DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

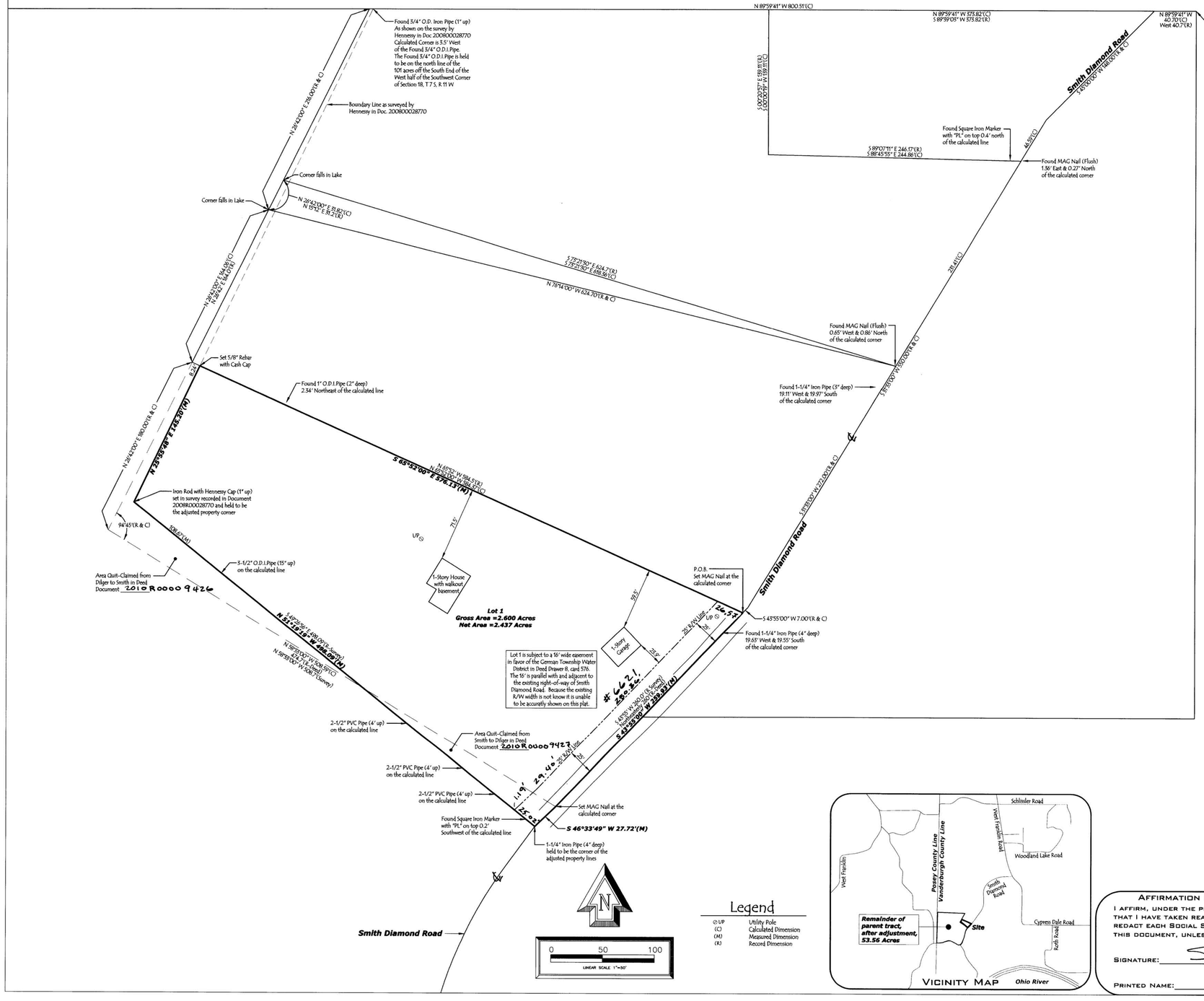
Apr. 30, 2010
(DATE)

BILL FLUTY AUDITOR

2020
(AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 04-30-10 9:53a
PLAT BOOK "S"
PAGE 161
INSTR# 2010R 00009428
Z TULEY RECORDER
VANDERBURGH COUNTY

SMITH DIAMOND MINOR SUBDIVISION



Legend

⊘UP	Utility Pole
(C)	Calculated Dimension
(M)	Measured Dimension
(R)	Record Dimension

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designate the same as Smith Diamond Minor Subdivision. All road rights-of-ways shown and not previously dedicated are hereby dedicated to public use. (Additional)

Owner & Developer:

Donald C. Dilger

Donald C. Dilger
6621 Smith Diamond Road
Evansville, IN 47712

NOTARY CERTIFICATE

State of Indiana
County of Vanderburgh } ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owner of the real estate shown and described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

Witness my hand and seal this 9th day of November, 2009.

11/28/15
My Commission expires:

Dorothea I. Tevenuth
Notary Public

Notary Resides in Warrick County, Indiana

Dorothea I. Tevenuth
Typed or printed name

BOUNDARY DESCRIPTION

Part of 101 acres off the South End of the West Half of the Southwest Quarter of Section 18, Township 7 South, Range 11 West in Perry Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at a stone at the Northeast Corner of said 101 acres; thence along the north line of said 101 acre tract, North 89 degrees 59 minutes 41 seconds West 40.70 feet to a point in the center of Smith Diamond Road; thence along the center of said road the following three (3) calls:
South 45 degrees 00 minutes 00 seconds West 148.00 feet; thence
South 51 degrees 33 minutes 00 seconds West 550.00 feet; thence
South 45 degrees 55 minutes 00 seconds West 7.00 feet to the point of beginning; thence continue along the center of said road, South 45 degrees 55 minutes 00 seconds West 259.95 feet; thence continue along the center of said road, South 46 degrees 33 minutes 49 seconds West 27.72 feet to a 1-1/4 Iron Pipe; thence leaving said road, North 51 degrees 19 minutes 19 seconds West 498.09 feet to an Iron Rod with Hennessy Cap; thence North 25 degrees 55 minutes 48 seconds East 145.20 feet; thence South 65 degrees 52 minutes 00 seconds East 576.15 feet to the point of beginning and containing a gross area of 2.600 acres.

Subject to the right-of-way of Smith Diamond Road.

Also, subject to a 16-foot Easement in favor of the German Township Water District and recorded in Deed Drawer 8, card 576 in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to all other easements and rights-of-ways of record.

SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 23rd day of September, 2009.

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715

SCOTT D. BUEDEL REGISTERED LS29900031 STATE OF INDIANA LAND SURVEYOR

GENERAL NOTES

Access: Lot 1 shall access Smith Diamond Road, only.

Utilities: Gas, Electric and German Township Water are available on site and in the adjoining public roads.

Sewers: Private on-site sewerage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.1.

Erosion: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e. rye, red top or wheat, within 45 days of disturbance of the soil, which must remain in place until final grading and shaping. Slopes more than 6% shall be mulched and seeded and shall have straw bales and/or erosion control blankets in place within 5 days of disturbance of the soil which must remain in place until final grading and seeding.

Ditch slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance. Ditch slopes of 2% to 8% shall be sodded and/or stabilized with an erosion control blanket at completion of grading.
Ditch slopes greater than 8% for a ditch length of 100 feet or more, shall require rip-rap or other approved stabilization at the completion of grading.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 180256 0100 B, dated March 19, 1982, the subject property does not lie within the limits of the 100 year flood zone "A".

Survey: Bearings shown on this survey are based on a previous survey by Andy Hooper for the subject property. This survey is recorded in Deed Book 28, page 296 and 297 in the office of the Recorder of Vanderburgh County.

Monuments: Monuments either exist as noted or have been set at all exterior boundary corners and interior lot corners. Monuments set are 5/8" Rebar with plastic cap stamped "Cash Waggner & Associates #0096"

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on August 11, 2009 at Subdivision Review.

President:

Blaine Oliver
Attest Executive Director

The Secondary plat complies with the Ordinance and is released for recording.

Blaine Oliver
Executive Director

April 30, 2010
Plat Release Date

APC# 17-MS-2009

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

S-161

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.

SIGNATURE:

PRINTED NAME: Scott D. Buedel

CASH WAGGNER & ASSOCIATES, PC
CONSULTING ENGINEERS • LAND SURVEYORS
WWW.CASHWAGGNER.COM

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