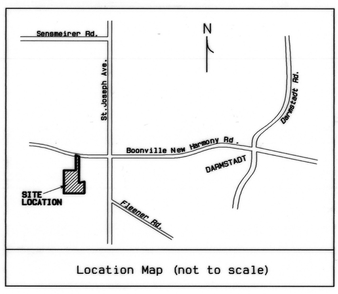
DARMSTADT WEST NO. 2

GRAPHIC SCALE 1"=80'

0 80 160 320

This instrument prepared by:

FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
TELEPHONE (812) 753 - 4843



Location Map (not to scale)

BOUNDARY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF SECTION (11), TOWNSHIP (5) SOUTH, RANGE (11) WEST, IN ARMSTRONG TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON PIN FOUND MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 03 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION TWO HUNDRED THIRTY-FIVE AND NO HUNDREDTHS (235.00) FEET TO A 5/8" IRON PIN FOUND FLUSH (WITH CAP ON IT, FELDBUSCH #S0459) MARKING THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN DEED DRAWER 7, CARD 4967 AND BEING THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED SUBDIVISION; THENCE NORTH 89 DEGREES 36 MINUTES 10 SECONDS EAST THREE HUNDRED SEVENTY-EIGHT AND NO HUNDREDTHS (378.00) FEET TO A 5/8" IRON PIN FOUND 3" BELOW GRADE; THENCE NORTH 00 DEGREES 01 MINUTES 58 SECONDS WEST THREE HUNDRED FIFTY AND SIXTEEN HUNDREDTHS (350.16) FEET TO A P.K. NAIL FOUND IN THE CENTERLINE OF BOONVILLE-NEW HARMONY ROAD; THENCE SOUTH 72 DEGREES 14 MINUTES 12 SECONDS EAST ALONG SAID CENTERLINE SIXTY-TWO AND EIGHTY HUNDREDTHS (62.80) FEET TO A P.K. NAIL FOUND MARKING THE NORTHWEST CORNER OF DARMSTADT WEST SUBDIVISION AS FOUND RECORDED IN PLAT BOOK M-198 IN THE VANDERBURGH COUNTY RECORDERS OFFICE; THENCE SOUTH 00 DEGREES 01 MINUTES 50 SECONDS EAST SIX HUNDRED SEVENTY-SIX AND SEVENTY-EIGHT HUNDREDTHS (676.78) FEET TO A 5/8" IRON PIN FOUND MARKING THE SOUTHWEST CORNER OF SAID DARMSTADT WEST SUBDIVISION; THENCE SOUTH 01 DEGREES 48 MINUTES 46 SECONDS WEST TWO HUNDRED SEVENTY-THREE AND TWENTY-ONE HUNDREDTHS (273.21) FEET TO A 5/8" IRON PIN FOUND (WITH CAP LS #S0137) MARKING A CORNER OF A PARCEL DESCRIBED IN DEED RECORD DOC.#2003R2000038016; THENCE NORTH 64 DEGREES 03 MINUTES 27 SECONDS EAST ONE HUNDRED THIRTY-FIVE AND NINETY-SIX HUNDREDTHS (135.96) FEET TO A 5/8" IRON PIN FOUND (WITH CAP LS #S0137) MARKING THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN DEED RECORD DOCUMENT #2003R0003801G; THENCE SOUTH 00 DEGREES 23 MINUTES 11 SECONDS EAST THREE HUNDRED EIGHTY-FIVE AND ONE HUNDREDTHS (385.01) FEET TO A 5/8" IRON PIN FOUND FLUSH (WITH CAP LS #S0137); THENCE SOUTH 88 DEGREES 21 MINUTES 12 SECONDS WEST FIVE HUNDRED FORTY-THREE AND SEVENTY-TWO HUNDREDTHS (543.72) FEET TO A 5/8" IRON PIN FOUND (WITH CAP LS #S0137) ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 01 DEGREES 05 MINUTES 59 SECONDS WEST ALONG SAID WEST LINE FIVE HUNDRED FORTY-SIX AND SEVENTY HUNDREDTHS (546.70) FEET TO A 5/8" REBAR FOUND (WITH CAP INSCRIBED M.FELDBUSCH S0459); THENCE NORTH 00 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID WEST LINE FOUR HUNDRED TEN AND SIXTY-SIX HUNDREDTHS (410.66) FEET TO THE POINT OF BEGINNING.

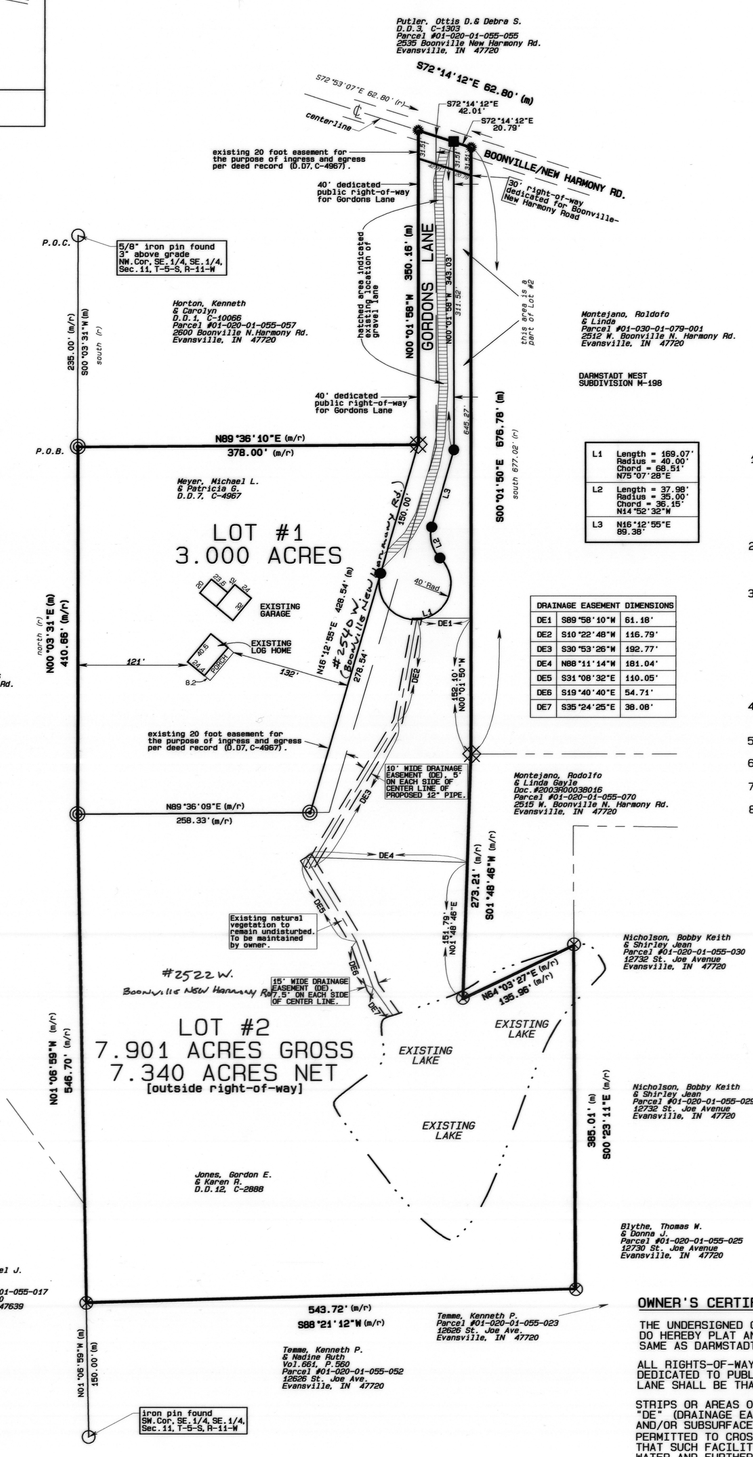
CONTAINING 10.901 ACRES, MORE OR LESS.

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

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



L1	Length = 169.07' Radius = 40.00' Chord = 68.51' N75°07'28"E
L2	Length = 37.98' Radius = 25.00' Chord = 34.15' N14°32'32"W
L3	N16°12'55"E 99.38'

DRAINAGE EASEMENT DIMENSIONS		
DE1	S89°58'10"W	61.18'
DE2	S10°22'48"W	116.79'
DE3	S30°53'26"W	192.77'
DE4	N88°11'14"W	181.04'
DE5	S31°08'32"E	110.05'
DE6	S19°40'40"E	54.71'
DE7	S35°24'25"E	38.08'

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 project lies within Flood Zone "X" as indicated on FIRM panel No. 18163 C 105 D, dated March 17, 2011, for Vanderburgh County, Indiana.

3) UTILITIES: Vectren gas and electric service is available.

Evansville Water and Sewer Utility is the water service provider.

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.

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

5) For reference surveys, see Document #2000R-37480 & Doc.#98-04574.

6) Road Plan approval date of December 13, 2011.

7) Final Drainage Plan approval date of December 20, 2011.

8) Drainage Plan "B": Repair Fund held by the County.

LEGEND

- ⊙ - monument as noted
- ⊛ - P.K. Nail found (buried)
- ⊠ - 5/8" iron pin found 3" below grade
- ◎ - 5/8" rebar found flush with plastic cap inscribed "M.Feldbusch S0459"
- ⊗ - 5/8" iron pin found with plastic cap inscribed Fred Kuester IN RLS S0137
- ● - 5/8" iron pin set flush with plastic cap inscribed Fred Kuester IN RLS S0137

(m) - field measured
(r) - deed record
(c) - calculated

P.O.B. - point of beginning
P.O.C. - point of commencing

- Bearings are based on the southeast line of the 3.00 acre parcel described in Deed Drawer 7, Card 4967, S16°12'55"W

T-55
Apc# 1-5-2007

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
1792 E 600 S
FORT BRANCH, INDIANA 47648

JULY 14, 2012
DATE

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

A.P.C. 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 JULY 9, 2009.

PRESIDENT

ATTEST, EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR

OCT. 18, 2012
PLAT RELEASE DATE

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 DESIGNATES THE SAME AS DARMSTADT WEST NO. 2.

ALL RIGHTS-OF-WAYS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE. RESPONSIBILITY FOR THE MAINTENANCE OF GORDONS LANE SHALL BE THAT OF THE OWNERS OF LOT #1 AND LOT #2 IN THIS SUBDIVISION.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "DE" (DRAINAGE EASEMENT) ARE 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 FACILITES 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 THE 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.

Michael L. Meyer — Patricia G. Meyer
MICHAEL L. MEYER — PATRICIA G. MEYER
OWNERS OF LOT #1 AS PER DEED DRAWER 7, CARD 4967 — 2540 W. Boonville New Harmony Rd. Evansville, IN 47720

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.

WITNESS MY HAND AND SEAL THIS 18th DAY OF October, 2012
MY COMMISSION EXPIRES: Oct 14, 2016
RESIDENT OF Vanderburgh COUNTY
Kathie S. Holley NOTARY PUBLIC
Kathie S. Holley PRINTED

NOTARY PUBLIC SEAL INDIANA

Gordon E. Jones — Karen R. Jones
GORDON E. JONES — KAREN R. JONES
OWNERS OF LOT #2 AS PER DEED DRAWER 12, CARD 2888 — 2364 W. 850 S. Fort Branch, IN 47648

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 OR OWNERS OF 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 16th DAY OF July, 2012
MY COMMISSION EXPIRES: Oct 14, 2016
RESIDENT OF Vanderburgh COUNTY
Kathie S. Holley NOTARY PUBLIC
Kathie S. Holley PRINTED

NOTARY PUBLIC SEAL INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
10-18-2012 (DATE)
JOE GRIES AUDITOR
5739 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.18.12 4:06P
PLAT BOOK T
PAGE 55
INSTR# 2012 R 000 27145
Z TULEY RECORDER
VANDERBURGH COUNTY