GAR-BUD PLACE MINOR SUBDIVISION

N
W E
S

GRAPHIC SCALE 1"=100'

0 100 200 300

SURVEYOR: Fred J. Kuester RLS
R.R. #2, Box 72A
Fort Branch, IN 47648

OWNER: Robert N. & Carolyn A. Ray
2143 Schenk Road
Evansville, IN 47720

UTILITIES: Vectren gas and electric service is available and **Evansville** water. The proposed private septic system must be in compliance with 410 IAC 6-8.1.

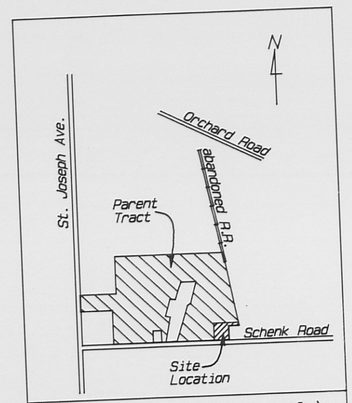
ZONING: Subject property is zoned Agriculture.

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION (24), TOWNSHIP (5) SOUTH, RANGE (11) WEST, IN CENTER TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

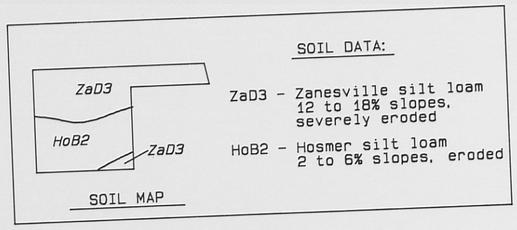
COMMENCING AT AN IRON FOUND MARKING THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 89 DEGREES 25 MINUTES 26 SECONDS EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION THREE HUNDRED SIXTY-FIVE AND NO HUNDREDTHS (365.00) FEET TO A 5/8" IRON PIN SET FLUSH (WITH CAP LS #S0137) MARKING THE INITAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE NORTH 00 DEGREES 34 MINUTES 34 SECONDS WEST THREE HUNDRED TWENTY-NINE AND SEVENTY-TWO HUNDREDTHS (329.72) FEET TO A 5/8" IRON PIN SET FLUSH (WITH CAP LS #S0137); THENCE NORTH 89 DEGREES 25 MINUTES 26 SECONDS EAST FIVE HUNDRED FORTY-SIX AND NINETY-FIVE HUNDREDTHS (546.95) FEET TO A 5/8" IRON PIN SET FLUSH (WITH CAP LS #S0137); THENCE SOUTH 11 DEGEES 24 MINUTES 20 SECONDS EAST SIXTY-SIX AND NINETY-ONE HUNDREDTHS (66.91) FEET TO A 5/8" IRON PIN SET FLUSH (WITH CAP LS #S0137) MARKING THE NORTHEAST CORNER OF A 0.08 ACRE PARCEL DESCRIBED IN DEED DRAWER 10, CARD 951; THENCE SOUTH 89 DEGREES 25 MINUTES 26 SECONDS WEST ALONG THE NORTH LINE OF SAID 0.08 ACRE PARCEL TWO HUNDRED FORTY-NINE AND FIFTY HUNDREDTHS (249.50) FEET TO A 5/8" IRON PIN FOUND FLUSH MARKING THE NORTHWEST CORNER OF SAID 0.08 ACRE PARCEL; THENCE SOUTH 00 DEGREES 34 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF SAID 0.08 ACRE PARCEL AND THE WEST LINE OF ASSAY MINOR SUBDIVISION TWO HUNDRED SIXTY-FOUR AND NO HUNDREDTHS (264.00) FEET TO A P.K. NAIL FOUND FLUSH ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 25 MINUTES 26 SECONDS WEST ALONG SAID SOUTH LINE THREE HUNDRED TEN AND TWO HUNDREDTHS (310.02) FEET TO THE POINT OF BEGINNING.

CONTAINING 2.714 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS AND/OR EASEMENTS.



Location Map (not to scale)



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 2 6 2002

Suzanne M. Crouch
AUDITOR

8895

RECEIVED FOR RECORD
DATE DEC. 26, 2002 4M
PLAT BOOK R
PAGE 35
INSTR # 2002R0049947
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

LEGEND

⊙ - monument as noted

⊗ - 5/8" iron pin found flush (origin F.Kuester LS 3/28/96)

✳ - p.k. nail found flush (origin F.Kuester, LS 3/28/96)

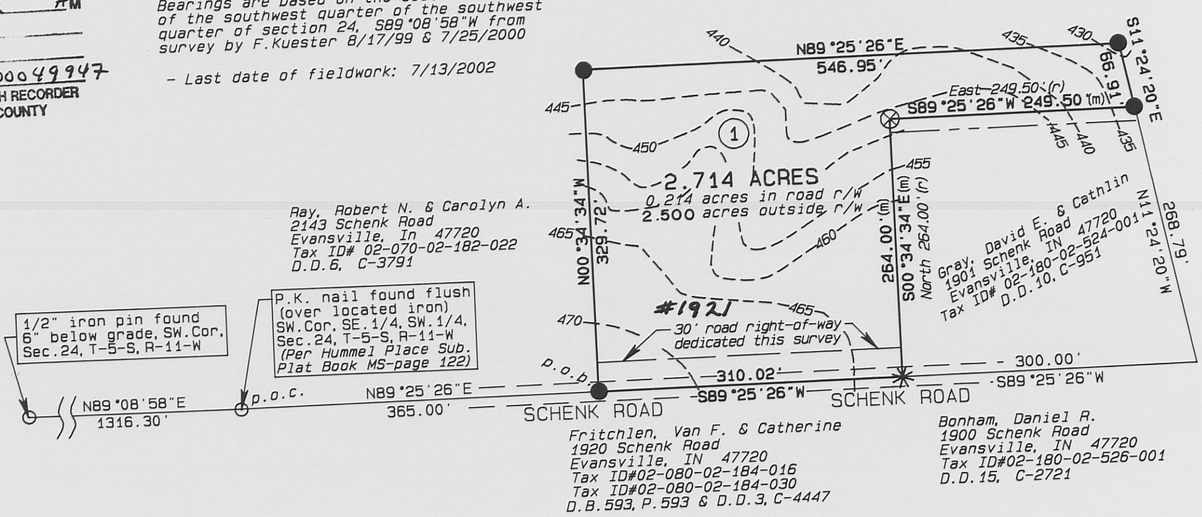
● - 5/8" iron pin set flush with plastic cap inscribed Fred Kuester IN RLS S0137

p.o.c.- point of commencement

p.o.b.- point of beginning

Bearings are based on the south line of the southwest quarter of the southwest quarter of section 24, S89°08'58"W from survey by F.Kuester 8/17/99 & 7/25/2000

- Last date of fieldwork: 7/13/2002



OWNERS CERTIFICATE

I, ROBERT N. & CAROLYN A. RAY, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AS SHOWN, AND DESIGNATE IT AS "GAR-BUD PLACE" MINOR SUBDIVISION."

Robert N. Ray
Robert N. Ray

Carolyn A. Ray
Carolyn A. Ray

NOTARY CERTIFICATE

STATE OF INDIANA

COUNTY OF VANDERBURGH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 12TH DAY OF November 2002

MY COMMISSION EXPIRES: SEPT 4, 2007

RESIDENT OF VANDERBURGH COUNTY

Lisa D Jenkins
NOTARY PUBLIC
LISA D JENKINS
PRINTED

SURVEYORS CERTIFICATE

I, FRED J. KUESTER, 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 ALL LOCATIONS NOTED.

Fred J. Kuester
FRED J. KUESTER LS #S0137

7-16-02
DATE

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

Strips of ground, of the width shown on this plat and marked "Public Utility Easement" are hereby dedicated to the 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, bushes, underbrugh and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easement by said utility.

R-35

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW No. 309, AND 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 ON AUG. 13 2002.

PLAT RELEASED Dec. 26, 2002

PRESIDENT Mark Foster

EXECUTIVE DIRECTOR Bradley Bhirdo

Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top & wheat, which will be used primarily for fall planting within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales, and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding.

FLOOD PLAIN DATA: The property is located outside the 100 year flood zone according to firm panel No. 75 of 100, No. 180256 0075 B dated August 5, 1991, for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by the Vanderburgh County Building Commissioners.

NOTE: No brick or other non-breakaway mailbox structured can be placed in the county right-of-way.

R-35 APC # 27-M3-2002