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PLAT BOOK R-
PAGE 100
INSTR # 2004R00010497
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

BENDER MINOR SUBDIVISION

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
APR 01 2004
AUDITOR
2064

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W E
S

GRAPHIC SCALE 1"=50'
0 50 100 150

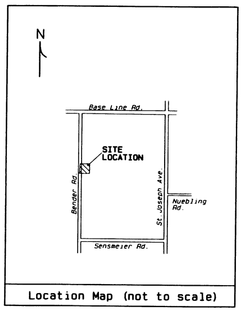
BOUNDARY DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION (2), TOWNSHIP (5) SOUTH, RANGE (11) WEST, IN ARMSTRONG TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 6" X 6" STONE FOUND 8" BELOW GRADE MARKING THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00 DEGREES 59 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION THREE HUNDRED NINETY-SIX AND FIFTY HUNDREDTHS (396.50) FEET TO A MAG-NAIL SET FLUSH MARKING THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE SOUTH 89 DEGREES 00 MINUTES 44 SECONDS EAST THREE HUNDRED THIRTY AND NO HUNDREDTHS (330.00) FEET TO A 5/8" IRON PIN SET 10" BELOW GRADE (WITH CAP LS #S0137); THENCE SOUTH 00 DEGREES 59 MINUTES 16 SECONDS WEST THREE HUNDRED THIRTY AND NO HUNDREDTHS (330.00) FEET TO A 5/8" IRON PIN SET 10" BELOW GRADE (WITH CAP LS #S0137); THENCE NORTH 89 DEGREES 00 MINUTES 44 SECONDS WEST THREE HUNDRED THIRTY AND NO HUNDREDTHS (330.00) FEET TO A RAILROAD SPIKE SET FLUSH ON THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 00 DEGREES 59 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE THREE HUNDRED THIRTY AND NO HUNDREDTHS (330.00) FEET TO THE POINT OF BEGINNING.

CONTAINING 2.5000 ACRES, MORE OR LESS.

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



Location Map (not to scale)

OWNERS CERTIFICATE

I, MARVIN L. ZWAHLEN, JR. & , 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 "BENDER" MINOR SUBDIVISION."

MARVIN L. ZWAHLEN, JR.

OWNER: MARVIN L. ZWAHLEN, JR.
2600 WEST BASELINE ROAD
EVANSVILLE, IN 47720

NOTARY CERTIFICATE

STATE OF INDIANA

COUNTY OF VANDERBURGH

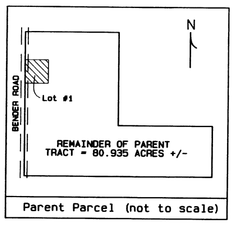
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 25 DAY OF MARCH, 2004

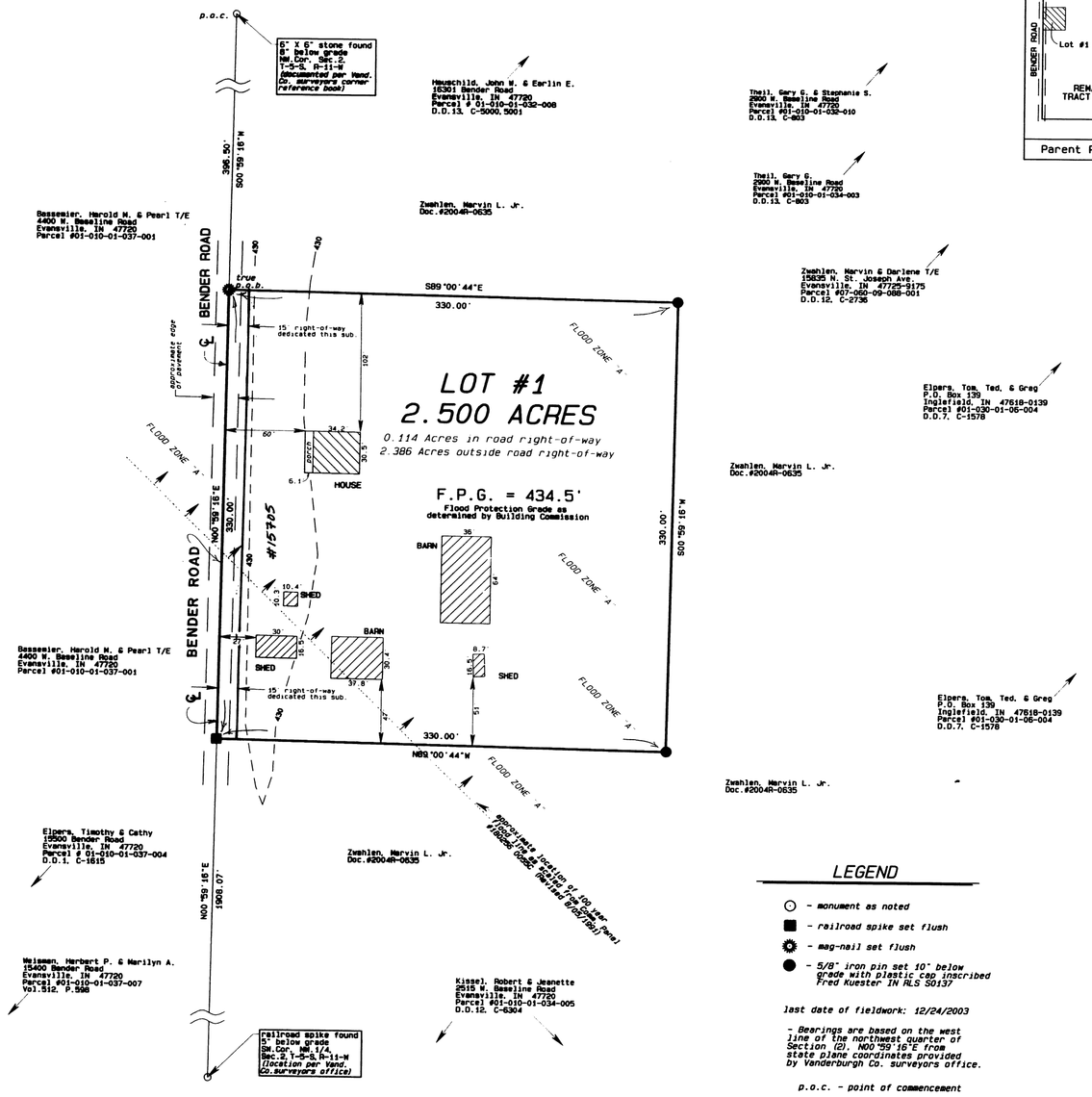
MY COMMISSION EXPIRES: DEC. 30 2009

RESIDENT OF GIBSON COUNTY

NOTARY PUBLIC
VON N WOLFE
PRINTED



Parent Parcel (not to scale)



LEGEND

- ⊙ - monument as noted
- ■ - railroad spike set flush
- ✹ - mag-nail set flush
- ● - 5/8" iron pin set 10" below grade with plastic cap inscribed Fred Kuester IN RLS S0137

last date of fieldwork: 12/24/2003

- Bearings are based on the west line of the northwest quarter of Section (2), N00°59'16"E from state plane coordinates provided by Vanderburgh Co. surveyors office.

p.o.c. - point of commencement

p.o.b. - point of beginning

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 LS #S0137

3-19-04
DATE

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

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 MARCH 8 2004 (AT SUB Committee)

PRESIDENT Mark Foster

EXECUTIVE DIRECTOR Bradley K Smith

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

SECONDARY PLAT COMPILIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR Bradley K Smith

PLAT RELEASE DATE Apr. 1, 2004

R-100

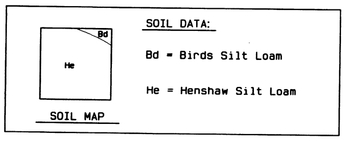
APC # 15-MS-2004

GENERAL NOTES

1) Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top & wheat, which swill 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.

2) FLOOD PLAIN DATA: The property is located partially inside the 100 year flood zone according to firm panel No. 55 of 100, No. 180256 0055 C 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.

3)



4) ZONING: Subject property is zoned agriculture

5) UTILITIES: Vectren gas and electric service is available. Water service is a private well. The existing private septic system must be in compliance with 410 IAC 6-8.1.

6) ADDRESS: 15705 Bender Rd. Evansville, IN 47725

7) No Brick or other non-breakaway mailbox structures to be placed in county road right-of-way.