47715

Robbin L. Weaver 7-27-23
Robbin L. Weaver date: 7-27-23
4900 Helmut Court
Evansville IN, 47715

Brian T. Alexander 7-27-23
Brian T. Alexander date: 7-27-23
1926 S. Green River Road
Evansville IN, 47715



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, Cliff A. Weaver, Robbin L. Weaver and Brian T. Alexander the owners of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 27th day of July, 2023

My commission expires 03-01-2031

Mary C. Arnold
Signature
Printed Name: MARY C. ARNOLD
Notary resides in Vanderburgh County, Indiana

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 July 24, 2023 (at SUBDIVISION REVIEW).

President: STACY STEVENS
Stacy Stevens
Attest Executive Director: RONALD S. LONDON

PLAT RELEASE FOR APC DOCKET NO.: MIN-2023-020

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

Ronald S. London
Executive Director: RONALD S. LONDON
8/8/2023
Plat Release Date



BRAD KLEAVING 2333 BROWN CHAPEL ROAD BOONVILLE IN 47601 klevingsurveying@gmail.com (812) 456-8867	Scale: 1" = 100'
Checked By: NA	Date: 07/27/2023
Drawn By: BWK	

V. 185