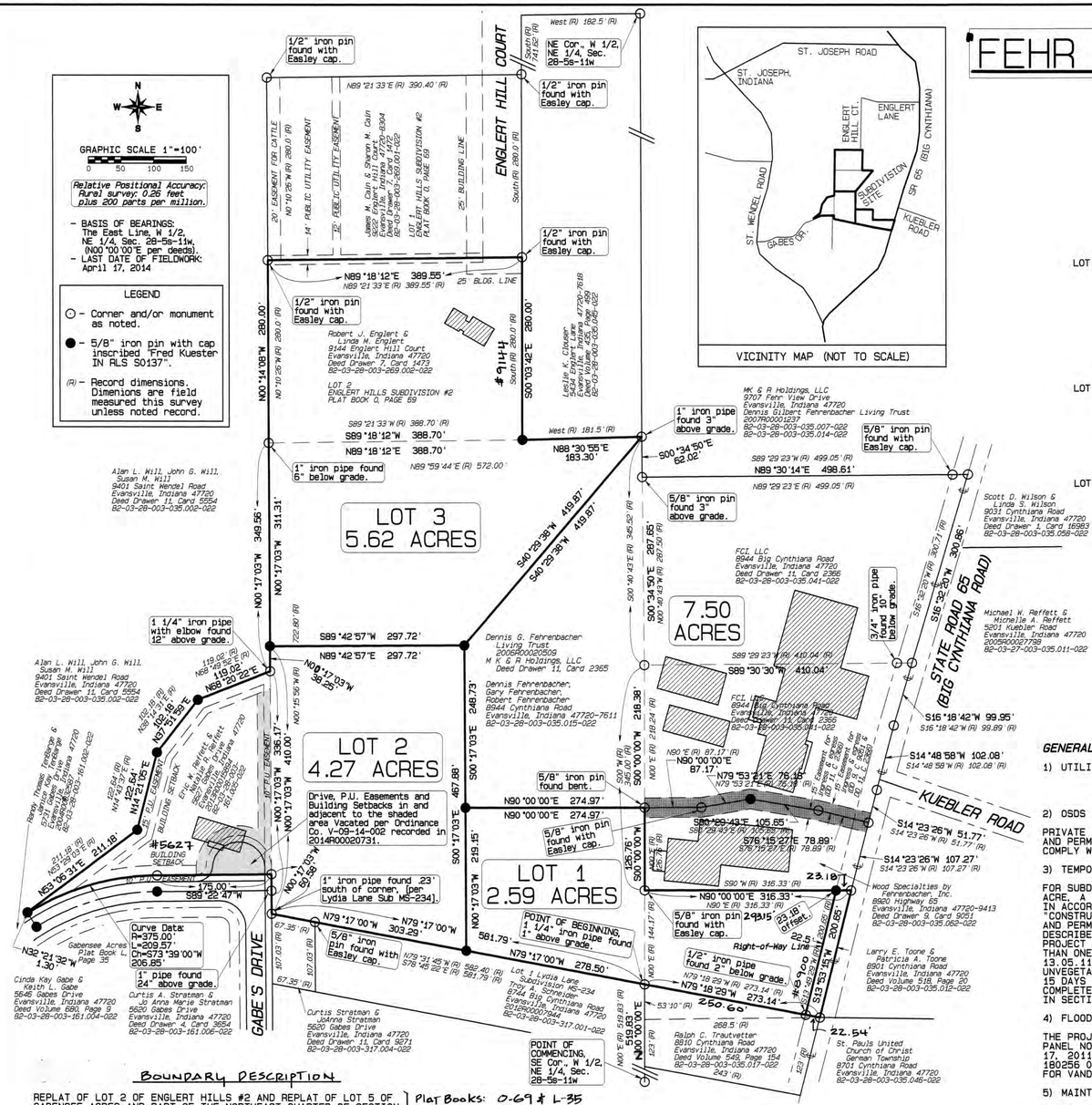
FEHR LOT SUBDIVISION



VICINITY MAP (NOT TO SCALE)

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 "FEHR LOT SUBDIVISION".

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

LOT 1
8900 SR 65 Evansville, IN 47720
DENNIS G. FEHRENBACHER LIVING TRUST DATED MAY 24, 2005 — DATE 11/10/14
GARY FEHRENBACHER of MK&R HOLDINGS LLC — DATE 11/10/14
ROBERT FEHRENBACHER M K & R HOLDINGS, LLC — DATE 11/10/14

LOT 2
8627 GABES DR Evansville, IN 47720
ERIC W. REFFETT — DATE 11/10/14
NATALIE R. REFFETT

LOT 3
9144 Englert Hill Court Evansville, IN 47720
ROBERT J. ENGLERT — DATE 11/10/14
LINDA M. ENGLERT

CROSS REFERENCES:

2014R0002073I ORDINANCE TO VACATE PUBLIC WAY OR PLACE
2016R0000560 WD
5561 TRUSTEES DEED
5562 WD
5563 WD
5564 TRUSTEES DEED
5565 WD
5566 WD
5567 TRUSTEES DEED
5568 WD
5569 QUITCLAIM

GENERAL NOTES:

1) UTILITIES - LOTS 1, 2 & 3 HAVE VECTREN GAS SERVICE AVAILABLE.
LOTS 1, 2 & 3 HAVE VECTREN ELECTRICAL SERVICE AVAILABLE.
LOTS 1, 2 & 3 HAVE GERMAN WATER SERVICE AVAILABLE.
LOTS 2 & 3 HAVE EXISTING ON-SITE SEWAGE DISPOSAL SYSTEM.

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 FLOOD ZONE "X" AS INDICATED ON FIRM PANEL NO. 180256 0085 D (MAP NUMBER 18163C0085D) DATED MARCH 17, 2011. FOR VANDERBURGH COUNTY, INDIANA AND FIRM PANEL NO. 180256 0095 D (MAP NUMBER 18163C0095D) 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) ACCESS:

ANY ACCESS TO LOT 1 FROM SR 65/BIG CYNTHIANA ROAD WILL REQUIRE INDOT APPROVAL AND ISSUANCE OF A DRIVEWAY PERMIT.

7) SPECIFIC DRAINAGE EXEMPTION:

ANY ACTIVITY WHICH SHALL RESULT IN THE ADDITION OF IMERVIOUS SURFACES EXCEEDING A TOTAL OF TEN THOUSAND (10,000) SQUARE FEET WILL REQUIRE DRAINAGE PLAN APPROVAL.

8) COVENANTS AND RESTRICTIONS NOTE:

THE RECORDING OF THIS PLAT WILL NOT SUPERCEDE ANY PRIVATE COVENANTS AND RESTRICTIONS APPLICABLE TO THE TWO PLATTED LOTS DUE TO INCLUSION IN THEIR PREVIOUS SUBDIVISIONS BEING GABENSEE ACRES SUBDIVISION AND ENGLERT HILLS SUBDIVISION #2. ANY SUCH COVENANTS AND RESTRICTIONS WILL REMAIN IN FULL FORCE AND EFFECT AND THE OWNERS OF THOSE LOTS ARE STILL OBLIGATED TO COMPLY WITH SAID COVENANTS AND RESTRICTIONS FOR THAT PORTION OF LOTS WITHIN GABENSEE ACRES SUBDIVISION AND ENGLERT HILLS SUBDIVISION #2.

BOUNDARY DESCRIPTION

REPLAT OF LOT 2 OF ENGLERT HILLS #2 AND REPLAT OF LOT 5 OF GABENSEE ACRES AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 11 WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: } Plat Books: O-69 & L-35

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID HALF QUARTER SECTION NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 519.83 FEET TO THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE NORTH 79 DEGREES 17 MINUTES 00 SECONDS WEST 581.79 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS WEST 60.58 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 47 SECONDS WEST 175.00 FEET; THENCE 209.57 FEET ALONG A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 375.00 FEET AND A CHORD OF SOUTH 73 DEGREES 39 MINUTES 00 SECONDS WEST 206.85 FEET; THENCE NORTH 32 DEGREES 21 MINUTES 32 SECONDS WEST 1.30 FEET; THENCE NORTH 53 DEGREES 06 MINUTES 21 SECONDS EAST 211.18 FEET; THENCE NORTH 14 DEGREES 21 MINUTES 05 SECONDS EAST 122.64 FEET; THENCE NORTH 37 DEGREES 51 MINUTES 59 SECONDS EAST 102.18 FEET; THENCE NORTH 68 DEGREES 20 MINUTES 22 SECONDS EAST 119.02 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS WEST 349.56 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 08 SECONDS WEST 280.00 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 12 SECONDS EAST 389.55 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 42 SECONDS EAST 280.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 55 SECONDS EAST 183.30 FEET TO THE EAST LINE OF SAID HALF QUARTER SECTION; THENCE SOUTH 40 DEGREES 29 MINUTES 38 SECONDS WEST 419.87 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 03 SECONDS EAST 248.73 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 274.97 FEET TO THE EAST LINE OF SAID HALF QUARTER SECTION; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 126.76 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 316.33 FEET TO THE CENTER LINE OF STATE ROAD 65; THENCE ALONG SAID CENTER LINE SOUTH 13 DEGREES 53 MINUTES 15 SECONDS WEST 200.65 FEET; THENCE NORTH 79 DEGREES 18 MINUTES 29 SECONDS WEST 273.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.59 ACRES, MORE OR LESS.

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

DRAINAGE PLAN:

SUBDIVISION EXEMPT FROM DETAINING EXCESS STORMWATER DRAINAGE AS APPROVED BY THE DRAINAGE BOARD ON APRIL 8, 2014. EXEMPTION DOES NOT APPLY TO ANY ACTIVITY WHICH SHALL RESULT IN THE ADDITION OF IMPERVIOUS SURFACES EXCEEDING A TOTAL OF TEN THOUSAND (10,000) SQUARE FEET.

AFFIMATION STATEMENT:

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

Fred J. Kuester

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR. 2, 2016 (DATE)
BRIAN GERTH AUDITOR 987 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 03.02.16 3:55p
PLAT BOOK U
PAGE 16
INSTR# 2016R00005576
Z TULEY RECORDER
VANDERBURGH COUNTY

NOTARY CERTIFICATE:

STATE OF INDIANA } SS:
COUNTY OF VANDERBURGH }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED Dennis G. Fehrenbacher Living Trust, Gary Fehrenbacher, Robert Fehrenbacher, MK&R Holdings LLC
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 10 DAY OF November 20 14

MY COMMISSION EXPIRES: April, 2021

NOTARY PUBLIC Carrie Fehrenbacher PRINTED Carrie Fehrenbacher

RESIDENT OF Vanderburgh COUNTY, INDIANA

NOTARY CERTIFICATE:

STATE OF INDIANA } SS:
COUNTY OF VANDERBURGH }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED Natalie Reffett & Robert Englert
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 10 DAY OF Nov. 20 14

MY COMMISSION EXPIRES: April, 2021

NOTARY PUBLIC Carrie Fehrenbacher PRINTED Carrie Fehrenbacher

RESIDENT OF Vanderburgh COUNTY, INDIANA

NOTARY CERTIFICATE:

STATE OF INDIANA } SS:
COUNTY OF VANDERBURGH }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED Natalie Reffett, Robert Englert & Linda Englert
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.

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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 June 12, 2014.

PRESIDENT — ATTEST EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR

PLAT RELEASE DATE March 2, 2016

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 DATE October 8, 2014

FRED J. KUESTER, LS #S0137

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

U-16
Apc #4-3-2014

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

FEHR LOT SUBDIVISION		
Big Cynthiana Road (SR 65), Gabe's Drive & Englert Hill Court		
SCALE: 1"= 100	APPROVED BY: FJK	DRAWN BY: CAK
DATE: OCTOBER 2014		REVISED: 0
file: 2014-10-fehr lot subdivision.smi		SHEET 1 OF 1
client: Fehrenbacher		

Vanderburgh Co., German Twp., Sec. 28-5s-11w