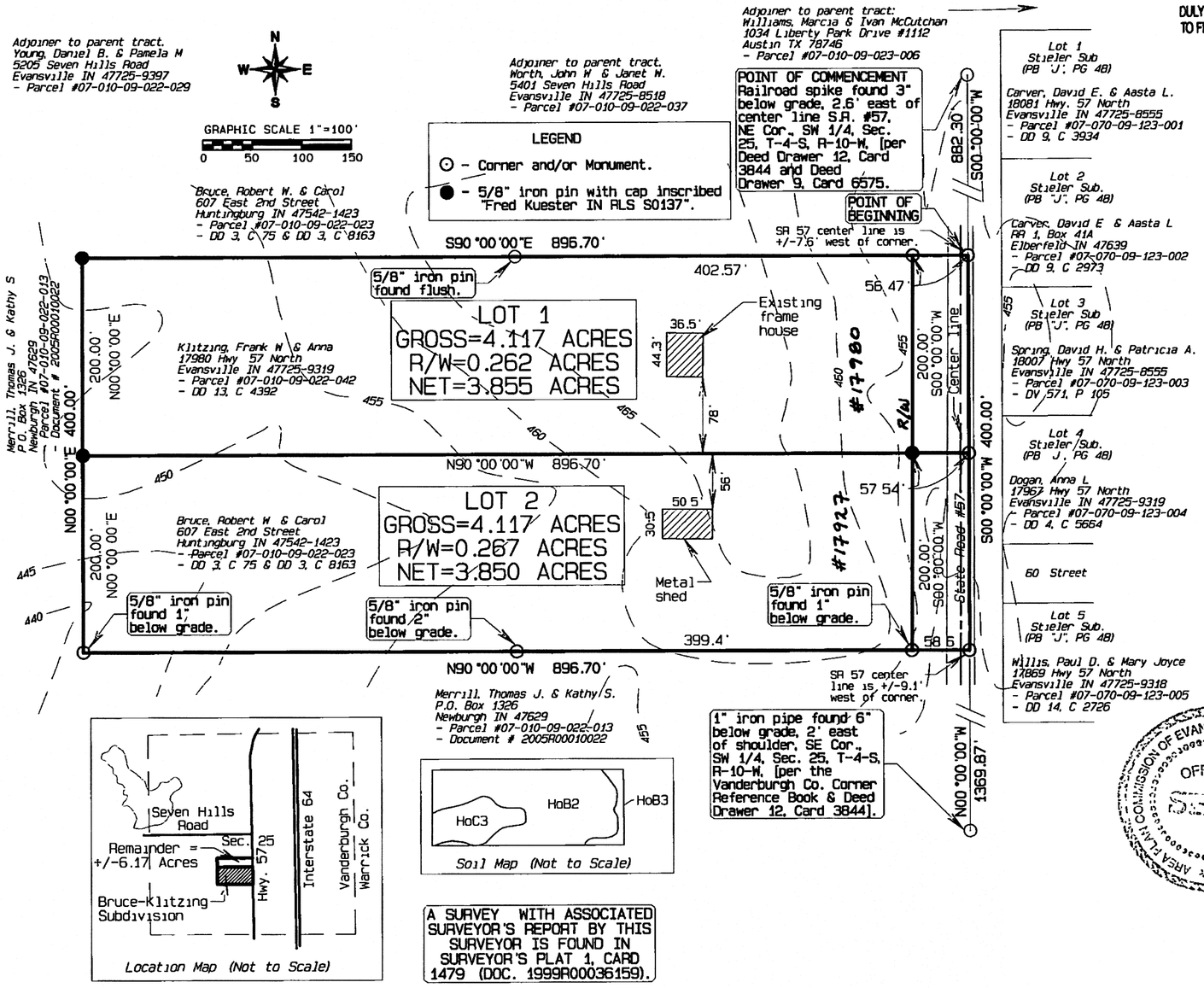
BRUCE-KLITZING SUBDIVISION

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP FOUR (4) SOUTH, RANGE TEN (10) WEST, SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC 01 2005
Bill Fluty AUDITOR

DEED RECORDS:
DEED DRAWER 3, CARD 75
DEED DRAWER 3, CARD 8163
OWNERS: ROBERT W. BRUCE & CAROL S. BRUCE
DEED DRAWER 13, CARD 4392
OWNERS: FRANK W. KLITZING & ANNA L. KLITZING

RECEIVED FOR RECORD
DATE 12-1-05 3:29 P M
PLAT BOOK R
PAGE 185
INSTR # 2005R0003739B
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY



OWNER'S CERTIFICATE:

ROBERT W. BRUCE AND CAROL S. BRUCE AND FRANK W. KLITZING AND ANNA L. KLITZING, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS "BRUCE-KLITZING" SUBDIVISION.

ROBERT W. BRUCE Robert W. Bruce DATE 11/21/05

CAROL S. BRUCE Carol S. Bruce DATE 11-21-05

FRANK W. KLITZING Frank W. Klitzing DATE 11/21/05

ANNA L. KLITZING Anna L Klitzing DATE 11/21/05

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 ACKNOWLEDGED THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 21st DAY OF November 2005

MY COMMISSION EXPIRES: April 24, 2007

NOTARY PUBLIC Jill A Kruse PRINTED Jill A Kruse

RESIDENT OF Gibson COUNTY, INDIANA

AREA PLAN COMMISSION 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 AT A MEETING HELD ON Oct. 11, 2005. (AT SUB REVIEW)

PRESIDENT

ATTEST EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR

PLAT RELEASE DATE Dec. 1, 2005

R-185

SURVEYOR'S 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 LOCATIONS NOTED.

FRED J. KUESTER, LS #S0137 Fred J. Kuester DATE 11-2-05

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

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION (25), TOWNSHIP (4) SOUTH, RANGE (10) WEST, IN SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND 3" BELOW GRADE MARKING THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION EIGHT HUNDRED EIGHTY-TWO AND THIRTY HUNDREDTHS (882.30) FEET TO THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE FOUR HUNDRED AND NO HUNDREDTHS (400.00) FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST AND PERPINDICULAR TO SAID EAST LINE EIGHT HUNDRED NINETY-SIX AND SEVENTY HUNDREDTHS (896.70) FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST AND PARALLEL TO SAID EAST LINE FOUR HUNDRED AND NO HUNDREDTHS (400.00) FEET TO A 5/8" IRON PIN; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST AND PERPENDICULAR TO SAID EAST LINE EIGHT HUNDRED NINETY-SIX AND SEVENTY HUNDREDTHS (896.70) FEET TO THE POINT OF BEGINNING.

CONTAINING 8.234 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.

GENERAL NOTES:

1) ZONING - SUBJECT PROPERTY IS ZONED AGRICULTURE AND RESIDENTIAL.

2) OWNERS - ROBERT W. BRUCE & CAROL S. BRUCE
607 E. 2ND STREET
HUNTINGBURG, INDIANA 47542

- FRANK W. KLITZING & ANNA L. KLITZING
17980 OLD HIGHWAY 57
EVANSVILLE, INDIANA 47725

3) UTILITIES - VECTREN GAS AND ELECTRIC SERVICE IS AVAILABLE TO LOTS 1 AND 2. LOT 1 HAS AN EXISTING WELL. WATER FOR LOT 2 WILL BE FROM A WELL. LOT 1 HAS AN EXISTING SEPTIC SYSTEM. THE PROPOSED PRIVATE SEPTIC SYSTEM FOR LOT 2 MUST BE IN COMPLIANCE WITH 410 IAC 6-8.1.

4) NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY ROAD RIGHT-OF-WAY.

5) EROSION CONTROL:

SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E. RYE, RED TOP & WHEAT, WHICH SHALL 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 HAVE A 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.

6) FLOOD PLAIN DATA:

THE PROJECT LIES WITHIN FLOOD ZONE C AS INDICATED ON FIRM PANEL NO. 15 OF 100, NO. 180256 0015 C, DATED AUGUST 5, 1991, FOR VANDERBURGH COUNTY, INDIANA AND FIRM PANEL NO. 25 OF 100, NO. 180256 0025 C, DATED AUGUST 5, 1991. MINIMUM FINISHED FLOOR ELEVATION TO BE 2 FEET ABOVE THE 100 YEAR FLOOD ELEVATION AS DETERMINED BY THE VANDERBURGH COUNTY BUILDING COMMISSIONERS.

7) SOIL DATA:

HoB2 - HOSMER SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED.
HoB3 - HOSMER SILT LOAM, 2 TO 6 PERCENT SLOPES, SEVERELY ERODED.
HoC3 - HOSMER SILT LOAM, 6 TO 12 PERCENT SLOPES, SEVERELY ERODED.

FRED J. KUESTER
ENGINEER & LAND SURVEYOR
R.R. #2 BOX 72A
FORT BRANCH, INDIANA 47648
PHONE # (812) 753-4843

BRUCE-KLITZING SUBDIVISON

SCALE: 1"= 100	APPROVED BY: FJK	DRAWN BY: CAK
DATE NOV. 1, 2005		REVISED 0

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP FOUR (4) SOUTH, RANGE TEN (10) WEST, SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

file: 2005-11-kltzng.smi
client: Robert W. Bruce

SHEET 1 OF 1

Vanderburgh Co., Scott Twp., 25-4s-10w
APC# 24-MS-2005