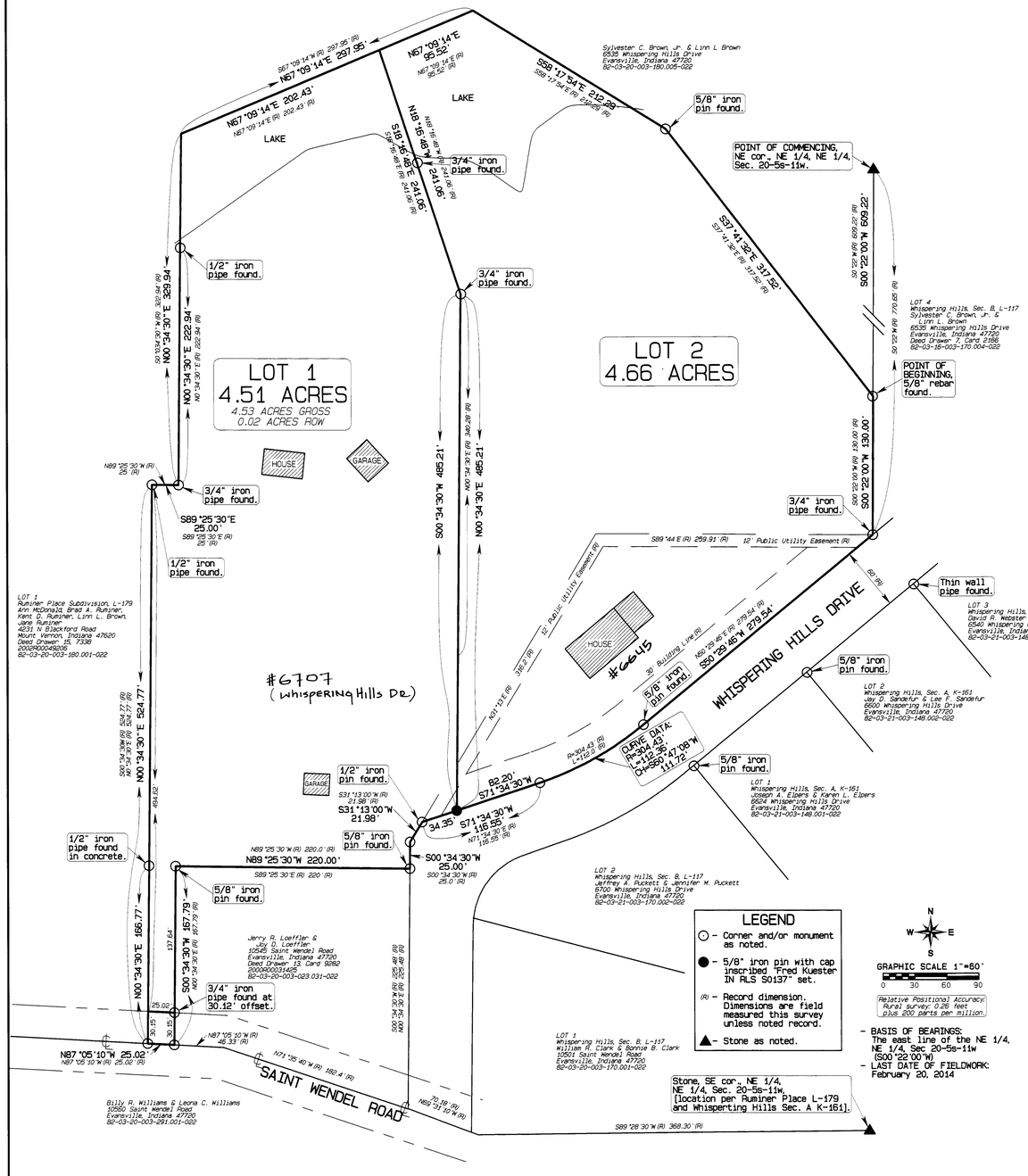
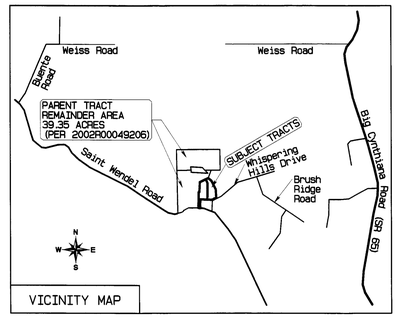
RUMINER AND RUMINER
MINOR SUBDIVISION





VICINITY MAP

BOUNDARY DESCRIPTION:

A REPLAT OF LOT TWO (2) IN RUMINER PLACE SUBDIVISION, A PART OF LOT ONE (1) IN RUMINER PLACE SUBDIVISION, A REPLAT OF LOT THREE (3) IN WHISPERING HILLS SUBDIVISION, SECTION B ALL IN PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION SOUTH 00 DEGREES 22 MINUTES 00 SECONDS WEST 609.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE: THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00 DEGREES 22 MINUTES 00 SECONDS WEST 130.00 FEET; THENCE SOUTH 50 DEGREES 29 MINUTES 46 SECONDS WEST 279.54 FEET; THENCE 112.36 FEET ALONG A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 304.43 FEET AND A LONG CHORD OF SOUTH 60 DEGREES 47 MINUTES 08 SECONDS WEST 111.72 FEET; THENCE SOUTH 71 DEGREES 34 MINUTES 30 SECONDS WEST 116.55 FEET; THENCE SOUTH 31 DEGREES 13 MINUTES 00 SECONDS WEST 21.98 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 30 SECONDS WEST 25.00 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 30 SECONDS WEST 220.00 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 30 SECONDS WEST 167.79 FEET; THENCE NORTH 87 DEGREES 05 MINUTES 10 SECONDS WEST 25.02 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 30 SECONDS EAST 524.77 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 30 SECONDS EAST 25.00 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 30 SECONDS EAST 329.94 FEET; THENCE NORTH 67 DEGREES 09 MINUTES 14 SECONDS EAST 297.95 FEET; THENCE SOUTH 58 DEGREES 17 MINUTES 54 SECONDS EAST 212.29 FEET; THENCE SOUTH 37 DEGREES 41 MINUTES 32 SECONDS EAST 317.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.19 ACRES, MORE OR LESS.

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

CROSS REFERENCES:
QUITCLAIM DEEDS
2015R00022695
" 22696
" 22697

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" AS INDICATED ON FIRM PANEL NO. 180258 0085 D (MAP NUMBER 18163C0085D) DATED MARCH 17, 2011, FOR VANDERBURGH COUNTY, INDIANA.

5) MAINTENANCE STATEMENT:

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

6) MAILBOX STATEMENT:

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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Sept. 23, 2015 (DATE)
JOE GRIES AUDITOR
5143 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 09.23.15 2:42p
PLAT BOOK T
PAGE 190
INSTR# 2015R00022698
Z TULEY RECORDER
VANDERBURGH COUNTY

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 "RUMINER AND RUMINER".

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

LOT 1

Geralyn S. Ruminer DATE 08/22/15
GERALYN S. RUMINER
6707 WHISPERING HILLS DRIVE
EVANSVILLE, INDIANA 47720

Kent D. Ruminer DATE 8/22/15
KENT D. RUMINER
6707 WHISPERING HILLS DRIVE
EVANSVILLE, INDIANA 47720

LOT 2

Brad A. Ruminer DATE 8/22/15
BRAD A. RUMINER
6645 WHISPERING HILLS DRIVE
EVANSVILLE, INDIANA 47720

Nancy L. Ruminer DATE 8/22/15
NANCY L. RUMINER
6645 WHISPERING HILLS DRIVE
EVANSVILLE, INDIANA 47720

NOTARY CERTIFICATE:

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Posey COUNTY, STATE OF Indiana, PERSONALLY APPEARED GERALYN S. RUMINER, KENT D. RUMINER, BRAD A. RUMINER, NANCY L. RUMINER, 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 22nd DAY OF August 2015

MY COMMISSION EXPIRES: 7-19-20

NOTARY PUBLIC Karen Goeddle PRINTED Karen Goeddle

RESIDENT OF Posey COUNTY, INDIANA

NOTARY CERTIFICATE:

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR _____ COUNTY, STATE OF _____, 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 _____ DAY OF _____ 20___

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ PRINTED _____

RESIDENT OF _____ COUNTY, INDIANA

AREA PLAN COMMISSION CERTIFICATE:

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 NOVEMBER 24 20 15 (AT SUBDIVISION REVIEW).

PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA OFFICIAL SEAL

PRESIDENT ATTEST EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR

PLAT RELEASE DATE Sept. 23, 2015

SURVEYOR'S CERTIFICATE:

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.

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

DATE JUNE 29, 2015

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-190
APC # 38-MS-2014

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

RUMINER AND RUMINER MINOR SUBDIVISION		
St. Wendel Road & Whispering Hills Drive		
SCALE: 1"= 60	APPROVED BY: FJK	DRAWN BY: JJZ
DATE: JUNE 2015		REVISED: 0
Part of the NE 1/4 of the NE 1/4 of Section 20, Township 5 South, Range 11 West in German Township, Vanderburgh County, Indiana		
file: 2015-06-ruminer & ruminer minor subdivision.smi client: Brad Ruminer & Kent Ruminer		SHEET 1 OF 1

Vanderburgh Co., German Twp., Sec. 20-5s-11w