

General Notes

- 1. Flood Data: No portion of the within described tract of land lies within that special Flood Zone "A" as said parcel plots by scale on Community Panel Number 180418 Section 20-T6S-R8W 0175 B of the Flood Insurance Rate Maps for Warrick County, Indiana dated May 17, 1982.
2. Corner Markers: All Lot and Boundary corners not previously marked will be marked by a 5/8 inch steel rebar with plastic cap stamped "Morley & Assoc. I.D. #0023", unless otherwise noted.
3. Public Utility Easements: No buildings or trees shall be placed within a public utility easement.
4. Lot Access: Access to all lots shall be from Vann Road through platted ingress/egress easements.
5. Zoning: The property is zoned A (Agricultural)
6. Reference Survey: Document 2011R-003461
7. Basis of Bearings: Indiana State Plane West-1302

Bench Marks

Bench Marks: TBM#1 - "X" on the NE. headbolt on the fire hydrant at the west side of the intersection of Prospect Drive and Vann Road. Elevation = 402.15
TBM#2 - "X" on north rim of sanitary sewer manhole on the north side of Vann Road, near of lot 1. Elevation = 429.17

2011R-003703
5/12/2011

2011R-003703
PATRICIA A BROOKS
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
05/12/2011 10:18 AM
REC. FEE: 23.00
PAGES: 1

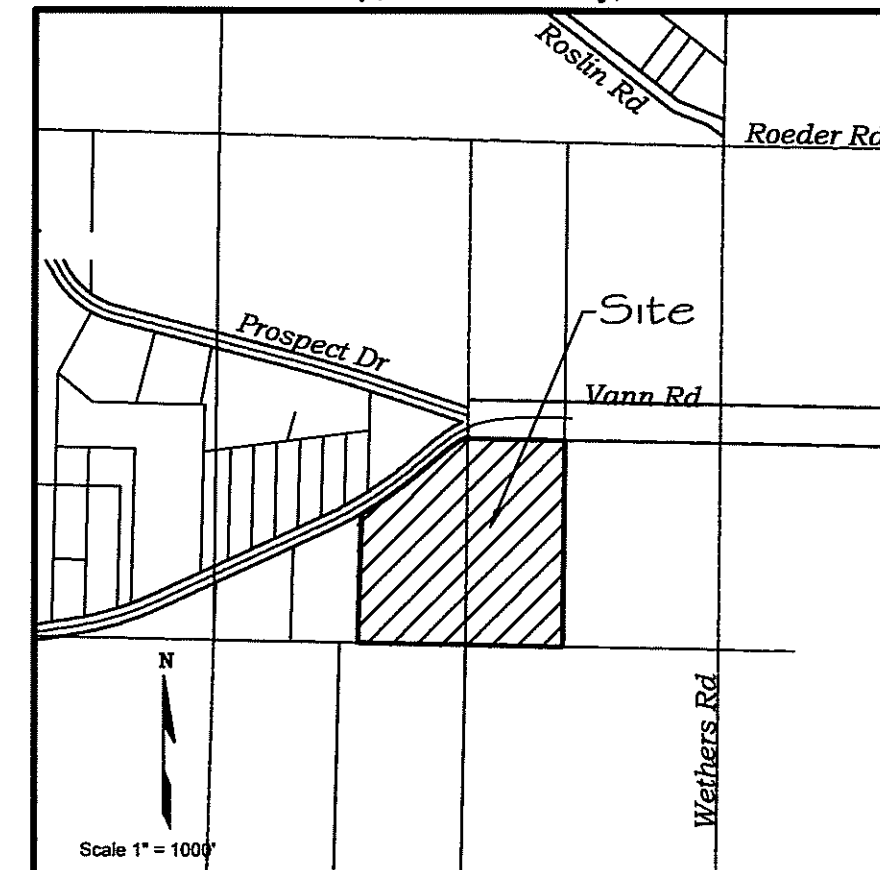
SCALE 1" = 100'

100 0 100 200
Basis of bearing is Indiana State Plane West-1302
March 4, 2011

LEGEND table with symbols for Power Pole, Utility Pole, Guy Wire, Telephone Junction Box, Electric Box, Fire Hydrant, Cut Inlet, Storm Sewer Manhole, Sanitary Sewer Manhole, Area Drain, Water Valve, Water Meter, Lake Maintenance, Storm Drainage, Sanitary Sewer, Drainage, Public Utility, Easement, Temporary Bench Mark, Building Setback Line, Lot Width of Bldg Line, Zoning Classification, Lot Address, Septic Site, Record, Calculated, Measured, Found, Flush with ground, High, Deep, Point of beginning, Point of commencement, Acres, Square Feet, Private Sanitary Sewer Easement, Center line, Right-of-way line, Easement line, Building setback line, Underground Gas, Underground Telephone, Underground Electric, Underground Electric, Underground Water, Underground Cable TV

Vann Ridge

Part of Parcel No. 2 in the Subdivision of Parcel No. 2 in the Amended Plat of Riverwind Church Minor Subdivision as recorded in Document Number 2008R-006494, and Affidavit recorded in Document Number 2008R-008471, both in the office of the Recorder of Warrick County, Indiana and lying in the South Half of the Northwest Quarter of Section 20, Township 6 South, Range 8 West in Ohio Township, Warrick County, Indiana



Location Map

Dedication Certificate

"We, the undersigned owner of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.

This subdivision shall be known and designated as Vann Ridge, an addition to the Ohio Township, Warrick County, State of Indiana. All streets and alleys and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public.

Front yard building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets, there shall be erected or maintained no building structure.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of the flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

Strips or areas of land of the dimensions shown on this plat and marked "L.E.E." are dedicated for the joint use of a common driveway entrance between the two lot owners where the easement is located.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, brush, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land.

All easements are dedicated with the right of ingress and egress over this subdivision to and from said easements for the necessary construction, maintenance or reconstruction.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserve to the several owners of the several lots in this subdivision and to their heirs and assigns."

WITNESS OUR HAND AND SEAL THIS 12th DAY OF MAY, 2011.

Maken Corporation

Daniel J. Uebelhor (President)
3922 Bell Road
Newburgh, IN 47630

Acknowledgement Certificate

STATE OF INDIANA, COUNTY OF WARRICK ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel J. Uebelhor separately and severally acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purposes therein set forth.

Witness my hand and seal this 10th day of MAY, 2011.

My Commission Expires:

August 3, 2012

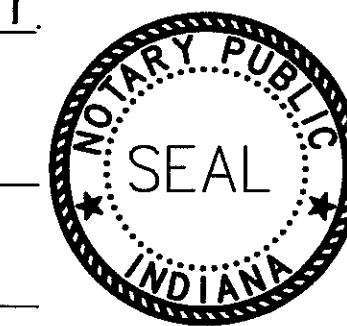
Notary Resides in

WARRICK County, Indiana

Notary Public

DANNY K. LEE

(Typed or Printed Name)



Duly Entered For Taxation Subject To Final Acceptance For Transfer

MAY 12 2011

WARRICK CO AUDITOR

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.

Signature: Daniel J. Uebelhor

Secondary Plat

Designed By: J.E. Wood
Job Number: 5255.A.014A
Drawn By: J.E. Wood
Date: 5/10/2011

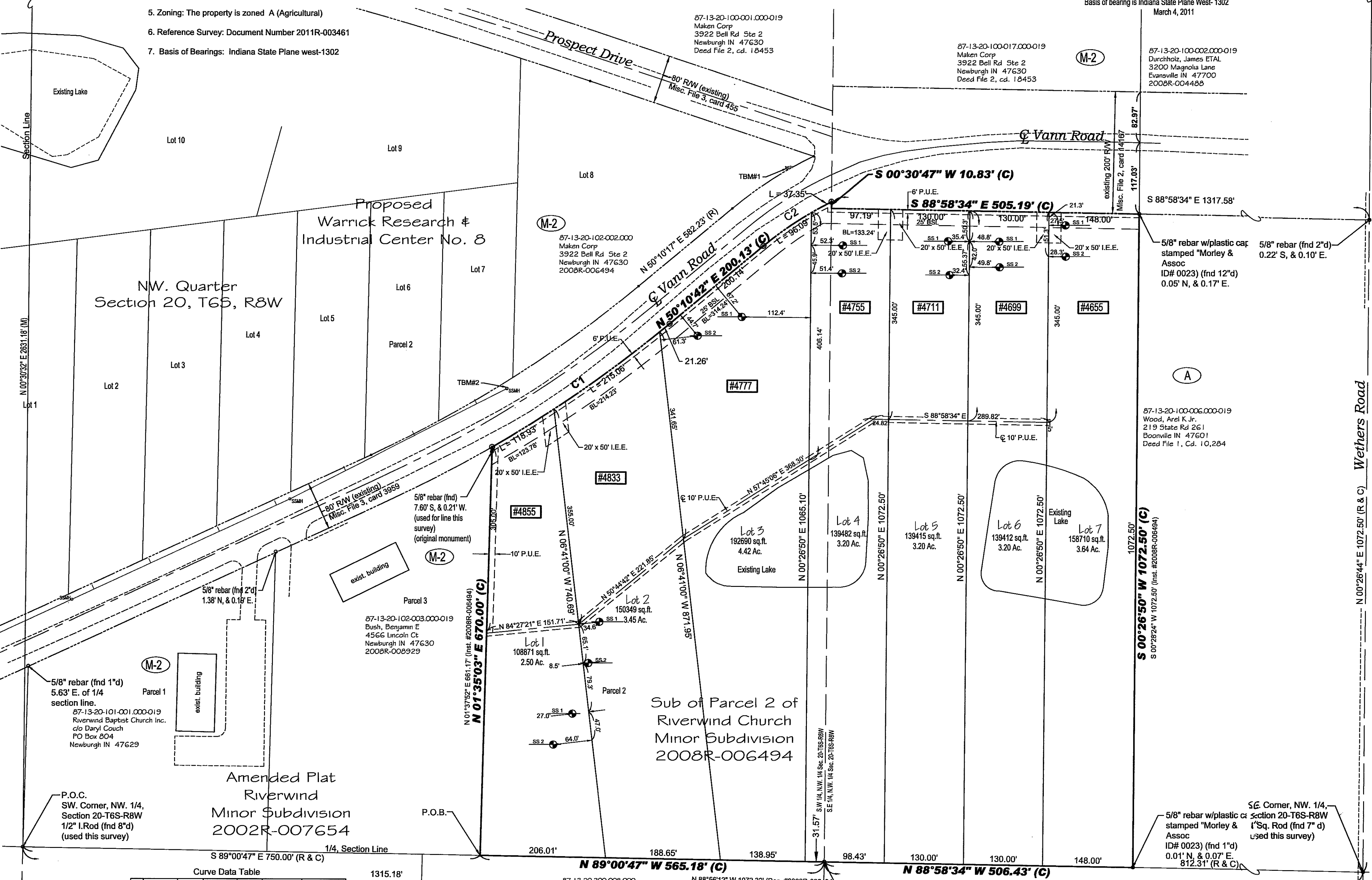
Vann Ridge.dwg



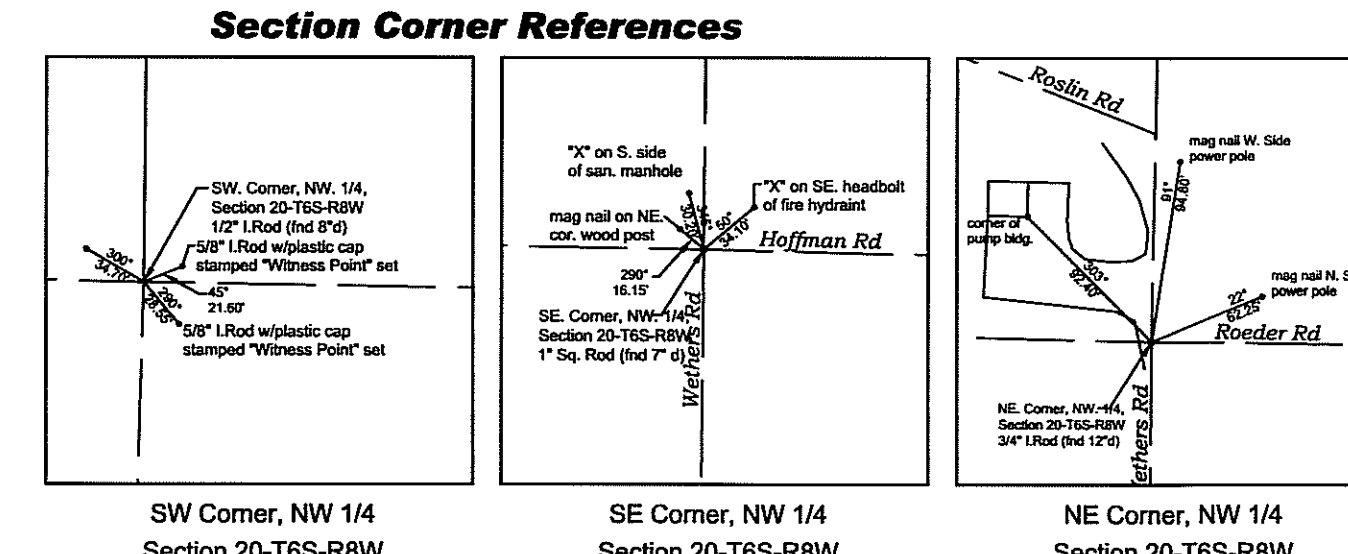
www.morleyandassociates.com

Engineering Surveying Architecture Construction Management

Evansville, IN (812) 464-9585
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Curve Data Table with columns: No., Data Angle, Radius, Arc Length, Tangent, Chord Length, Chord Bearing



Health Department Certificate

Private waste disposal systems have been approved for All Lots in this subdivision; however, the type and size of the on-site sewage disposal system for each lot in this subdivision, will be determined by the Warrick County Health Department. These systems will comply with regulation 410 IAC 6-8 as sent down by the Indiana State Dept of Health and Warrick County Ordinance 1985-15, an ordinance regulating the installation, construction, maintenance and operation of private sewage disposal systems and provides penalties for violations. Diagrams of these systems are available at the Warrick County Health Department, Boonville, Indiana. Only one sewage permit shall be issued per lot unless otherwise approved by the department. Any site other than those shown as an approved area must be approved by the Warrick County Health Department to regulate the placing of these systems with designated approved sites and will not be the responsibility of the Warrick County Area Plan Commission.

Aaron Franz
Warrick County Health Department
5/11/11

Drainage Board Certificate

"Don Williams hereby certify that I am the Secretary of the Warrick County Drainage Board; that on February 14, 2011, the drainage plan for Vann Ridge was presented before the Board and that on February 14, 2011, the drainage plan was approved by said Board. The drainage easements shown on the plat will not be under continuing jurisdiction of this Board, which has no authority over the construction or subsequent maintenance of such drains. The drainage easements insure solely for the benefit of the landowners in the subdivision, and in no dedication thereof to the County or this Board is to be implied by this approval."

Don Williams
Warrick County Drainage Board
5/11/2011

Certificate of Approval

UNDER THE AUTHORITY PROVIDED TITLE 36, ARTICLE 7, CHAPTER 4, SECTION 700, ET SEQ., OF THE INDIANA CODE AND ALL ACTS AMENDATORY THERETO, A MAJORITY OF THE MEMBERS OF THIS WARRICK COUNTY AREA PLAN COMMISSION HAVE GIVEN PRIMARY APPROVAL TO THIS PLAT IN THE MANNER PRESCRIBED IN THE WARRICK COUNTY SUBDIVISION CONTROL ORDINANCE, AT A MEETING HELD ON THE 14th DAY OF February, 2011.

WARRICK COUNTY AREA PLAN COMMISSION
President: [Signature]
Executive Director: [Signature]



Plat Release Date: 5-12-11
Date: [Signature]