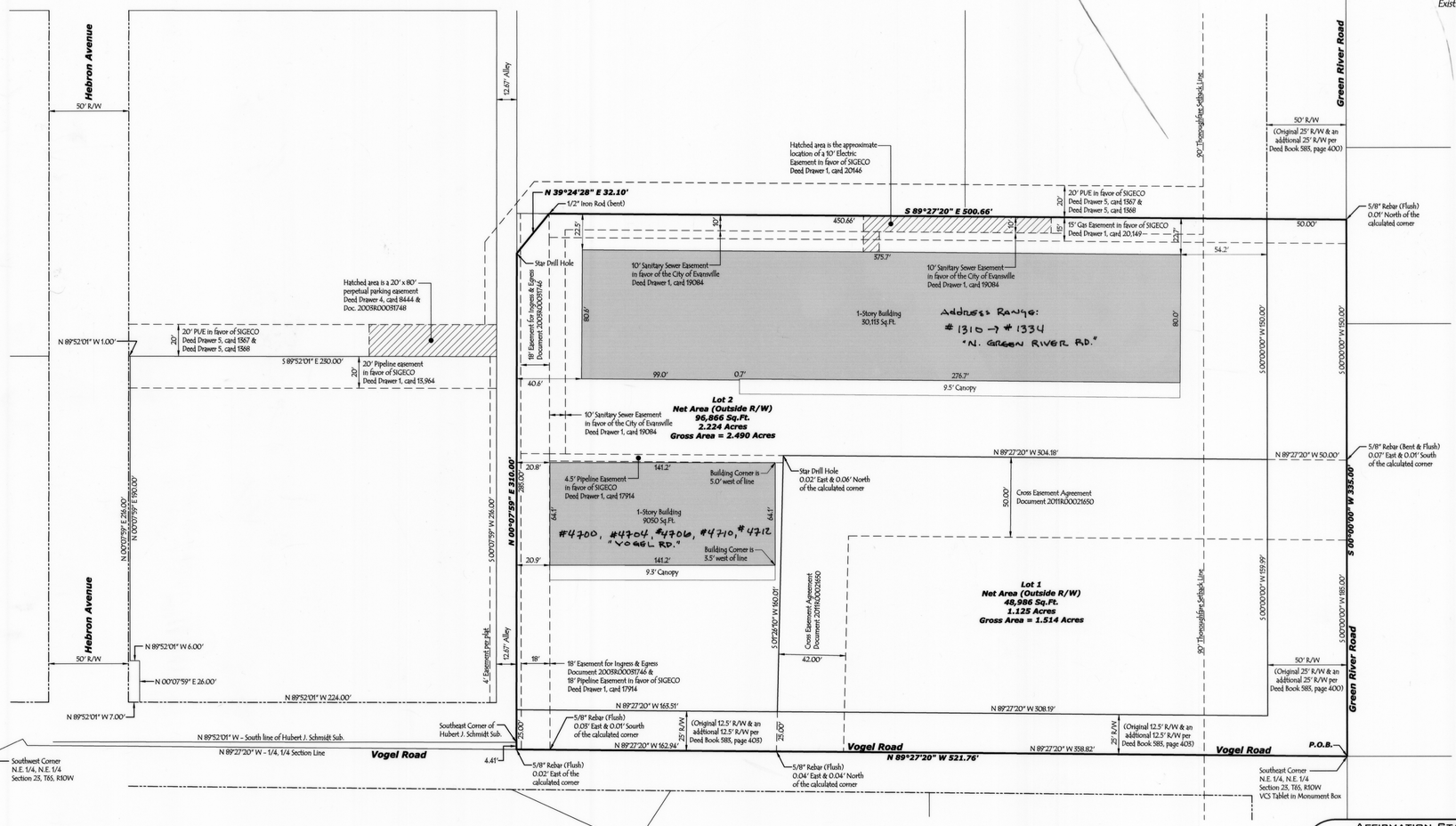


Legend

(C) Calculated Dimension
(M) Measured Dimension
(R) Record Dimension



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Dec. 1, 2011 (date)
JOE GRIES AUDITOR
5771 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 12.01.11 2:11p
PLAT BOOK T
PAGE 15
INSTR# 2011R000 27587
Z TULEY RECORDER
VANDERBURGH COUNTY

WOODLAND CENTER

General Notes

Utilities: Water and sewer are available on site by the Evansville Water & Sewer Utility
Gas & Electric are available on site by Vectren Energy Delivery

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 Map Number 18163C0201D, dated March 17, 2011, 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 Morley and Associates which is dated October 25, 2006 for Project Number 798. The found monuments and the deeds agree with the previous survey information.

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:
Lot 1 - Craig Fenneman in Deed Document 2009R00019901
Lot 2 - Geiger Minerals, LLC in Deed Documemnt 2006R00037145 & 2007R00013580

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 Woodland Center. All additional road rights-of-ways shown and not previously dedicated are hereby dedicated to public use.

Owner of Lot 1:
Craig Fenneman
5864 S. East Street
Indianapolis, IN 46227

Owner of Lot 2:
Geiger Minerals, LLC Mike Geiger, Member
420 NW 5th Street, Suite 202
Evansville, IN 47708

Notary Certificate

State of Indiana)
County of Marion) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Craig Fenneman who acknowledged the execution of this plat to be his voluntary act and deed.

Witness my hand and seal this 2nd day of November, 2011.

October 17, 2017 — My Commission expires:
Kathy E. Hause-Gurevitz — Notary Public
Marion County, IN — Notary Resides in County & State
Kathy E. Hause-Gurevitz — Typed or printed name

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 Mike Geiger for Geiger Minerals, LLC who acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 25th day of November, 2011.

December 14, 2011 — My Commission expires:
Krista B. Lockyear — Notary Public
Vanderburgh Co., IN — Notary Resides in County & State
Krista B. Lockyear — Typed or printed name

Boundary Description

Part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section; thence along the south line of said Quarter Quarter Section, North 89 degrees 27 minutes 20 seconds West 521.76 feet to a point on the extended east line of Hubert J. Schmidt Subdivision, as per plat thereof, recorded in Plat Book H, page 297 and 298 in the office of the Recorder of Vanderburgh County, Indiana; thence along the extended east line and the east line of said Subdivision, North 00 degrees 07 minutes 59 seconds East 310.00 feet; thence North 89 degrees 24 minutes 28 seconds East 32.10 feet; thence parallel with the south line of the Northeast Quarter of the Northeast Quarter of said Section, South 89 degrees 27 minutes 20 seconds East 500.66 feet to a point on the east line of said Quarter Quarter Section; thence along the east line of said Quarter Quarter Section, South 00 degrees 00 minutes 00 seconds West 335.00 feet to the point of beginning and containing a gross area of 4.004 Acres.

Subject to all 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 26th day of October, 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

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 October 11, 2011 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

Dec. 1, 2011
Plat Release Date

APC OFFICIAL SEAL

T-15
Apc # 17-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