SCHWARTZ WALTER
(MINOR SUBDIVISION)

T-123
APC# 1-MS-2014

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR. 27, 2014 (DATE)
JOE GRIES AUDITOR
1356 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 03.27.14
PLAT BOOK T
PAGE 123
INSTR# 2014R0000 6741
Z TULEY RECORDER
VANDERBURGH COUNTY

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 the 21st day of JAN. 2014.
SUBJ AT SUB REVIEW.

President — Attest Executive Director

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

Executive Director — MAR. 27, 2014 Plat Release Date

OWNERS CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as ***SCHWARTZ WALTER*** minor subdivision. All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Dianna Schwartz
7707 Vienna Road
Evansville, IN 47720

Susan Walter
7707 Vienna Road
Evansville, IN 47720

NOTARY CERTIFICATE
STATE OF INDIANA)
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named, Dianna Schwartz, owners of the real estate shown and described hereon and acknowledge the execution of this plat to be their voluntary acd and deed.

Witness my hand and seal this 31 day of January, 2014.

My commission expires on May 17, 2017.

Mark A. Chamness, Notary Public
Notary Resides in Spencer County, IN.

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named, Susan Walter, owners of the real estate shown and described hereon and acknowledge the execution of this plat to be their voluntary acd and deed.

Witness my hand and seal this 31 day of January, 2013.

My commission expires on May 17, 2017.

Mark A. Chamness, Notary Public
Notary Resides in Spencer County, IN.

SURVEYORS CERTIFICATE

I, Mark A. Chamness, 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 as noted.

AFFIRMATION STATEMENT
I affirm, under 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 7 day of JANUARY, 2014

Mark A. Chamness, PLS 9600020

OWNERS CERTIFICATE (CONT)

ERICA SIEGFRIED, Owner Lot 1
7707 Vienna Road
Evansville, IN 47720

NOTARY CERTIFICATE
STATE OF INDIANA)
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named, ERICA SIEGFRIED, owner of lot 1 of the real estate shown and described hereon and acknowledge the execution of this plat to be their voluntary acd and deed.

Witness my hand and seal this 23 day of March, 2014.

My commission expires on May 17, 2017.

Mark A. Chamness, Notary Public
Notary Resides in Spencer County, IN.

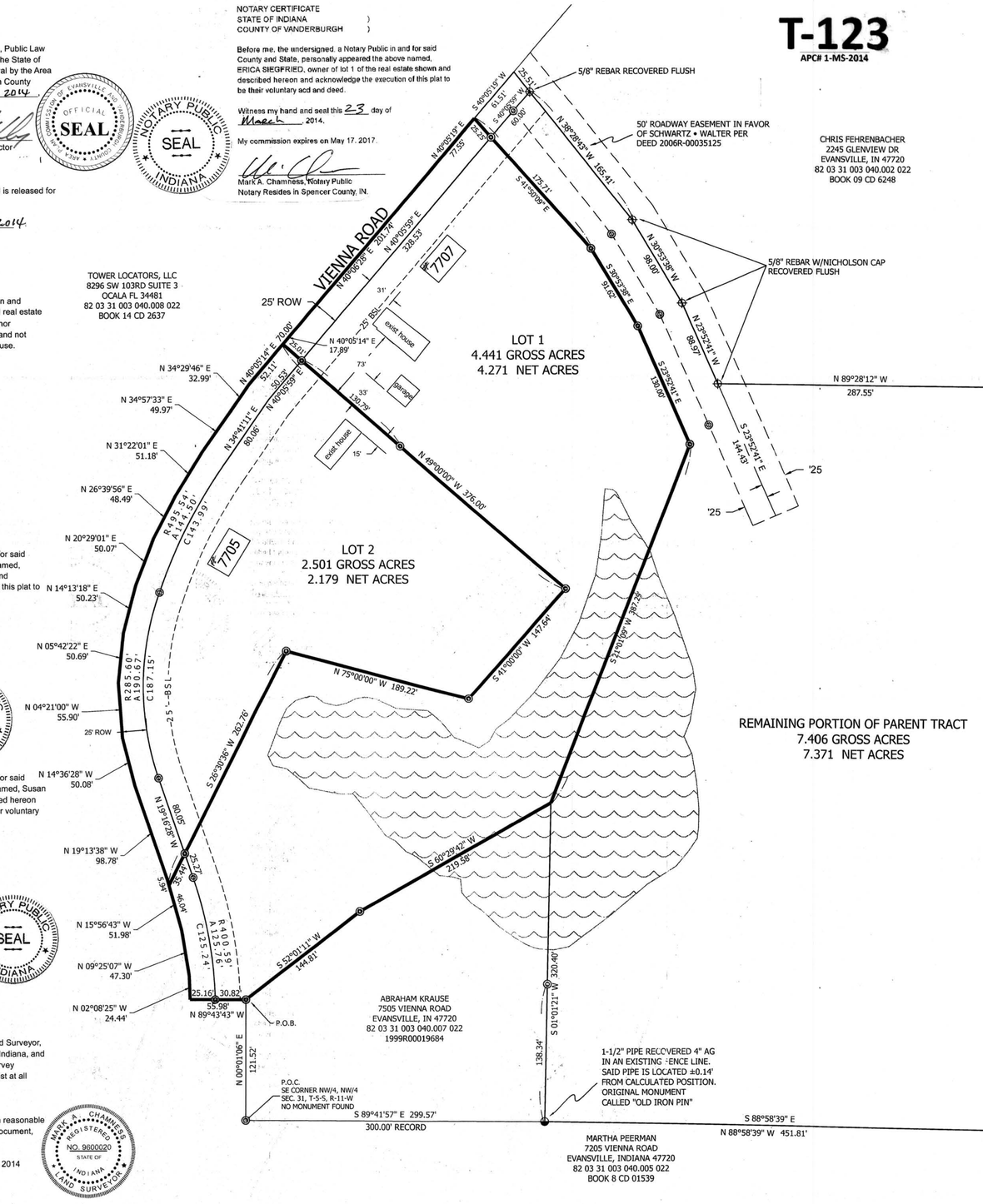
TOWER LOCATORS, LLC
8296 SW 103RD SUITE 3
OCALA FL 34481
82 03 31 003 040.008 022
BOOK 14 CD 2637

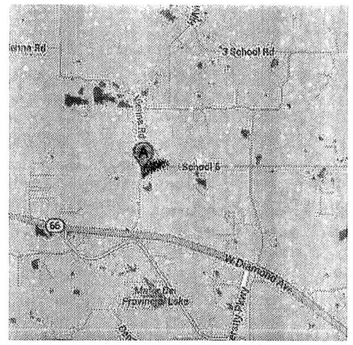
CHRIS FEHRENBACHER
2245 GLENVIEW DR
EVANSVILLE, IN 47720
82 03 31 003 040.002 022
BOOK 09 CD 6248

MEISLER VIENNA RD LLC
P.O. BOX 3357
EVANSVILLE, IN 47732
82 03 31 003 040.004 022
BOOK 04 CD 10728

ABRAHAM KRAUSE
7505 VIENNA ROAD
EVANSVILLE, IN 47720
82 03 31 003 040.007 022
1999R00019684

MARTHA PEERMAN
7205 VIENNA ROAD
EVANSVILLE, INDIANA 47720
82 03 31 003 040.005 022
BOOK 8 CD 01539





LOCATION MAP (NTS)

SURVEYORS REPORT

In accordance with Title 865 of the Indiana Administrative Code (IAC 1-12-1 thru 29) the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of the following:

A. Availability and Conditions of Reference Monuments
B. Occupation or Possession Lines
C. Clarity or Ambiguity of the Record Descriptions used and/or Adjoiners Descriptions
D. The Relative Positional Accuracy of the Measurements

A. The subject tract was originally surveyed by Bill Nicholson and monuments were recovered as shown hereon. All of the monuments recovered were located very close to their calculated position ±0.2' and were accepted. I held the record calls and the monuments recovered mark the respective corners. The SE corner of the NW/4, NW/4 is the only section corner identified however the record description does not call out a monument at this location and none was found. the exact location of said section corner was reestablished using the record call of 121.52 feet however this position places a deflection in the south line thereof. The original called for monuments were held and no monument was set for said section corner.
B. Possession lines are in agreement with the lines established per this survey.
C. None apparent. The found survey monuments are in agreement with the record description of both the surveyed tract and the adjoining tracts
D. The survey shown on the hereon plat is classified as a rural survey as defined by 865 IAC 1-12-7, Section 7d, Subsection 3 on the Indiana Administrative Code. The relative positional accuracy for this survey exceeds the minimum standard requirement for a rural survey of 0.26 feet plus 200 parts per million.

CROSS REF:
WD 2014R0000 4108
WD 2014R0000 6742

BOUNDARY DESCRIPTION

Part of the northeast quarter of the northwest quarter and part of the northwest quarter of the northwest quarter of section 31, township 5 south, range 11 west in German Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the southeast corner of the northwest quarter of the northwest quarter of said section 31; thence north 00 degrees 01 minute 06 seconds east along the east line thereof 121.52 feet to an iron pin set marking the point of beginning of the herein described tract; thence north 89 degrees 43 minutes 43 seconds west 55.98 feet to the center of Vienna Road; thence northerly along the center of Vienna Road the following 16 calls:

1) north 02 degrees 08 minutes 25 seconds west 24.44 feet
2) north 09 degrees 25 minutes 07 seconds west 47.30 feet
3) north 15 degrees 56 minutes 43 seconds west 51.98 feet
4) north 19 degrees 13 minutes 38 seconds west 98.78 feet
5) north 14 degrees 36 minutes 28 seconds west 50.08 feet
6) north 04 degrees 21 minutes 00 seconds west 55.90 feet
7) north 05 degrees 42 minutes 22 seconds east 50.69 feet
8) north 14 degrees 13 minutes 18 seconds east 50.23 feet
9) north 20 degrees 29 minutes 01 second east 50.07 feet
10) north 26 degrees 39 minutes 56 minutes east 48.49 feet
11) north 31 degrees 22 minutes 01 second east 51.18 feet
12) north 34 degrees 57 minutes 33 seconds east 49.97 feet
13) north 34 degrees 29 minutes 46 seconds east 32.99 feet
14) north 40 degrees 05 minutes 14 seconds east 70.00 feet
15) north 40 degrees 06 minutes 28 seconds east 201.74 feet
16 north 40 degrees 05 minutes 19 seconds east 77.55 feet; thence leaving said road south 41 degrees 50 minutes 09 seconds east and parallel with the north line of the parent tract 175.71 feet to an iron pin set; thence south 30 degrees 53 minutes 38 seconds east and parallel with said north line 91.62 feet to an iron pin set; thence south 23 degrees 52 minutes 41 seconds east and parallel with said north line 130.00 feet to an iron pin set; thence south 21 degrees 01 minute 09 seconds west 387.29 feet to a point in a lake and corner to Abraham Krause; thence along the north line of Krause south 60 degrees 29 minutes 42 seconds west 219.58 feet to an iron pin set; thence south 52 degrees 01 minute 11 seconds west along Krause's north line 144.81 feet to the point of beginning and containing 6.963 acres.

Subject to all easements, rights-of-way and restriction of record.

General Notes (cont)
Lot 1 and 2 of this minor Subdivision share a common septic system, therefore an easement to which both lots are both subject to and granted the use of the existing septic system including but not limited to the distribution box, septic tank, laterals, and field bed until such time that the existing septic system fails and/or a new system is installed according to guidelines set forth by the Vanderburgh County Health Dept.

1"=60'
0 60 120 180

GENERAL NOTES:

The owners shall remain responsible for lake maintenance and prevention of of obstructions to creeks and natural surface watercourses

THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD AND NOT LIMITED TO ANY SHOWN ON THIS PLAT.

THE BASIS OF BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO GRID NORTH AS OBSERVED BY RTK GPS OBSERVATIONS.
NAD 83/2011.

ALL MEASUREMENTS SHOWN HEREON ARE FIELD MEASURED UNLESS THEY ARE NOTED OTHERWISE, (ie: 100.0' REC.).

THIS SURVEY IS SUBJECT TO A STATEMENT OF FACTS WHICH MAY BE DISCLOSED BY AN ABSTRACT OF TITLE OR TITLE COMMITMENT POLICY, OF WHICH SAID DOCUMENTATION WAS NOT PROVIDED FOR THIS SURVEY.

UTILITIES: WATER BY GERMAN TOWNSHIP WATER DEPT.
ELECTRIC BY VECTREN.

OSDS STATEMENT: PRIVATE ONSITE SEWAGE DISPOSAL SYSTEMS (OSDS) MUST BE APPROVED AND PERMITTED BY THE VANDERBURGH COUNTY HEALTH DEPARTMENT AND COMPLY WITH 410 IAC 6-8-3.

FLOOD PLANE DATA NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE (ZONE A) AS PLOTTED ON THE FLOOD INSURANCE RATE MAP (FIRM) 18163C0090D & 18163C0095D EFFECTIVE 3/17/2011.

TEMPORARY EROSION CONTROL: DISTURBED SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E. RYE, RED TOP OR WHEAT, WITHIN 45 DAYS OF DISTURBANCE OF SOIL. SLOPES OF MORE THAN 6% SHALL BE MULCHED AND SEEDED AND SHALL HAVE SILT FENCE, STRAW BALES OR EROSION CONTROL BLANKET IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL WHICH MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

MAILBOX STATEMENT: NO BRICK OR OTHER NON BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN THE COUNTY RIGHT-OF-WAY.

LEGEND

- IRON PIN RECOVERED
- MAG NAIL RECOVERED
- STONE RECOVERED
- R/R SPIKE RECOVERED
- IRON PIN SET
- R/R SPIKE SET
- IRON PIPE RECOVERED

N

CHAMNESS SURVEYING
LAND SURVEYORS • MAPPERS • CONSULTANTS
812 • 995 • 7755 OFFICE
812 • 995 • 7756 FAX
est. 1997 ROCKPORT, INDIANA

CLIENT:
ERICA SIEGFRIED
7707 VIENNA ROAD

PROJECT ID: 2013 SCHWARTZ - WALTER.DWG PROJECT DATE: OCTOBER 2013