

County Commissioners Ordinance No. 2016-14

**Ordinance to Vacate a Portion of the Drainage Easement on Lots 76 & 88 in Bellevue, Section 1 in Ohio Township, Warrick County, Indiana**

Whereas, a sworn Petition was presented to the Board of Commissioners of Warrick County, Indiana requesting that a Portion of the Drainage Easements located on the real estate commonly known as:

8688 Cayman Court, Newburgh, IN 47630 (Lot 76)  
8720 Angel Drive, Newburgh, IN 47630 (Lot 88)

which is described on the attached Exhibits "E and F" and shown on the attached Exhibit "G", be vacated by the Board of Commissioners of Warrick County, Indiana;

Whereas, after proper notice a public hearing was held by the Board of Commissioners of Warrick County, Indiana where all interested persons were permitted to address the Board of Commissioners of Warrick County, Indiana concerning said vacation.

**Section 1:**

The Board of Commissioners of Warrick County, Indiana, after due consideration has determined that a portion of the Drainage Easement located on the real estate commonly known as:

8688 Cayman Court, Newburgh, IN 47630 (Lot 76)  
8720 Angel Drive, Newburgh, IN 47630 (Lot 88)

which is described on the attached Exhibits "E and F" and shown on the attached Exhibit "G", is no longer required for public use and the public interest will be served by its vacation.

**Section 2:**

The Board of Commissioners of Warrick County, Indiana, does hereby vacate the 4-foot portion of the Drainage Easement located on the real estate commonly known as:

8688 Cayman Court, Newburgh, IN 47630 (Lot 76)  
8720 Angel Drive, Newburgh, IN 47630 (Lot 88)

which is described on the attached Exhibits "E and F" and shown on the attached Exhibit "G",

**Section 3:**

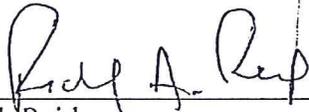
The Portion of the Drainage Easement being vacated was platted as a 10-foot wide Drainage Easement being Part of Lots 76 and 88 in the Plat of the Bellevue, Section 1 which is recorded as Document Number 2016R-000497 in the Office of the Recorder of Warrick County

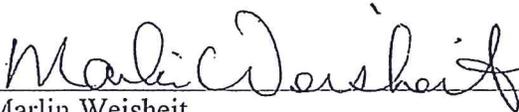
**Section 4:**

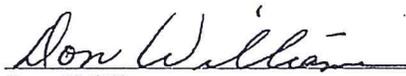
This Ordinance shall be in full force and effect from and after its passage by the Board of Commissioners of Warrick County, Indiana.

Final passage by the Board of Commissioners of Warrick County, Indiana this 25<sup>th</sup> day of July, 2016.

BOARD OF COMMISSIONERS  
WARRICK COUNTY, INDIANA

  
\_\_\_\_\_  
Rick Reid

  
\_\_\_\_\_  
Marlin Weisheit

  
\_\_\_\_\_  
Don Williams

ATTEST:

\_\_\_\_\_  
Deborah K. Stevens  
Warrick County Auditor

This instrument prepared by Scott Buedel, Cash Waggner and Associates, PC, 414 Citadel Circle, Suite B, Evansville, IN 47715, Phone 812-401-5561

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Scott D. Buedel

**4-Foot Drainage Easement  
Vacation Description  
Exhibit F (Lot 88)**

Part of Lot 88 in the Plat of the Bellevue, Section 1 which is recorded as Document Number 2016R-000497 in the Office of the Recorder of Warrick County, Indiana and being described as follows:

Commencing at the Northwest Corner of said Lot 88 and the east Right of Way line of Angel Drive as shown on said plat; thence along the north line of said Lot 88, South 89 degrees 19 minutes 46 seconds East 25.00 feet; thence South 00 degrees 15 minutes 28 seconds West 6.00 feet to the point of beginning; thence South 89 degrees 19 minutes 46 seconds West 132.00 feet to the West line of a 15-foot Sanitary Sewer Easement as shown on said plat; thence along said 15-foot Sanitary Sewer Easement, South 00 degrees 15 minutes 28 seconds West 4.00 feet to the south line of a 10-foot Drainage Easement as shown on said plat; thence along said 10 foot Drainage Easement, North 89 degrees 19 minutes 46 seconds West 132.00 feet; thence North 00 degrees 15 minutes 28 seconds East 4.00 feet to the point of beginning and containing 528 square feet.

A handwritten signature in black ink, appearing to read 'S D Buedel', with a stylized flourish at the end.

Scott D. Buedel, PLS

**4-Foot Drainage Easement  
Vacation Description  
Exhibit E (Lot 76)**

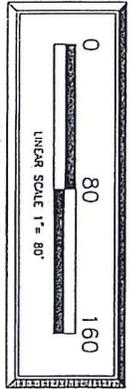
Part of Lots 76 in the Plat of the Bellevue, Section 1 which is recorded as Document Number 2016R-000497 in the Office of the Recorder of Warrick County, Indiana and being described as follows:

Commencing at the Southwest Corner of said Lot 76 and the north Right of Way line of Cayman Court as shown on said plat; thence along the west line of said Lot 76, North 00 degrees 15 minutes 17 seconds East 25.00 feet; thence South 89 degrees 19 minutes 46 seconds East 6.00 feet to the point of beginning; thence North 00 degrees 15 minutes 17 seconds East 121.46 feet; thence North 61 degrees 44 minutes 42 seconds East 34.18 feet to the west line of a 15-foot Sanitary Sewer Easement as shown on said plat; thence along said 15-foot Sanitary Sewer Easement, South 00 degrees 15 minutes 28 seconds West 4.55 feet to the South line of a 10-foot Drainage Easement as shown on said plat; thence along said Drainage Easement, South 61 degrees 44 minutes 42 seconds West 29.63 feet; thence along said Drainage Easement, South 00 degrees 15 minutes 17 seconds West 119.11 feet; thence North 89 degrees 19 minutes 46 seconds West 4.00 feet to the point of beginning and containing 609 square feet.



Scott D. Buedel, PLS

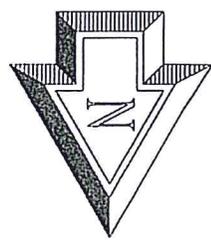
10/31/2015



Readings used, this survey are based on a survey recorded in Document 2015R-002359

**Title 865 IAC 1-12-12**

All boundary lines and rights-of-ways shown on this exhibit are based on a limited number of found monuments. This drawing is not intended to be represented as a retracement survey, original survey, a total survey or a surveyor location report.



# Lot 76 & 88 Drainage Easement Vacation Bellevue, Section 1

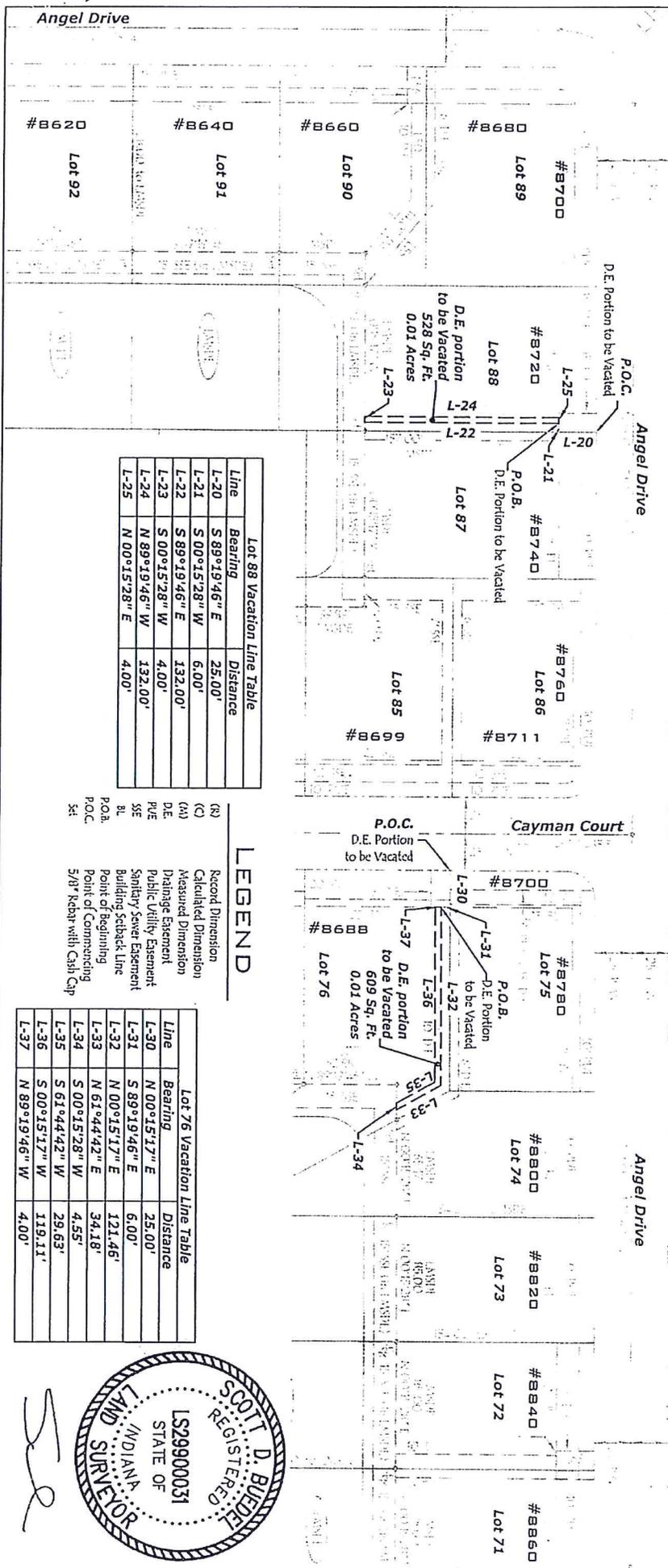
Part of the East Half of the Northwest Quarter of Section 15, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana.  
CD Real Estate Development, Inc - Document 2016R-00497

## Exhibit "G"

PROJECT NO. 15-2195	CLIENT CD REAL ESTATE DEVELOPMENT
DRAWN BY LADNIER	ADDRESS BELLEVUE SUBDIVISION NEWBURGH, IN 47630
TITLE BELLEVUE SUB. VACATION EXH.	SHEET PARTIAL DRAINAGE EASEMENT VACATION EXHIBIT FOR LOTS 76 & 88 OF BELLEVUE, SECTION 1
SCALE 1" = 80'	SHEET TITLE
DATE 5/21/2016	



**CASH WAGENER & ASSOCIATES, PC**  
CONSULTING ENGINEERS - LAND SURVEYORS  
WWW.CASHWAGENER.COM  
414 CHASE DRIVE  
EVANSVILLE, IN 47715  
PH: 012-401-5561  
FAX: 012-401-5563



Line	Bearing	Distance
L-20	S 89°19'46" E	25.00'
L-21	S 00°15'28" W	6.00'
L-22	S 89°19'46" E	132.00'
L-23	S 00°15'28" W	4.00'
L-24	N 89°19'46" W	132.00'
L-25	N 00°15'28" E	4.00'

Line	Bearing	Distance
L-30	N 00°15'17" E	25.00'
L-31	S 89°19'46" E	6.00'
L-32	N 00°15'17" E	121.46'
L-33	N 61°44'42" E	34.18'
L-34	S 00°15'28" W	4.55'
L-35	S 61°44'42" W	29.63'
L-36	S 00°15'17" W	119.11'
L-37	N 89°19'46" W	4.00'

### LEGEND

- (N) Record Dimension
- (C) Calculated Dimension
- (A) Measured Dimension
- (M) Drainage Easement
- (D) Public Utility Easement
- (P) Sanitary Sewer Easement
- (S) Building Setback Line
- (BL) Point of Beginning
- (P.O.B.) Point of Commencing
- (P.O.C.) 5/8" Rebar with Cash Cap
- (S)

