GILMORE-HUSSMANN

T-120

APC# 32-MS-2012

Cross References:
2014R00002449 Warranty Deed
2014R00002450 Quit Claim Deed
2014R00002451 Quit Claim Deed
2014R00002453 Quit Claim Deed
2014R00002454 Quit Claim Deed

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
01-31-2014 (DATE)
JOE GRIES AUDITOR
482 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 01.31.14
PLAT BOOK T
PAGE 120
INSTR# 2014R00002452
Z TULEY RECORDER
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section 21 and Part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 5 South, Range 11 West of the 2nd P.M., lying in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a stone at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 21; thence along the West line of said Quarter, Quarter Section, South 01°54'41" West 235.00 feet; thence South 88°44'29" East 1047.25 feet to a 5/8" rebar with LS cap 29900003 at the true point of beginning; thence

1st: South 88°44'29" East 248.75 feet to a 3/4" inside diameter iron pipe; thence

2nd: South 02°52'47" West 100.00 feet to a 3/4" inside diameter iron pipe; thence

3rd: South 88°52'44" East 392.60 feet to a mag nail in the centerline of Orchard Road; thence along said centerline for the following 4 (four) courses

4th: South 10°49'31" West 136.32 feet to a cotton gin spike; thence

5th: South 37°16'23" West 106.95 feet to a railroad spike; thence

6th: South 42°11'58" West 126.18 feet to a cotton gin spike; thence

7th: South 43°27'15" West 13.54 feet to a mag nail; thence

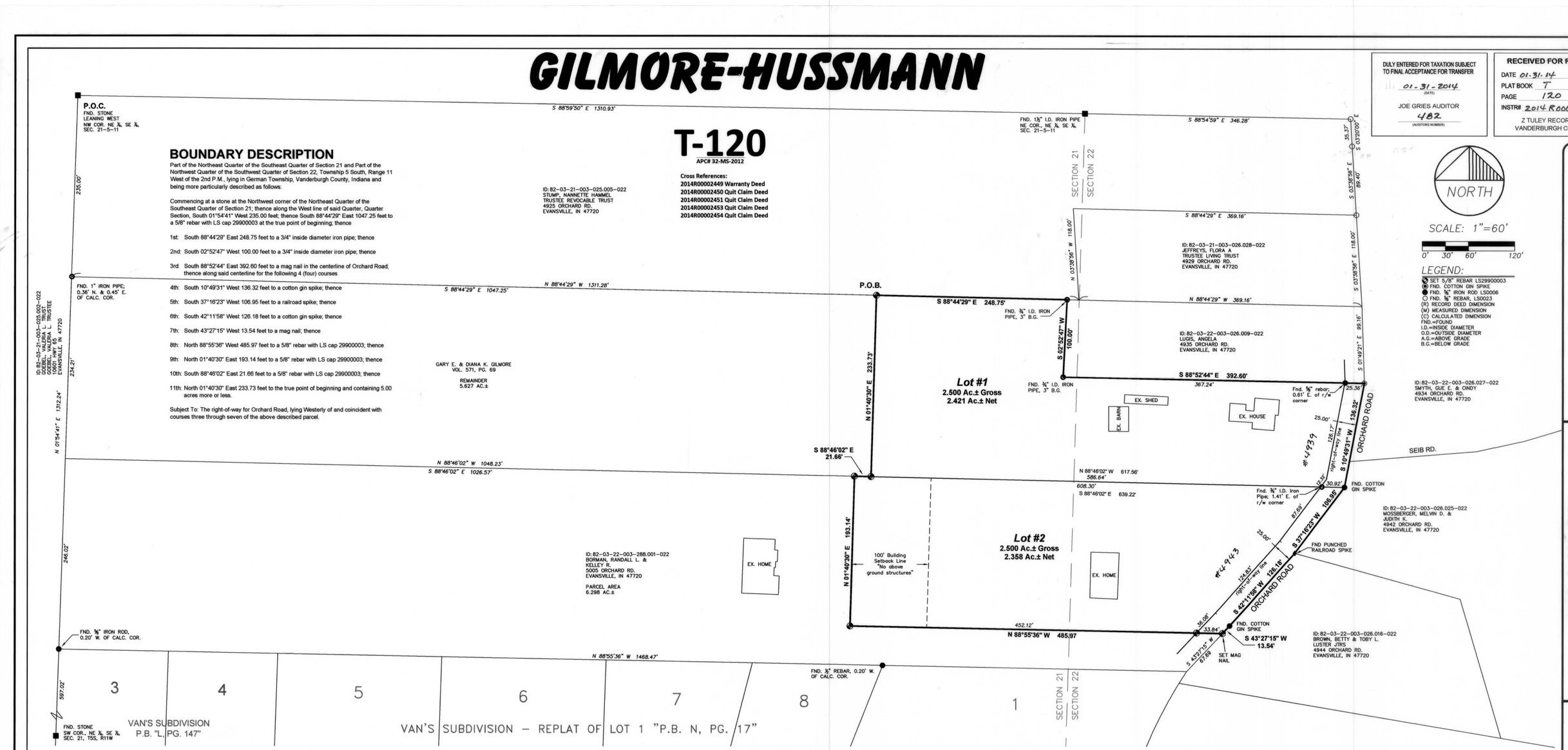
8th: North 88°55'36" West 485.97 feet to a 5/8" rebar with LS cap 29900003; thence

9th: North 01°40'30" East 193.14 feet to a 5/8" rebar with LS cap 29900003; thence

10th: South 88°46'02" East 21.66 feet to a 5/8" rebar with LS cap 29900003; thence

11th: North 01°40'30" East 233.73 feet to the true point of beginning and containing 5.00 acres more or less.

Subject To: The right-of-way for Orchard Road, lying Westerly of and coincident with courses three through seven of the above described parcel.



General Notes

1. UTILITIES: Water is available by the German Township Water Department. Electric and Gas services are available by Vectren Energy.

2. 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 6-8.3.

3. 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 0085 D, Community Panel 180256 dated March 17, 2011.

4. 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.

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

6. MAILBOX STRUCTURES: No brick or other non-breakaway mailbox structures can be placed in County Road Rights-of-way.

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 and that all monuments shown to exist at all 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 7th 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 Gilmore-Hussmann.

Easement Dedications
All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Gary E. Gilmore (Owner Lot #1)
4939 Orchard Road
Evansville, IN 47720

Diana K. Gilmore (Owner Lot #1)
4939 Orchard Road
Evansville, IN 47720

Michael A. Hussmann (Owner Lot #2)
4943 Orchard Road
Evansville, IN 47720

Natalie A. Hussmann (Owner Lot #2)
4943 Orchard 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 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 20th day of January, 2014.

My commission expires 11/22/2014

Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana

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 11, 2012 (at Subdivision review).

President

Attest Executive Director

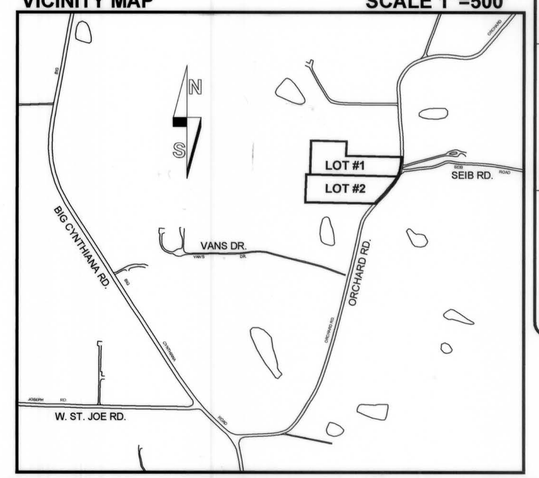
PLAT RELEASE
Secondary Plat complies with the Ordinance and is released for recording.

Executive Director

JAN. 31, 2014
Plat Release Date

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

VICINITY MAP SCALE 1"=500'



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

MINOR SUBDIVISION
4939 & 4943 ORCHARD ROAD
Client: Randy Borman
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.T.
CHECKED D.E.G.
SCALE: 1"=60'
DATE: 11/13/12
PROJECT NO.: S-9399
REVISIONS

SHEET NO.: 1 OF 1

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