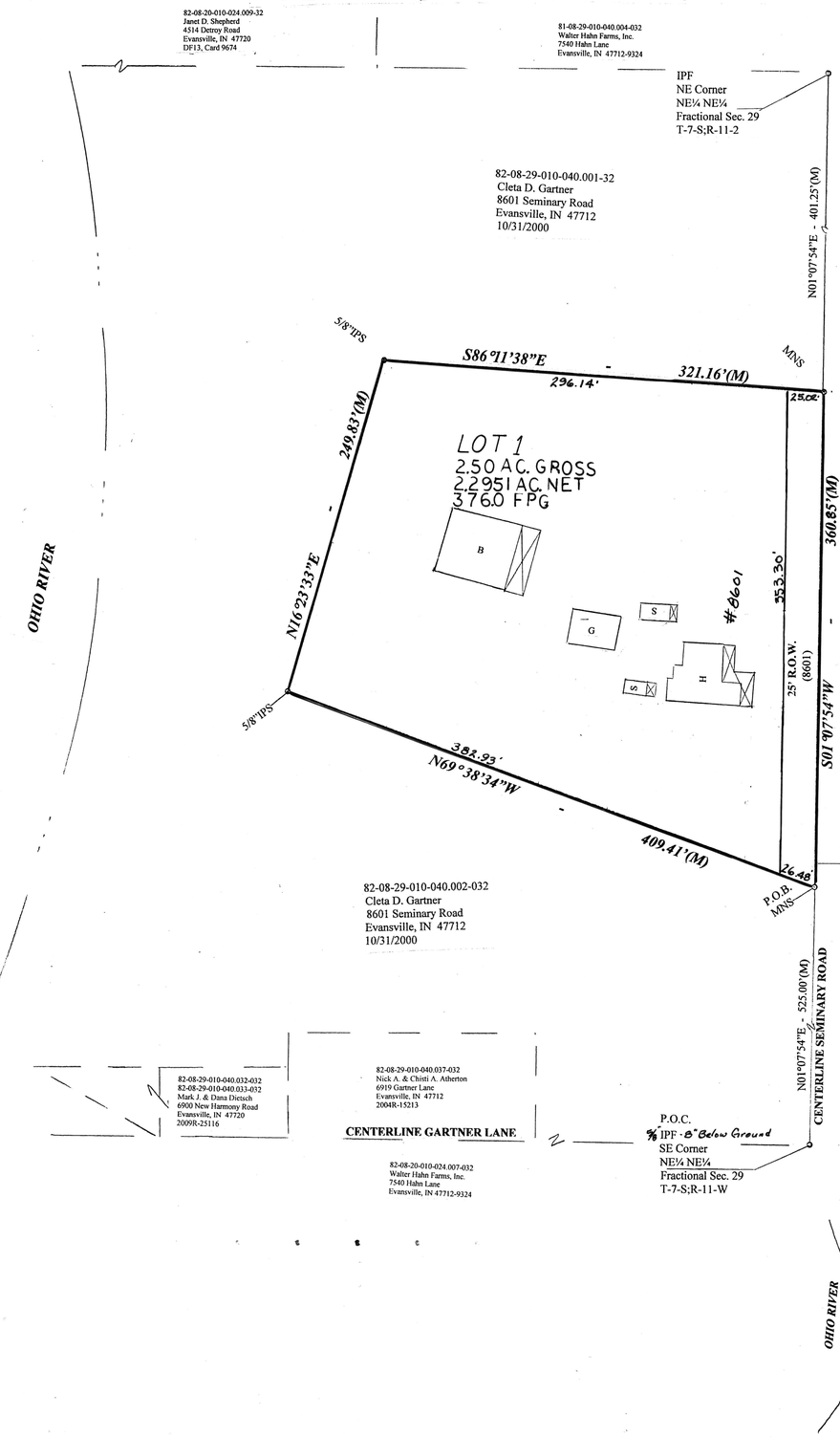
CLETA S I



NORTH

25' 25'

50'

SCALE: 1" = 50'

LEGEND	
Measured	(M)
Iron Pin Set	IPS
Mag-nail Set	MNS
Right-of-Way	R.O.W.
Address	(8601)
Contour	(365)
Existing: House	H
Barn	B
Garage	G
Shed	S
Point of Beginning	P.O.B.
Point of Commencing	P.O.C
Flood Protection Grade	FPG

82-08-28-010-87.004-032
June Nau, etal
3619 Kensington Avenue
Evansville, IN 47712
DF15, Card 2530

Flood Plain Data (Continued):
Special Measures: Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installed sump pumps, yard slopes in excess of code minimums, etc.

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northeast Quarter of Fractional Section 29, Township 7 South, Range 11 West, Union Township, Vanderburgh County, Indiana, more particularly described as follows:

COMMENCING at an 5/8" iron pin found at the Southeast Corner of said Quarter Quarter Section; thence North 01° 07' 54" East, along the East line thereof, 525.00 feet to the POINT OF BEGINNIG; thence North 69° 38' 34" West - 409.41 feet to a 5/8" iron pin with Bivins Cap, set; thence North 16° 23' 33" East - 249.83 feet to a 5/8" iron pin with Bivins Cap, set; thence South 86° 11' 38" East - 321.16 feet to the East line of said Quarter Quarter Section; thence South 01° 07' 54" West, along said East line, 360.85 feet to the POINT OF BEGINNING and containing 2.50 acres, more or less.

SUBJECT TO a 25 foot Right-of-Way for Seminary Road off the East side thereof and all recorded Easements and Rights-of-Way.

GENERAL NOTES:

Utilities: Water - Private Well

Electric - Vectren

OSDS - Private on-site disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410IAC6.8.3. The Vanderburgh County Health Department (VCHD) shall not endorse any new building lot or subdivision utilizing OSDS located on sites below the regulated flood elevation (RFE) for which there is a one percent (1%) probability of equaling or exceeding that level in any given year. Nor will the VCHD issue any permit for an OSDS serving new construction in a flood prone area

Flood Plain Data:
This property lies within the limits of the 100 year Flood Zone "AE" as plotted by scale on the Flood Insurance Rate Map for Vanderburgh County, Indiana. Community Panel Number 18163C0175D Dated March 17, 2011. The Base Flood Elevation is 374.0 feet above mean Sea Level NAVD 1988 and the Flood Protection Grade is 376.0 feet above mean Sea Level NAVD 1988.

Property Corners Markers:
All property corners are marked with 5/8" iron pins with Bivins Caps, unless noted.

Erosion Control:
Temporary Erosion Control Statement: Indicate that 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 soil, which must remain in place until final grading and shaping. Slopes of more than 65 shall be mulched and seeded and shall have silt fences, straw bales and/or erosion blankets is place within 5 days of disturbance of soil which must remain in place until final grading and seeding.

SURVEYOR'S CERTIFICATE

I, William Y. Bivins, hereby certify that I am a Professional 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.

WITNESS my hand and seal this 5th day of August, 2012.

William Y. Bivins, PE-LS
Indiana Registration No. LS80910003
ACCU SURVEYING AND ENGINEERING, LLC
10579 Oak Grove Road
Newburgh, IN 47630

WILLIAM Y. BIVINS REGISTERED No. LS-80910003 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 form this document, unless required by Law.

William Y. Bivins, PE-LS
10579 Oak Grove Road
Newburgh, IN 47630

OWNER'S CERTIFICATE:

We, the undersigned owners of the real estate shown and described hereon, lay-off , plat and subdivide said real estate and designate it as "CLETA S I".

Cleta D Gartner
Cleta D. Gartner
8601 Seminary Road
Evansville, IN 47712

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 the above signed owner of the real estate shown and described hereon and acknowledge the execution of plat to be their voluntary act and deed

WITNESS MY HAND AND SEAL:
Elyata Jean Bivins
August 5, 2012 Elyata Jean Bivins

MY COMMISSION EXPIRES: September 10, 2014
MY COUNTY OF RESIDENCE IS: Warrick

NOTARY PUBLIC SEAL INDIANA

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 of November 9, 2011 at Subdivision Review

President Attest -Executive Director

SECONDAY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED BY RECORDING.

Sept. 23, 2013
Plat Release Date

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
9-23-13
(DATE)
JOE GRIES AUDITOR
5811
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 9-23-13 11:36 AM
PLAT BOOK T PM
PAGE 95
INSTR# 2013R00025861
Z TULEY RECORDER
VANDERBURGH COUNTY

T-95

C 2012-MS-00029-MS-2011 9-MS-2011