MaxMar Estates

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN. 5, 2016 (DATE)
BRIAN GERTH AUDITOR
66 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 01.05.16 11:33A
PLAT BOOK U
PAGE 7
INSTR# 2016R00000234
Z TULEY RECORDER
VANDERBURGH COUNTY

82-05-05-038-058.005-022
Colleen Doerner Mueller
8616 Marx Road
Evansville, IN 47620

82-05-05-003-058.018-022
Moy Brothers LLC
555 E. Sycamore St.
Evansville, IN 47713

82-05-05-003-058.008-022
Craig W. and Diane B. Spalding
7620 New Harmony Road
Evansville, IN 47720

82-05-05-003-158.024-022
Chester H. & Ruth Froelich
11620 Highway 66
Evansville, IN 47712

82-05-05-003-058.009-022
Barbara J. Nally
7501 New Harmony Road
Evansville, IN 47720

82-05-05-003-058.020-022
Jeremy M. Rexing
7421 New Harmony Road
Evansville, IN 47720

82-05-05-003-058.044-022
John E. & Diana Sander
4477 Kressel Road
Evansville, IN 47720

82-05-05-003-058.11-022
Robert A. & Cynthia D. Reich
7440 New Harmony Road
Evansville, IN 47720

POB

NW Corner
SE 1/4, SW 1/4
Sec. 5, T6S, R11W
3/4" Rebar w/ BLA
FIRM Cap Flush

Mag. Nail Found Flush

NE Corner
SE 1/4, SW 1/4
Sec. 5, T6S, R11W
Stone Found Leaning East & Flanked By 5/8" Rebars On East And West Sides

N89°07'15"E 741.58'
691.00'

50.58'
101.15'

S54°29'53"E
117.82'

S50°58'19"E
147.28'

S47°14'18"E
154.19'

S43°21'26"E
135.12'

#7522
#7500
#7450

N89°07'15"E 420.34'

56.46'
30'R/W
145.36'
121.69'
30.51'
30'R/W
112.14'
37.18'

New Harmony Road

LOT 1
2.500 Ac
108,900 sft

LOT 2
2.500 Ac
108,900 sft

LOT 3
4.509 Ac
196,412 sft

238.67'
N0°15'11"W 189.76'
352.80'
667.79'
S89°04'39"E 1020.59'
N00°15'11"W 497.65'
258.99'

Mag. Nail Found Flush
0.10' North & 0.05' East
Of Corner

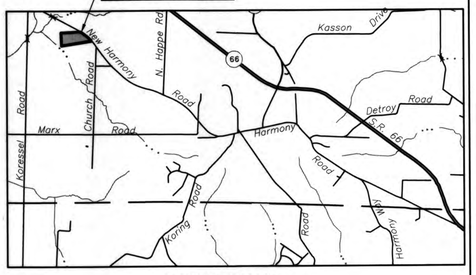
1127.47'
S82°51'07"W 1164.65'

Rebar w/ Nicholson
LS# 7964 Cap Found 2" A.G.
0.13' West Of Corner

SW Corner
SE 1/4, SW 1/4
Sec. 5, T6S, R11W
1 1/4" O.D. Pipe
Found 3" A.G.

0 25' 50' 100'
SCALE 1" = 50'

SITE LOCATION



VICINITY MAP

GERMAN TWP.
VANDERBURGH CO.
SE 1/4, SW 1/4 Sec. 5, T6S, R11W

LEGEND

- ● - 3/4" x 30" REBAR W/ CAP STAMPED "LOCH GROUP FIRM 0030" (UNLESS NOTED OTHERWISE)
- ■ - MAG NAIL WITH WASHER STAMPED "LOCH GROUP FIRM 0030" (UNLESS NOTED OTHERWISE)

POB - POINT OF BEGINNING

GENERAL NOTES:

Flood Plain Data: Per F.I.R.M. panel number 18163C0095D, dated March 17, 2011, Vanderburgh County, Indiana, none of the subject subdivision lies within the limits of the 100 year flood zone.

Utilities: Water, gas, telephone and electric are available along New Harmony Road. Sanitary sewers are not available.

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. Soil test reports have been approved by Health Department. House design and size (primarily in concern to the number of bedrooms) for each property will be limited by the ability to lay out a suitably sized and approved septic system where the soil was tested on the property to serve such house. This ability must be shown on a submitted site plan that the Health Department must approve before issuance of a septic permit.

Maintenance Statement: The owner(s) shall remain responsible for maintenance and prevention of obstructions to creeks and natural surface watercourses.

Access: All access to the project will be via New Harmony Road.

VANDERBURGH COUNTY CODE TITLE 13.05
Construction Site Storm Water Runoff Control Requirements: Each individual lot owner is required to complete and submit his or her own Notice of Intent (NOI) and Construction Plan to the Vanderburgh County Engineer for Approval where the land disturbing activities are equal to or greater than 1 acre. A Storm Water Pollution Prevention Plan (SWP3) is a part of the construction plan. All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site.

Site Topography: The Site slopes from east to west with the elevations throughout ranging from 480.0 to 440.0.

Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: 3/4" x 30" rebars w/cap stamped LOCH GROUP Firm 0030, unless noted otherwise.

Storm Drainage plans were approved by the County Drainage Board on: August 11, 2015.

A sidewalk waiver was approved by the County Commissioners on: August 25, 2015.
APC DOCKET NO: 4-SW-2014 AS PER 16.12.020 (B)(2).

OWNERS' CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as MaxMar Estates.

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

Jeffrey W. Henning and Tricia M. Hollander Henning f/k/a Tricia M. Hollander
408 Sandalwood Drive
Evansville, IN 47715

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the 30th day of December 2015

My Commission Expires:
2-10-2017

Notary Resides in
Vanderburgh
County, Indiana

Notary Public
Terry A. Campbell
Terry A. Campbell
(typed or printed name)

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 August 13, 2015.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: JAN. 5, 2016

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA

BOUNDARY DESCRIPTION

All that part of the [redacted] Southeast Quarter of the Southwest Quarter of Section 5, Township 6 South, Range 11 West of the Second Principal Meridian, German Township, Vanderburgh County, Indiana, recorded in Survey Drawer 1, Card 1909 in the office of the Recorder of Vanderburgh County and being more particularly described as follows:

Beginning at the northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 5; thence along the north line of said quarter quarter section North 89 degrees 07 minutes 15 seconds East 741.58 feet to the center line of New Harmony Road; thence along the center line of said New Harmony Road the following four courses: South 54 degrees 29 minutes 53 seconds East 117.82 feet; thence South 50 degrees 58 minutes 19 seconds East 147.28 feet; thence South 47 degrees 14 minutes 18 seconds East 154.19 feet; thence South 43 degrees 21 minutes 26 seconds East 135.12 feet; thence South 82 degrees 51 minutes 07 seconds West 1164.65 feet to a point in the west line of said quarter quarter section; thence along said west line North 00 degrees 15 minutes 11 seconds West 497.65 feet to the point of beginning and containing 9.895 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Matthew E. Wannemuehler, 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 on November 8, 2015 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 signature the 21st day of Dec., 2015.

Matthew E. Wannemuehler
Indiana Registration No. 8800054
Lochmueller Group, Inc.
6200 Vogel Road
Evansville, IN 47715

MATTHEW E. WANNEMUEHLER REGISTERED NO. 8800054 STATE OF INDIANA LAND SURVEYOR

U.7
APC # 15-5-2014

Date: Dec 18, 2015, 9:56am User Name: Perry
File: S:_2014\114-0056\Survey\CAD\3 Lot Layout\MAXMAR ESTATES.dwg