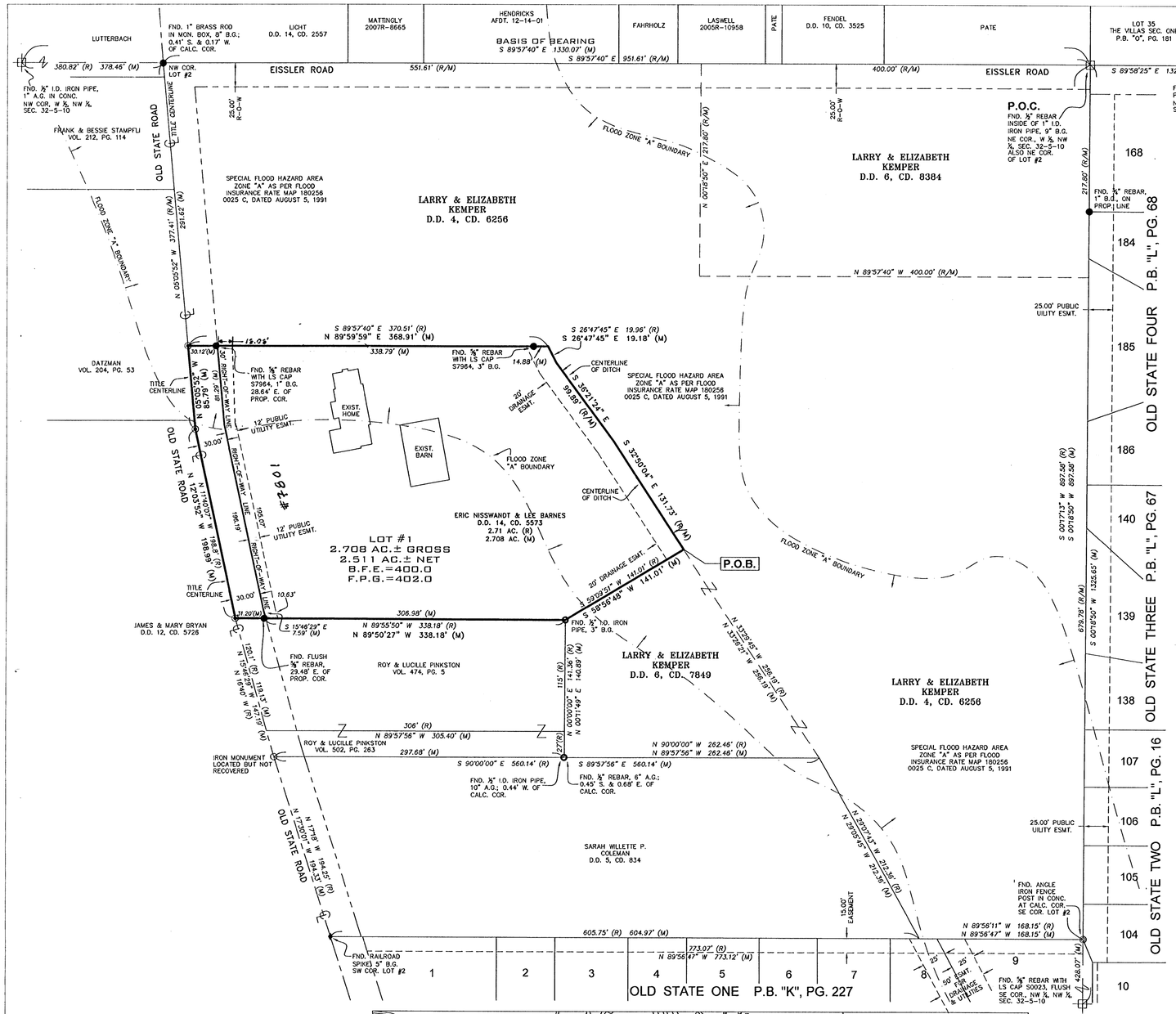
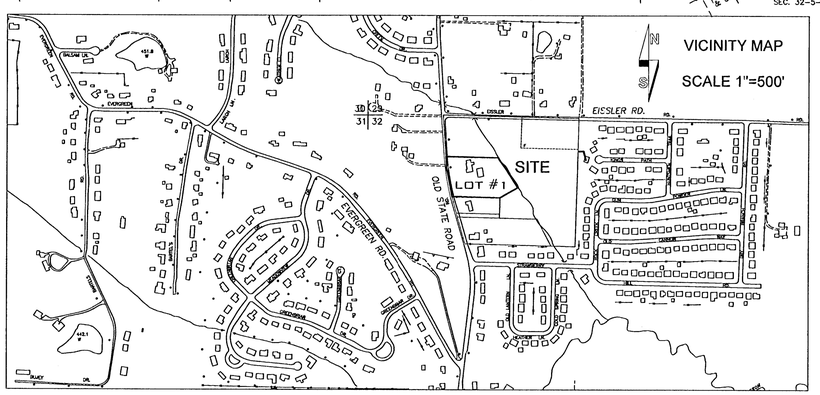
NISSWANDT-BARNES MINOR SUBDIVISION

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC. 15, 2008 (DATE)
BILL FLUTY AUDITOR
7153 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 12-15-08 3:43 PM
PLAT BOOK S
PAGE 115
INSTR# 2008R00032114
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY





NORTH

SCALE: 1"=60'

0' 30' 60' 120'

LEGEND:
- ▲ SET 5/8" REBAR LS0006
- ◉ SET MAG NAIL
- (R) RECORD DEED DIMENSION
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- FND.=FOUND
- I.D.=INSIDE DIAMETER
- O.D.=OUTSIDE DIAMETER
- A.G.=ABOVE GRADE
- B.G.=BELOW GRADE

BOUNDARY DESCRIPTION

Part of Lot 2 in the subdivision of the West Half of the Northwest Quarter of Section 32, Township 5 South, Range 10 West of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a ½" rebar inside of a 1" I.D. iron pipe at the Northeast corner of said Half, Quarter Section, also being the Northeast corner of said Lot 2; thence along the East line of said Half, Quarter Section and Lot 2, South 00°18'50" West 897.58 feet to the Southeast corner of said Lot 2; thence along the South line of said Lot 2, North 89°56'47" West 168.15 feet; thence North 29°05'45" West 212.36 feet; thence North 33°26'21" West 256.19 feet to the true point of beginning; thence

1st: South 58°56'48" West 141.01 feet to a ½" I.D. iron pipe; thence

2nd: North 89°50'27" West 338.18 feet to a mag nail in the centerline of Old State Road; thence along said centerline for the following 2 (two) courses

3rd: North 12°03'52" West 198.99 feet to a mag nail; thence

4th: North 05°05'52" West 85.79 feet to a mag nail; thence

5th: North 89°59'59" East 368.91 feet to the centerline of a ditch; thence along said centerline for the following 3 (three) courses

6th: South 26°47'45" East 19.18 feet; thence

7th: South 36°21'24" East 99.89 feet; thence

8th: South 32°50'04" East 131.73 feet to the true point of beginning and containing 2.708 acres more or less.

SUBJECT TO: The right-of-way for Old State Road, being 30 feet in width and lying Easterly of and coincident with 3rd and 4th courses of the above described parcel.

THE GENERAL NOTES:

1. OWNERS: ERIC A. NISSWANDT & LEE I. BARNES
7801 OLD STATE ROAD
EVANSVILLE, IN 47710

2. UTILITIES: EVANSVILLE WATER IS AVAILABLE. EVANSVILLE SEWER IS AVAILABLE, VECTREN GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE.

3. FLOOD PLAIN DATA: THE PROPOSED MINOR SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A" AS PER FLOOD INSURANCE RATE MAP 180256 0025 C, DATED AUGUST 5, 1991. THE BASE FLOOD ELEVATION FOR LOT 1 IS 400.0 AND THE FLOOD PROTECTION GRADE IS 402.0.

4. EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, IE, RYE, RED TOP, OR WHEAT, WITHIN 45 DAYS OF DISTURBANCE OF SOIL, WHICH 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 FIVE (5) DAYS OF DISTURBANCE OF SOIL WHICH MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

SURVEYOR'S CERTIFICATE:

I, DONALD B. GRIES, HEREBY CERTIFY THAT I AM A PROFESSIONAL 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.

THIS INSTRUMENT WAS PREPARED BY: DONALD B. GRIES

AFFIRMATION STATEMENT: I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

SIGNATURE _____

DONALD E. GRIES REGISTERED No. LS29900003 STATE OF INDIANA LAND SURVEYOR

INDIANA REG. NO. LS/ 29900003
DATE SURVEY WAS CONDUCTED: 09-05-07

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AND DESIGNATE IT AS NISSWANDT-BARNES MINOR SUBDIVISION

RIGHT-OF-WAY DEDICATION: All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility Easement), are hereby dedicated 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, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "DE" (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

x Eric A. Nisswandt
Eric A. Nisswandt
7801 Old State Road
EVANSVILLE, IN 47710

x Lee I. Barnes
Lee I. Barnes
7801 Old State Road
EVANSVILLE, IN 47710

S-115
Apc # 24-MJ-2007

NOTARY CERTIFICATE:

STATE OF INDIANA)
SS:
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.

THIS 19th DAY OF March, 2007 2008

MY COMMISSION EXPIRES: 11/22/2014

WITNESS MY HAND AND SEAL x Patricia E. Keith
Patricia E. Keith

RESIDENT OF VANDERBURGH COUNTY

PATRICIA E. KEITH NOTARY PUBLIC STATE OF INDIANA VANDERBURGH COUNTY

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. 9, 2007 (AT SUBDIVISION REVIEW).

x _____ PRESIDENT

x _____ ATTEST EXECUTIVE DIRECTOR

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

x _____ EXECUTIVE DIRECTOR

x Dec. 15, 2008 PLAT RELEASE DATE

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

SECONDARY PLAT
7801 OLD STATE ROAD
Client: Larry & Elizabeth Kemper
VANDERBURGH COUNTY, INDIANA

DRAWN BY:	CHECKED BY:	SCALE:
J.R.F.	K.A.E.	1"=60'

DATE:	PROJECT NO.:	REVISIONS
09/11/07	S-0000	

SHEET NO.: 1 OF 1

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