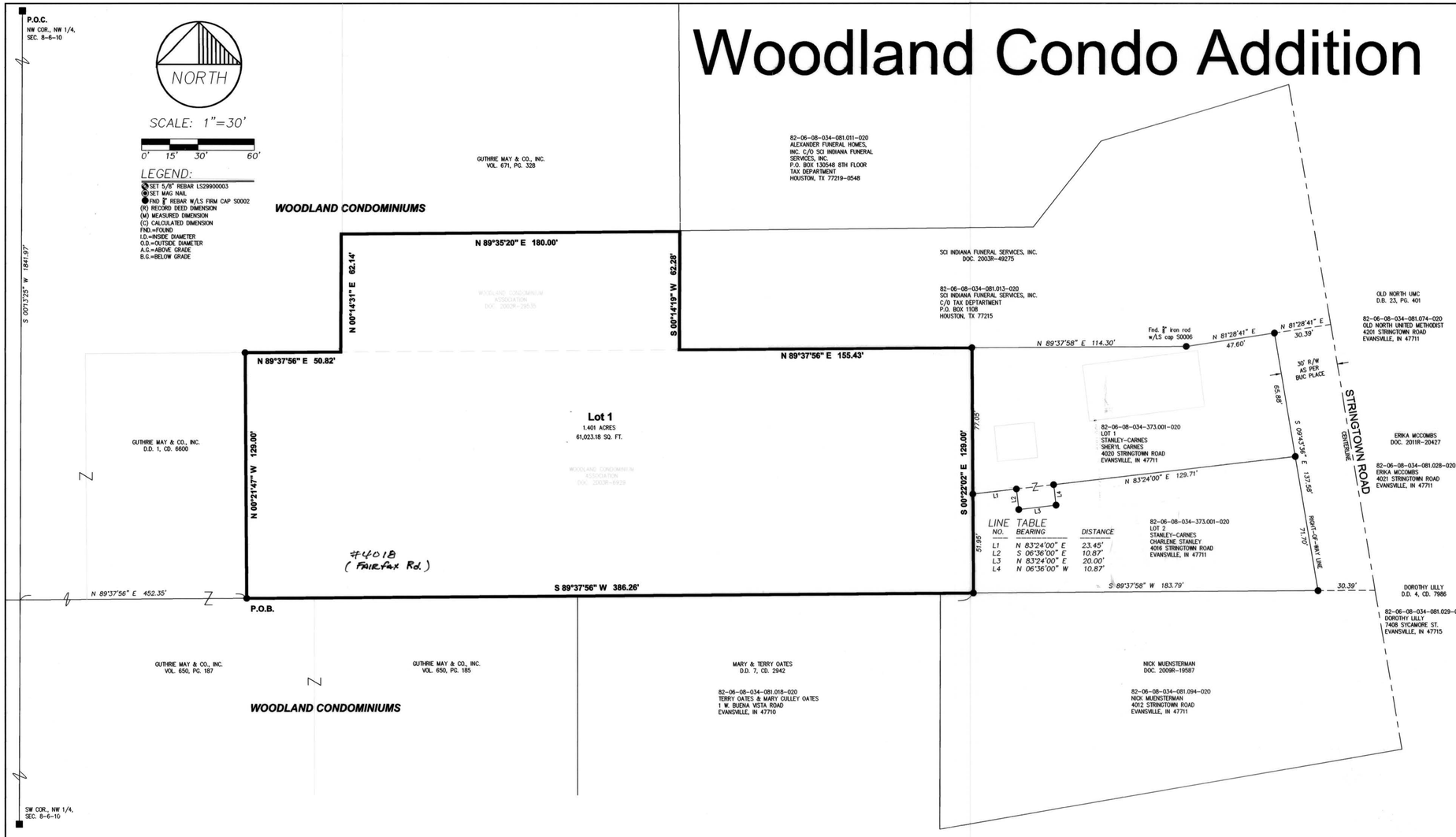
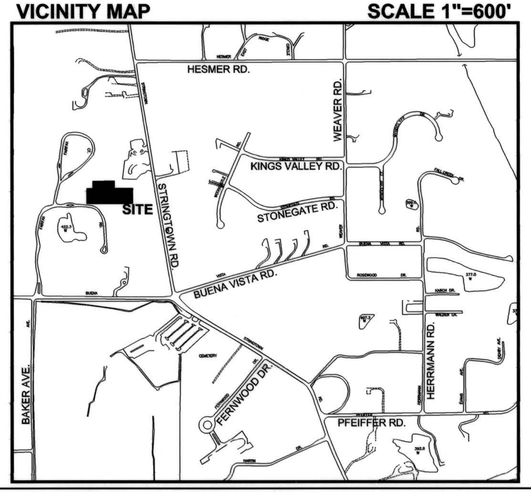
Woodland Condo Addition



VICINITY MAP

SCALE 1"=600'



BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 8, Township 6 South, Range 10 West of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northwest corner of said Quarter Section; thence along the West line of said Quarter Section, South 00°13'25" West 1841.97 feet; thence North 89°37'56" East 452.35 feet to a 5/8" rebar with LS cap stamped "U.S. Surveyor - S0002" at the point of beginning

1st: North 00°21'47" West 129.00 feet to a 5/8" rebar with LS cap stamped "U.S. Surveyor - S0002" ; thence

2nd:North 89°37'56" East 50.82 feet; thence

3rd: North 00°14'31" East 62.14 feet; thence

4th: North 89°35'20" East 180.00 feet; thence

5th: South 00°14'19" West 62.28 feet; thence

6th: North 89°37'56" East 155.43 feet to a 5/8" rebar with LS cap stamped "U.S. Surveyor - S0002" ; thence

7th: South 00°22'02" East 129.00 feet; thence

8th: South 89°37'56" West 386.26 feet to the point of beginning, containing 1.401 acres more or less.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
01-30-2014 (DATE)
JOE GRIES AUDITOR
457 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 01-30-14 3:46p
PLAT BOOK T
PAGE 118
INSTR# 2014R0000 2348
Z TULEY RECORDER
VANDERBURGH COUNTY

General Notes

1. UTILITIES: Water and Sanitary Sewers are available by the Evansville Water Sewer Utility.

2. FLOOD PLAIN DATA: No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 118 D, Community Panel 180257 dated March 17, 2011.

3. TEMPORARY EROSION CONTROL (during construction): Slopes 0% to 6% shall be mulched and seeded, 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 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 which must remain in place until final grading and seeding. Developer is responsible for submitting an erosion control plan with the necessary state and local agencies if more than one acre of ground is to be disturbed during construction.

4. SITE CONDITIONS: No obstructions shall be placed within the natural watercourse on this site.

5. NOISE SENSITIVE STATEMENT: It is understood by the Owners that the real property, as described within, lies in close proximity to an operating airport and that operation of the airport and the takeoff and landing of aircraft may generate high noise levels.

Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 on 11-12-13 and that all monuments shown exist at the locations as noted.

AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Witness my hand and seal this 24th day of Jan., 2014.

Donald E. Gries
Indiana Registration No. LS 29900003

DONALD E. GRIES REGISTERED No. LS29900003 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE

I, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Woodland Condo Addition**.

Dan J. Carwile, Pres.
Woodland Condominium Association
Dan Carwile, President
4110 Farifax Court
Evansville, IN 47710

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 owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 28th day of January, 2014.

My commission expires 11/22/2014

Patricia E. Keith
Printed Name: Patricia E. Keith

Notary Resides in Vanderburgh County, Indiana (State)

NOTARY PUBLIC SEAL INDIANA

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, this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on December 16, 2013 (at Subdivision review).

President

Attest Executive Director

PLAT RELEASE

Secondary Plat complies with the Ordinance and is released for recording.

Executive Director

Jan. 30, 2014
Plat Release Date

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA

T-118
APC# 40-MS-2013

ANDY EASLEY ENGINEERING
LAND SURVEYING
CIVIL ENGINEERING (812) 424-2481
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710
AE2

Minor Subdivision Behind
4016 STRINGTOWN ROAD
Client: Woodland Condo Association
EVANSVILLE, INDIANA

DRAWN BY:	J.R.F.
CHECKED	D.E.G.
SCALE:	1"=30'
DATE:	11-25-13
PROJECT NO.:	S-9577
REVISIONS	
SHEET NO.:	1 OF 1

C:\projects\Projects\9577\WTFplat.dwg Thu Jan 23 08:59:28 2014 ANDY EASLEY ENGINEERING, INC. - COPYRIGHTED