WILLOMAR ACRES MINOR SUBDIVISION

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 27 2005

AUDITOR

#BC44

RECEIVED FOR RECORD
DATE Dec. 27, 2005 M
PLAT BOOK R
PAGE 191
INSTR # 2005R000 40378
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

N
W E
S

GRAPHIC SCALE 1"=50'
0 50 100 150

LEGEND

- ⊙ - monument as noted
- ✸ - railroad spike found flush (origin 02/19/1999)
- ■ - 5/8" rebar found 5" below grade with plastic cap inscribed Fred Kuester IN RLS S0137 (origin February 19, 1999)
- ⊗ - railroad spike set flush
- ● - 5/8" iron pin set 5" below grade with plastic cap inscribed Fred Kuester IN RLS S0137

- Bearings are based on the west line of the south half of the northeast quarter of section 6, N00°32'52"E, from record survey in plat drawer 1, card 1440.

p.o.c. - point of commencement
p.o.b. - point of beginning

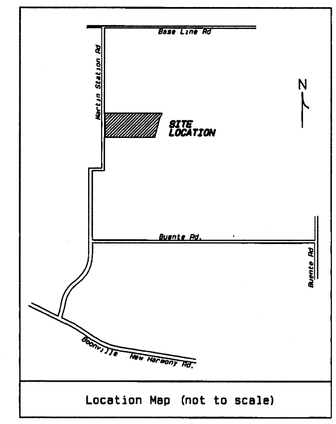
BOUNDARY DESCRIPTION:

Part of the south half of the northeast quarter of Section 6, Township 5 South, Range 11 West, in Armstrong Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a 5/8" rebar found flush (with cap LS #S0137) marking the southwest corner of said half quarter section; thence North 00 degrees 32 minutes 52 seconds East along the west line of said half quarter section five hundred fifteen and twelve hundredths (515.12) feet to a railroad spike found flush marking the initial point of beginning of the following described real estate; thence North 00 degrees 32 minutes 52 seconds East along said west line four hundred three and fifty-two hundredths (403.52) feet to a railroad spike found flush; thence South 89 degrees 32 minutes 55 seconds East and parallel to the south line of said half quarter section eight hundred seven and fifty-five hundredths (807.55) feet to a 5/8" rebar found (with cap LS #S0137) 5" below grade; thence South 37 degrees 12 minutes 18 seconds West one hundred twenty-four and thirty-four hundredths (124.34) feet to a 5/8" rebar found (with cap LS #S0137) 5" below grade; thence South 20 degrees 09 minutes 59 seconds West three hundred twenty-two and eighty-two hundredths (322.82) feet to a 5/8" rebar found (with cap LS #S0137) 5" below grade; thence North 89 degrees 32 minutes 55 seconds West and parallel to the south line of said half quarter section six hundred twenty-four and ninety-three hundredths (624.93) feet to the point of beginning.

Containing 6.50 acres, more or less.

Subject to all legal right of ways and or easements of record.



Location Map (not to scale)

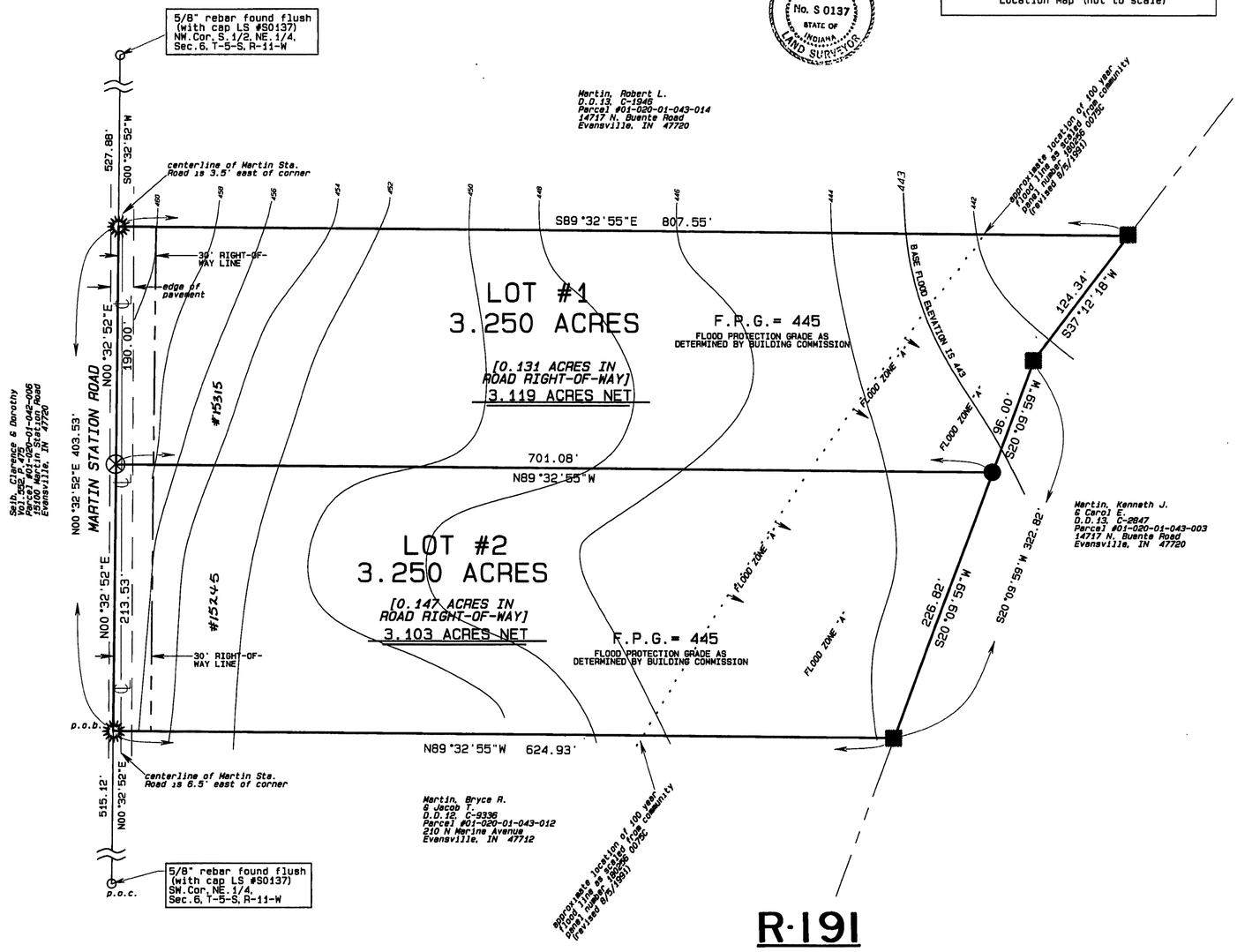
SURVEYORS CERTIFICATE

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

11-21-05
DATE

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



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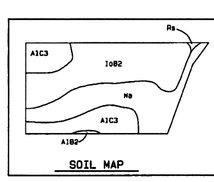
GENERAL NOTES

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. 75 of 100, No. 180256 0075 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)



SOIL MAP

SOIL DATA:

A1C3 - Alford silt loam, 6 to 12 percent slopes, severely eroded
A1B2 - Alford silt loam, 2 to 6 percent slopes, eroded
IoB2 - Iona silt loam, 2 to 6 percent slopes, eroded
Rs - Reesville silt loam
Ws - Wakeland silt loam

4) ZONING: Subject property is zoned agriculture

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

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

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 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

DEC. 27, 2005
PLAT RELEASE DATE

OWNERS CERTIFICATE

I, WILLIAM J. MARTIN & LOIS A. MARTIN, 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 "WILLOMAR ACRES MINOR SUBDIVISION."

WILLIAM J. MARTIN

LOIS A. MARTIN

OWNER: WILLIAM J. & LOIS A. MARTIN
14838 N BUENTE ROAD
EVANSVILLE, IN 47720
DEED RECORD: DOC.#1999R00042063

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 9th DAY OF December 2005

MY COMMISSION EXPIRES: 11/08/06

RESIDENT OF Vanderburgh COUNTY

Sister Beth Marie Ruder
NOTARY PUBLIC
Sister Beth Marie Ruder
PRINTED

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