File: 2009-09-perry.ami
Client: Ron Perry

This instrument prepared by:
FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E. 600 S.
FT. BRANCH, IN 47648
PHONE (812) 753-4843

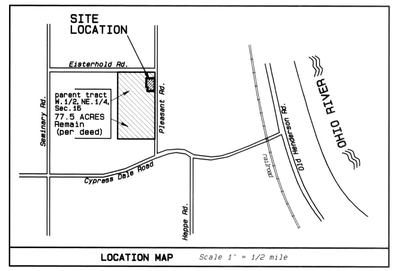
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W E
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GRAPHIC SCALE 1"=50'
0 50 100 150

ETP ESTATE MINOR SUBDIVISION

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 8, 2009
(DATE)
BILL FLUTY AUDITOR
5266
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10-08-2009 10:00AM
PLAT BOOK S
PAGE 145
INSTR# 2009R000 26939
Z TULEY RECORDER
VANDERBURGH COUNTY



LOCATION MAP Scale 1" = 1/2 mile

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION (16), TOWNSHIP (7) SOUTH, RANGE (11) WEST, IN UNION TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

BOUNDARY DESCRIPTION:

Part of the west half of the northeast quarter of Section (16), Township (7) South, Range (11) West, in Union Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a 5/8" iron pin found flush marking the northeast corner of said half quarter section; thence South 01 degrees 12 minutes 54 seconds West along the east line of said half quarter section two hundred thirty-three and no hundredths (233.00) feet to a railroad spike set flush marking the initial point of beginning of the following described real estate; thence South 01 degrees 12 minutes 54 seconds West along said east line four hundred eleven and no hundredths (411.00) feet to a railroad spike set flush; thence South 89 degrees 23 minutes 09 seconds West two hundred thirty-seven and no hundredths (237.00) feet to a 5/8" iron pin set flush (with cap "Fred Kuester IN RLS S0137) (hereafter referred to as "iron set"); thence North 03 degrees 50 minutes 55 seconds East one hundred thirty-five and no hundredths (135.00) feet to an "iron set"; thence North 88 degrees 47 minutes 06 seconds West fifty-one and no hundredths (51.00) feet to an "iron set"; thence North 02 degrees 47 minutes 29 seconds East two hundred eighty and no hundredths (280.00) feet to an "iron set"; thence South 89 degrees 34 minutes 57 seconds East two hundred seventy-four and no hundredths (274.00) feet to the point of beginning.

Containing 2.500 acres, more or less.

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

Kleinknecht, Paul W.
& Sarah H. trustees - etal
Doc.#2005R00031230
Parcel #08-010-10-010-004
4500 Middle Mt. Vernon Rd.
Evansville, IN 47712-4232

Kleinknecht, Paul W.
& Sarah H. trustees - etal
Doc.#2005R00031230
Parcel #08-010-10-010-003
4500 Middle Mt. Vernon Rd.
Evansville, IN 47712

5/8" iron pin found flush (with mangled cap) NE.Cor.W.1/2,NE.1/4, Sec.16, T-7-S, R-11-W (apparent origin per B. Semmenhele PLS 10/03/2003 Doc.#2003R00058477)

p.o.c.

Kleinknecht, Paul W.
& Sarah H. trustees - etal
Doc.#2003R00058622
Parcel #08-010-10-010-005
4500 Middle Mt. Vernon Road
Evansville, IN 47712-4232

233.00'
S01°12'54"W

Titzer, Wayne etal
Doc.#2006R00023339

S89°34'57"E 274.00'
249.00'
25.00'
p.o.b.

Flood Zone "A10" as per FIRM map Panel #100 of 100, 180256 0100 B revised March 19, 1982

370'
25' road right-of-way dedicated this subdivision
25'

LOT #1
2.500 ACRES
(0.236 ACRES inside road right-of-way)
2.264 ACRES outside road r/w

FLOOD PROTECTION GRADE = 379.0
[as per Vanderburgh Co. Building Commission]

#5515

PLEASANT ROAD

centerline of Pleasant Rd.

Winiger, Sharon S.
& Louis A. trust
D.D.B. C-4555
Parcel #08-010-10-016-002
Parcel #08-010-10-016-014
5900 Pleasant Road
Evansville, IN 47712

N02°47'29"E
280.00'

50.1' metal shed
20' p.b. shed
50.9' brick house
33.2' garage
51.00'
N88°47'06"W
86.7' wood barn
64.2'
135.00'
N03°50'55"E
17.5'
23.4'
211.99'
S89°23'09"W 237.00'
411.45'
S01°12'54"W
45.6'
30.8'
25.0'
S01°12'54"W 411.00'
1951.76'
N01°12'54"E

Titzer, Wayne J.
& Carolyn etal
D.D.12, C-6364
Parcel #08-010-10-015-004
c/o Jane Perry
9310 Schissler Rd.
Evansville, IN 47712-9425

Titzer, Wayne etal
Doc.#2006R00023339

Titzer, Wayne etal
Doc.#2006R00023339

Siebeking, Jack L.
& Martha
Vol. 654, P.204
Parcel #08-010-10-015-006
5925 N. Cypress Dale Rd.
Evansville, IN 47712-8509

Ruminer, Carolyn
& Julie Louise
Parcel #08-010-10-016-003
623 Mel's Dr.
Evansville, IN 47712-9306

5/8" iron pin found 5" below grade SE.Cor. W.1/2, NE.1/4, Sec.16, T-7-S, R-11-W (documented per record surveys)

Winiger, Louis A.
D.D.10, C-3659
Parcel #08-010-10-016-011
5900 Pleasant Road
Evansville, IN 47712-9300

LEGEND

- monument as noted
- railroad spike set flush
- 5/8" iron pin set flush with plastic cap inscribed Fred Kuester IN RLS S0137

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

- Last date of fieldwork: July 02, 2009
- Bearings are based on the east line of the northeast quarter of Section (16), S01°12'54"W, from state plane coordinates provided by County surveyor.

OWNER: WAYNE J. TITZER, JANE M. PERRY, JEAN A. ORTH, CAROLYN M. TITZER (LIFE ESTATE) AS PER DEED RECORD DOCUMENT #2006R00023339

ALSO REFERENCE TO DEED RECORD DRAWER 12, CARD 6364 - WAYNE J. TITZER ETAL - "CREDIT TRUST"

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 ALL LOCATIONS NOTED.

FRED J. KUESTER LS #S0137

9-22-09
DATE

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

AFFIRMATION STATEMENT

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Fred J. Kuester IN RLS S0137

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 September 8, 2009 (at Sub Review)

PRESIDENT

ATTEST, EXECUTIVE DIRECTOR

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL INDIANA

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

EXECUTIVE DIRECTOR

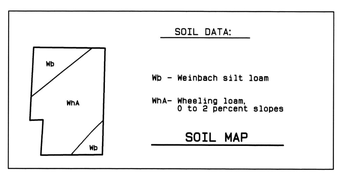
10-08-2009
PLAT RELEASE DATE

GENERAL NOTES

1) 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.

2) FLOOD PLAIN DATA: The subject property is located inside the 100 year flood zone (Flood zone "A") according to firm panel No. 100 of 100, No. 180256 0100 B map revised March 19, 1982, for Vanderburgh County, Indiana.

3)



SOIL DATA:

Wb - Weinbach silt loam

WhA- Wheeling loam, 0 to 2 percent slopes

SOIL MAP

4) UTILITIES: Vectren electric service is available.

The water service is from a private well.

OSDS UTILITY STATEMENT
Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.1

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

OWNER'S CERTIFICATE

I, WAYNE J. TITZER, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN AND DEDICATE IT AS "ETP ESTATE MINOR SUBDIVISION".

ALL ADDITIONAL ROAD RIGHTS-OF-WAYS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

WAYNE J. TITZER
10800 E. Copperline Road
Evansville, IN 47712

NOTARY CERTIFICATE

BETTY CUMMINGS Vanderburgh County My Commission Expires September 28, 2017

STATE OF INDIANA } SS.
COUNTY OF VANDERBURGH }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED WAYNE J. TITZER, 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 28 DAY OF September 2009
MY COMMISSION EXPIRES: September 28, 2017
NOTARY PUBLIC
RESIDENT OF Vanderburgh COUNTY
PRINTED

OWNER'S CERTIFICATE

I, JANE M. PERRY, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN AND DEDICATE IT AS "ETP ESTATE MINOR SUBDIVISION".

ALL ADDITIONAL ROAD RIGHTS-OF-WAYS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

JANE M. PERRY
9310 Schissler Rd.
Evansville, IN 47712

NOTARY CERTIFICATE

BETTY CUMMINGS Vanderburgh County My Commission Expires September 28, 2017

STATE OF INDIANA } SS.
COUNTY OF VANDERBURGH }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED JANE M. PERRY, 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 28 DAY OF September 2009
MY COMMISSION EXPIRES: September 28, 2017
NOTARY PUBLIC
RESIDENT OF Vanderburgh COUNTY
PRINTED

OWNER'S CERTIFICATE

I, JEAN A. ORTH, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN AND DEDICATE IT AS "ETP ESTATE MINOR SUBDIVISION".

ALL ADDITIONAL ROAD RIGHTS-OF-WAYS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

JEAN A. ORTH
3720 Bayou Creek Rd.
Evansville, IN 47712

NOTARY CERTIFICATE

BETTY CUMMINGS Vanderburgh County My Commission Expires September 28, 2017

STATE OF INDIANA } SS.
COUNTY OF VANDERBURGH }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED JEAN A. ORTH, 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 28 DAY OF September 2009
MY COMMISSION EXPIRES: September 28, 2017
NOTARY PUBLIC
RESIDENT OF Vanderburgh COUNTY
PRINTED

OWNER'S CERTIFICATE

I, CAROLYN M. TITZER, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN AND DEDICATE IT AS "ETP ESTATE MINOR SUBDIVISION".

ALL ADDITIONAL ROAD RIGHTS-OF-WAYS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

CAROLYN M. TITZER
5515 Pleasant Rd.
Evansville, IN 47712

NOTARY CERTIFICATE

BETTY CUMMINGS Vanderburgh County My Commission Expires September 28, 2017

STATE OF INDIANA } SS.
COUNTY OF VANDERBURGH }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED CAROLYN M. TITZER, 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 28 DAY OF September 2009
MY COMMISSION EXPIRES: September 28, 2017
NOTARY PUBLIC
RESIDENT OF Vanderburgh COUNTY
PRINTED

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