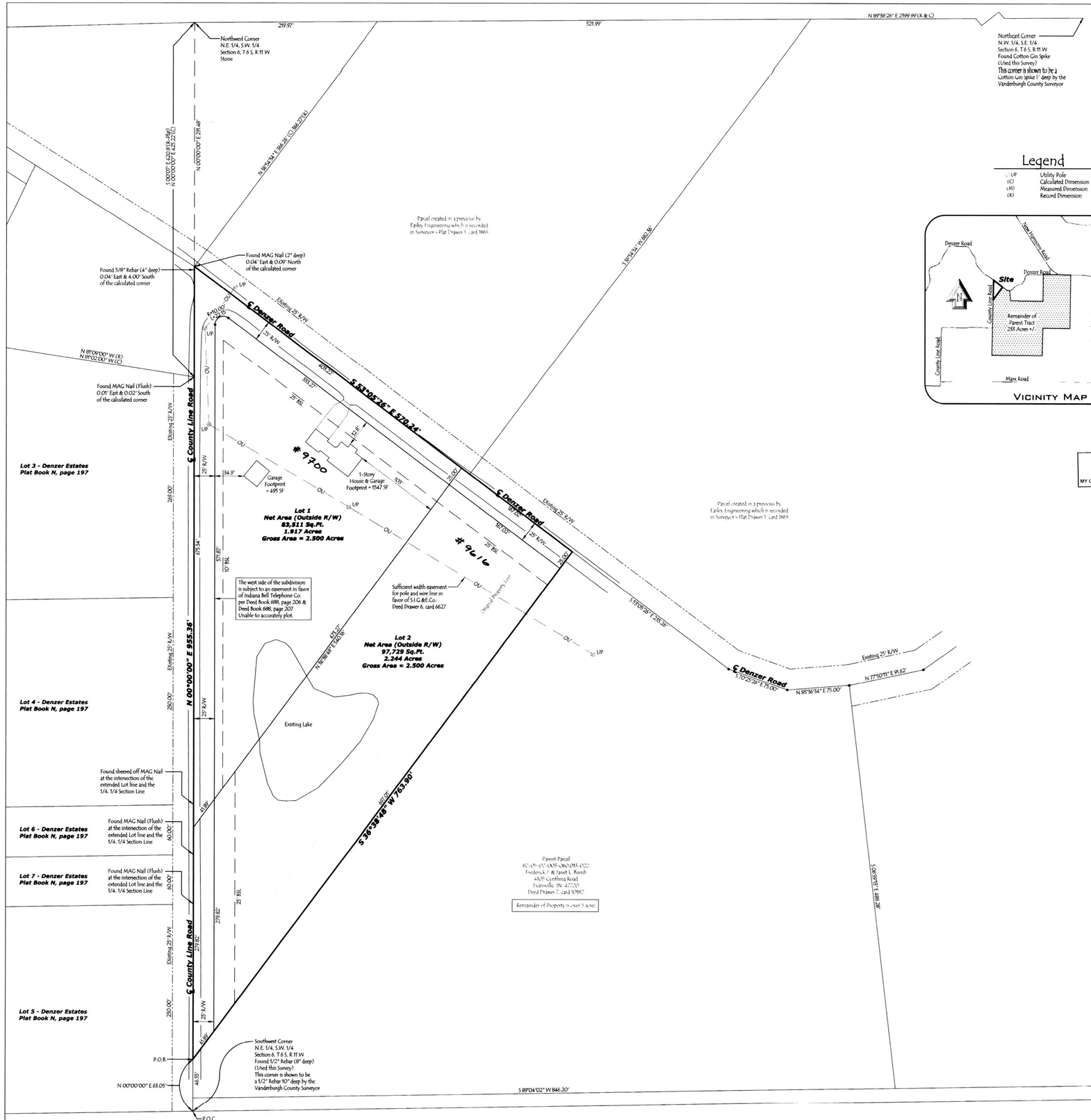
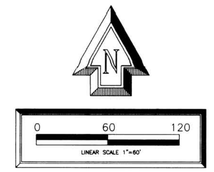


Legend

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

SCOTT D. BUEDEL
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMMISSION EXPIRES September 26, 2015



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
04-07-2011
(DATE)
JOE GRIES AUDITOR
1558
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 04.07.2011 11:09 A
PLAT BOOK S
PAGE 187
INSTR# 2011R0007854
Z TULEY RECORDER
VANDERBURGH COUNTY

DENZER
MINOR SUBDIVISION

Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Denzer Minor Subdivision. All additional road rights-of-ways shown and not previously dedicated are hereby dedicated to public use.

Owners:

Frederick J. Bumb
4105 Big Cynthiana Road
Evansville, IN 47720

Janet L. Bumb
4105 Big Cynthiana Road
Evansville, IN 47720

Notary Certificate

State of Indiana)
) SS:
County of Vanderburgh)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frederick J. & Janet L. Bumb who acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 13th day of March, 2011.

9-26-2015
My Commission expires:

Notary Public

Vanderburgh
Notary Resides in
County, Indiana

Scott D. Buedel
Typed or printed name

Boundary Description

Part of the Northeast Quarter of the Southwest Quarter of Section 6, Township 6 South, Range 11 West in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of said Quarter Quarter Section; thence along the west line of said Quarter Quarter Section, North 00 degrees 00 minutes 00 seconds East 65.05 to the point of beginning; thence continue along the west line of said Quarter Quarter Section, North 00 degrees 00 minutes 00 seconds East 955.36 to a point in the center of Denzer Road; thence along the center of said road, South 53 degrees 05 minutes 26 seconds East 570.24 feet; thence South 36 degrees 38 minutes 48 seconds West 765.90 feet to the point of beginning and containing a gross area of 5.000 Acres.

Subject to the right-of-way for County Line Road along the west side of the above described property and subject to the right-of-way for Denzer Road along the north side of the above described property.

Subject to a 16 foot easement in favor of Indiana Bell Telephone Company as recorded in Deed Book 688, page 206 and also Deed Book 688, page 207 in the office of the Recorder of Vanderburgh County, Indiana.

Subject to a sufficient width easement in favor of Southern Indiana Gas and Electric Company as recorded in Deed Drawer 6, card 6627 in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to all other easements and rights-of-way 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 11th day of March, 2011

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

Water: Water is available by a private well.

Sewers: Sewers are not available.
Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410IAC 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 0075 C, dated August 5, 1991, the subject property does not lie within the limits of the 100 year flood zone (Zone A).

Survey: Bearings and boundary lines shown on this plat are based on a previous survey by Easley Engineering which is recorded in Surveyor's Plat Drawer 1, card 1866. This survey is not for the property being subdivided but it does tie down and dimension the subject property. The found monuments and the deeds agree with the lines shown on said survey.

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"

Existing Deeds: Deeds for the property being subdivided:
All of the property conveyed to Frederick & Janet Bumb in Document 2010R0001557.1
Part of the property conveyed to Frederick J. & Janet L. Bumb in Deed Drawer 7, card 10182

MAILBOX: NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN THE COUNTY RIGHT-OF-WAY.

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 March 8, 2011 at Subdivision Review.

President

Attest Executive Director

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

Executive Director

April 7, 2011
Plat Release Date

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN
OFFICIAL SEAL

S-187
APC# 6-MS-2011

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

414 Citadel Circle
Suite B
Evansville, IN 47715
Ph: 812.401-5561

332 Third Avenue
Suite 13
Jasper, IN 47546
Ph: 812.634.5015