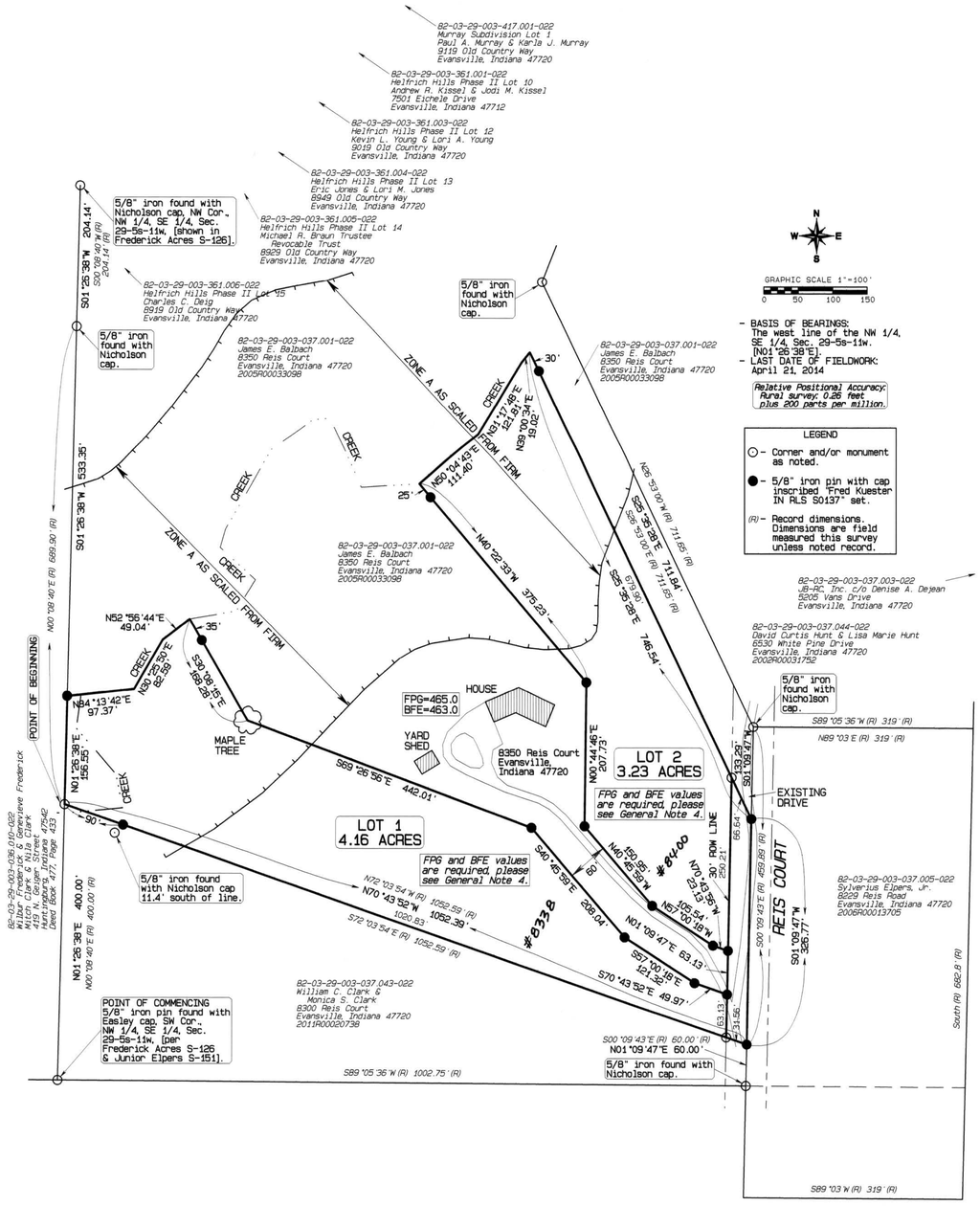
BALBACH MINOR SUBDIVISION

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 10- 2014 (DATE)
JOE GRIES AUDITOR
5522 (AUDITORS NUMBER)

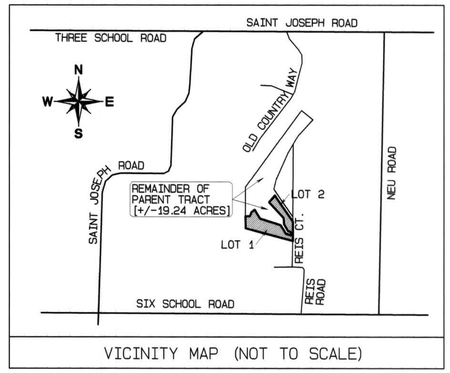
RECEIVED FOR RECORD
DATE 10.10.14 1:55p
PLAT BOOK T
PAGE 153
INSTR# 2014R00022801
Z TULEY RECORDER
VANDERBURGH COUNTY



- BASIS OF BEARINGS: The west line of the NW 1/4, SE 1/4, Sec. 29-5s-11w. [N01°26'38"E].
- LAST DATE OF FIELDWORK: April 21, 2014

Relative Positional Accuracy: Rural survey; 0.26 feet plus 200 parts per million.

LEGEND
- ○ - Corner and/or monument as noted.
- ● - 5/8" iron pin with cap inscribed "Fred Kuester IN RLS S0137" set.
- (R) - Record dimensions. Dimensions are field measured this survey unless noted record.



VICINITY MAP (NOT TO SCALE)

DESCRIPTION:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION NORTH 01 DEGREES 26 MINUTES 38 SECONDS EAST 400.00 FEET TO THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE CONTINUE ALONG SAID WEST LINE NORTH 01 DEGREES 26 MINUTES 38 SECONDS EAST 156.55 FEET; THENCE NORTH 84 DEGREES 13 MINUTES 42 SECONDS EAST 97.37 FEET TO A POINT IN A CREEK; THENCE NORTH 30 DEGREES 25 MINUTES 50 SECONDS EAST 82.59 FEET TO A POINT IN SAID CREEK; THENCE NORTH 52 DEGREES 56 MINUTES 44 SECONDS EAST 49.04 FEET TO A POINT IN SAID CREEK; THENCE LEAVING SAID CREEK SOUTH 30 DEGREES 08 MINUTES 15 SECONDS EAST 168.28 FEET; THENCE SOUTH 69 DEGREES 26 MINUTES 56 SECONDS EAST 442.01 FEET; THENCE SOUTH 40 DEGREES 45 MINUTES 59 SECONDS EAST 208.04 FEET; THENCE SOUTH 57 DEGREES 00 MINUTES 18 SECONDS EAST 121.32 FEET; THENCE SOUTH 70 DEGREES 43 MINUTES 52 SECONDS EAST 49.97 FEET; THENCE NORTH 01 DEGREES 09 MINUTES 47 SECONDS EAST 63.13 FEET; THENCE NORTH 70 DEGREES 43 MINUTES 56 SECONDS WEST 23.13 FEET; THENCE NORTH 57 DEGREES 00 MINUTES 18 SECONDS WEST 105.54 FEET; THENCE NORTH 40 DEGREES 45 MINUTES 59 SECONDS WEST 150.95 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 46 SECONDS EAST 207.73 FEET; THENCE NORTH 40 DEGREES 22 MINUTES 33 SECONDS WEST 375.23 FEET TO A POINT IN A CREEK; THENCE NORTH 50 DEGREES 04 MINUTES 43 SECONDS EAST 111.40 FEET TO A POINT IN SAID CREEK; THENCE NORTH 31 DEGREES 17 MINUTES 48 SECONDS EAST 121.81 FEET TO A POINT IN SAID CREEK; THENCE NORTH 39 DEGREES 00 MINUTES 34 SECONDS EAST 19.02 FEET TO A POINT IN SAID CREEK; THENCE LEAVING SAID CREEK SOUTH 25 DEGREES 35 MINUTES 28 SECONDS EAST 746.54 FEET TO A POINT IN REIS COURT; THENCE SOUTH 01 DEGREES 09 MINUTES 47 SECONDS WEST 326.77 FEET TO A POINT IN REIS COURT; THENCE NORTH 70 DEGREES 43 MINUTES 52 SECONDS WEST 1052.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.63 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.

GENERAL NOTES:

1) UTILITIES - LOTS 1 & 2 HAVE VECTREN GAS SERVICE AVAILABLE.
LOTS 1 & 2 HAVE VECTREN ELECTRICAL SERVICE AVAILABLE.
LOTS 1 & 2 HAVE GERMAN WATER SERVICE 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) TEMPORARY EROSION CONTROL (DURING CONSTRUCTION):

FOR SUBDIVISIONS WHERE THE LAND DISTURBANCE IS IN EXCESS OF ONE ACRE, A STORM WATER POLLUTION PREVENTION PLAN 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 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.

4) FLOOD PLAIN DATA:

THE PROJECT LIES WITHIN ZONE "X" AND ZONE "A" AS INDICATED ON FIRM PANEL NO. 180256 0095 D (MAP NUMBER 18163C0095D) DATED MARCH 17, 2011, FOR VANDERBURGH COUNTY, INDIANA.

FPG AND BFE VALUES ARE REQUIRED, BUT HAVE NOT BEEN DETERMINED AT THE TIME OF THE RECORDING OF THIS PLAT. ELEVATION CERTIFICATION AND SITE GRADING PLANS MUST BE SUBMITTED TO THE BUILDING COMMISSION PRIOR TO ISSUANCE OF PERMITS FOR CONSTRUCTION ON LOT 1 AND LOT 2. THE FPG AND BFE VALUES SHOWN FOR THE RESIDENCE AT 8350 REIS COURT ARE BASED ON AN ELEVATION CERTIFICATION DATED 12/18/2004 PRESENTLY ON FILE WITH THE BUILDING COMMISSION.

5) MAINTENANCE STATEMENT:

THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR LAKE MAINTENANCE AND PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATERCOURSES.

6) REIS COURT MAINTENANCE STATEMENT:

REIS COURT IS A PRIVATELY MAINTAINED ROAD WITHIN RIGHT-OF-WAY DEDICATED TO THE PUBLIC.

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS "BALBACH".

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

James E Balbach DATE 10/08/14

JAMES E. BALBACH
8350 REIS COURT
EVANSVILLE, INDIANA 47720

NOTARY CERTIFICATE:

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

SHARON KRACK
Resident of Vanderburgh County, IN
Commission Expires: June 21, 2017

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGED THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 8 DAY OF October 2014

MY COMMISSION EXPIRES: 6-21-2017

NOTARY PUBLIC Sharon Krack PRINTED Sharon Krack

RESIDENT OF Vanderburgh COUNTY, INDIANA

AREA PLAN COMMISSION CERTIFICATE:

OFFICIAL SEAL — EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN COMMISSION

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 ON APRIL 7 20 14 AT SUBDIVISION REVIEW.

PRESIDENT

ATTEST EXECUTIVE DIRECTOR

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR

PLAT RELEASE DATE October 10, 2014

SURVEYOR'S CERTIFICATE:

FRED J. KUESTER REGISTERED No. S0137 STATE OF INDIANA LAND SURVEYOR

I, FRED J. KUESTER, 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 LOCATIONS NOTED.

DATE September 19, 2014

FRED J. KUESTER, LS #S0137

FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
(812) 753-4843

AFFIMATION STATEMENT:

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

T-153
Apc# 11-MS-2014

This instrument prepared by:
FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
(812) 753-4843

BALBACH MINOR SUBDIVISION
Reis Court, Evansville, Indiana 47720

SCALE: 1"= 100	APPROVED BY: FJK	DRAWN BY: CAK
DATE: SEPT., 2014		REVISED: 0

Part of the NW 1/4 of the SE 1/4 of Section 29, Township 5 South, Range 11 West, German Township, Vanderburgh County, Indiana.

file: 2014-09-balbach minor subdivision.smi
client: James E. Balbach

SHEET 1 OF 1