NELLIS ESTATES

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 1, 2014 (DATE)
JOE GRIES
5315 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 10-01-14 10:05 AM
PLAT BOOK J
PAGE 149
INSTR# 2014R000 21929
Z TULEY RECORDER
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Part of East Half of the Southwest Quarter of Section 4, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at an 1" iron pipe at the Southwest corner of said Half, Quarter Section; thence along the South line of said Half, Quarter Section, South 89°49'35" East 458.30 feet; thence North 00°53'46" East 695.88 feet to a 5/8" rebar with LS cap 29900003 at the true point of beginning; thence

1st: North 06°46'54" West 358.18 feet to a 5/8" rebar with LS cap 29900003; thence

2nd: North 22°59'46" West 149.79 feet to a 5/8" rebar with LS cap 29900003; thence

3rd: North 33°53'26" East 28.80 feet to a 5/8" rebar with LS cap 29900003; thence

4th: North 53°44'34" East 85.46 feet to a 5/8" rebar with LS cap 29900003; thence

5th: North 43°06'27" West 227.74 feet to a 5/8" rebar with LS cap 29900003; thence

6th: North 33°40'00" West 356.60 feet to a mag spike in the centerline of Old State Road; thence along said centerline for the following 3 (three) courses

7th: North 47°33'01" East 69.85 feet to a mag spike; thence

8th: North 55°35'28" East 100.00 feet to a mag spike; thence

9th: North 63°58'58" East 100.00 feet to a mag spike; thence

10th: South 22°59'29" East 761.17 feet to a 5/8" iron rod with LS cap S0006; thence

11th: North 75°58'14" West 75.14 feet to a 5/8" iron rod with LS cap S0006; thence

12th: South 22°59'29" East 321.90 feet to a 5/8" iron rod with LS cap S0006; thence

13th: South 45°43'42" West 286.16 feet to the true point of beginning and containing 5.072 acres more or less.

SUBJECT TO & TOGETHER WITH: An easement for a private roadway as recorded in Deed Drawer 5, Card 284 & 285.

General Notes

1. UTILITIES: Water is available by the Evansville Water Department. Sanitary Sewers are not available. VECTREN gas and electric are available.

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 0106 D, Community Panel 180256/180257 dated March 17, 2011.

4. TEMPORARY EROSION CONTROL (during construction): For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan (SWP3) must be submitted in accordance with Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan (SWP3) for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in section 13.05.11.C.16 of the Vanderburgh County Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.

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

6. Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter rebar with plastic cap inscribed "Donald E. Gries #29900003" or as noted.

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 August 4, 2009 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 22 day of SEPTEMBER 2014.

Donald E. Gries
Indiana Registration No. LS 29900003

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

OWNER'S CERTIFICATE
We, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Nellis Estates**.

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

John W. Nellis
14841 Old State Road
Evansville, IN 47725

Rebecca A. Nellis
14841 Old State Road
Evansville, IN 47725

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 22nd day of September, 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 January 27, 2014 (at Subdivision review).

President

Attest Executive Director

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

Executive Director

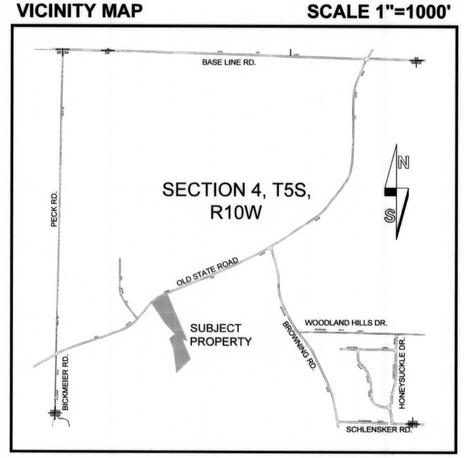
OCT. 1, 2014
Plat Release Date

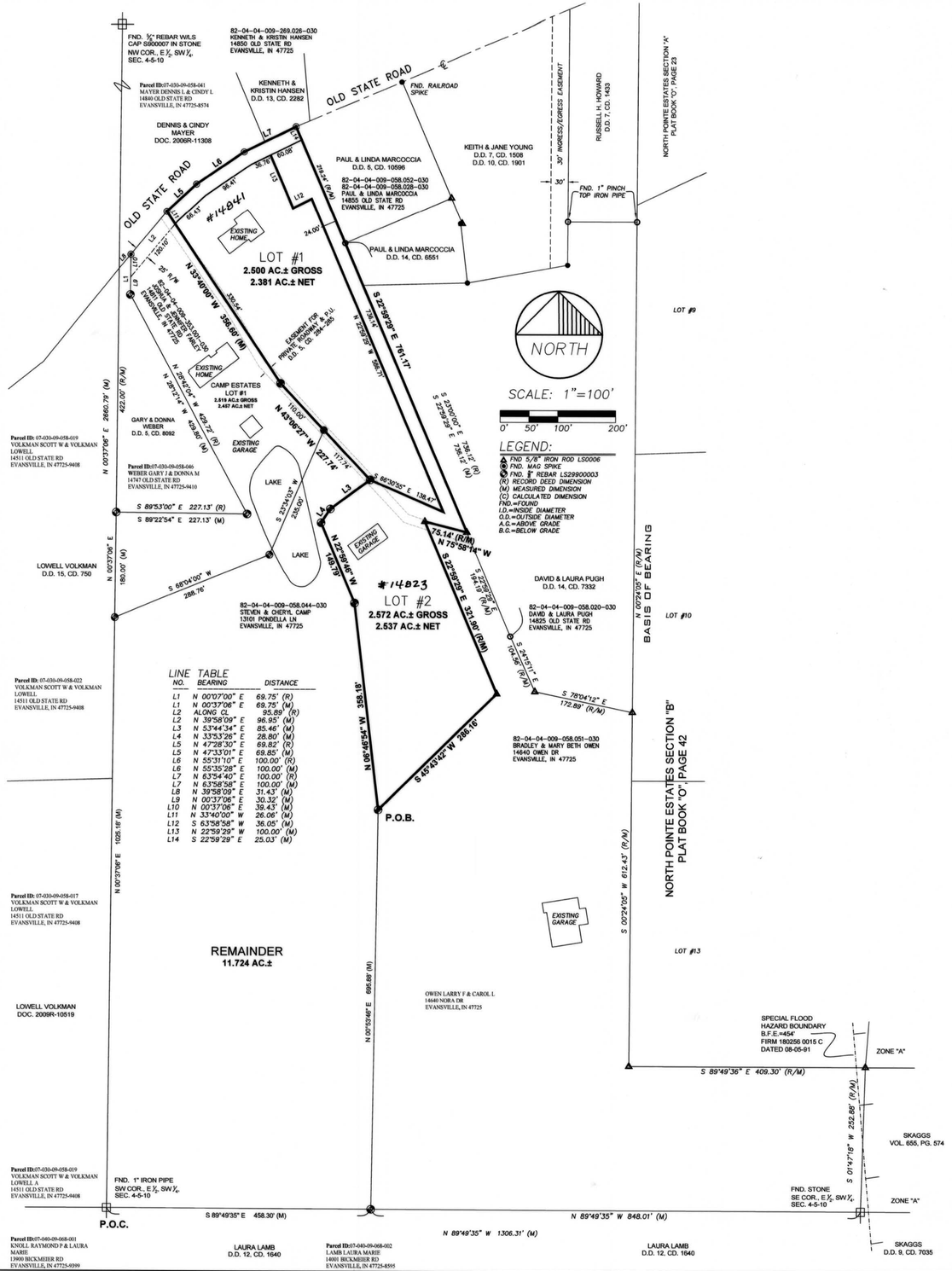
APC OFFICIAL SEAL

T-149
APC# Z-MS-2014

VICINITY MAP

SCALE 1"=1000'





ANDY EASLEY ENGINEERING
LAND SURVEYING
CIVIL ENGINEERING (812) 424-2461 EVANSVILLE, INDIANA 47710
1133 WEST MILL ROAD

SECONDARY PLAT
14841 OLD STATE ROAD
JOHN & REBECCA NELLIS
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED BY: D.E.G.
SCALE: 1"=100'
DATE: 08/04/09
PROJECT NO.: 8906
REVISIONS 09-17-14 JKS 08-30-13
SHEET NO.: 1 OF 1