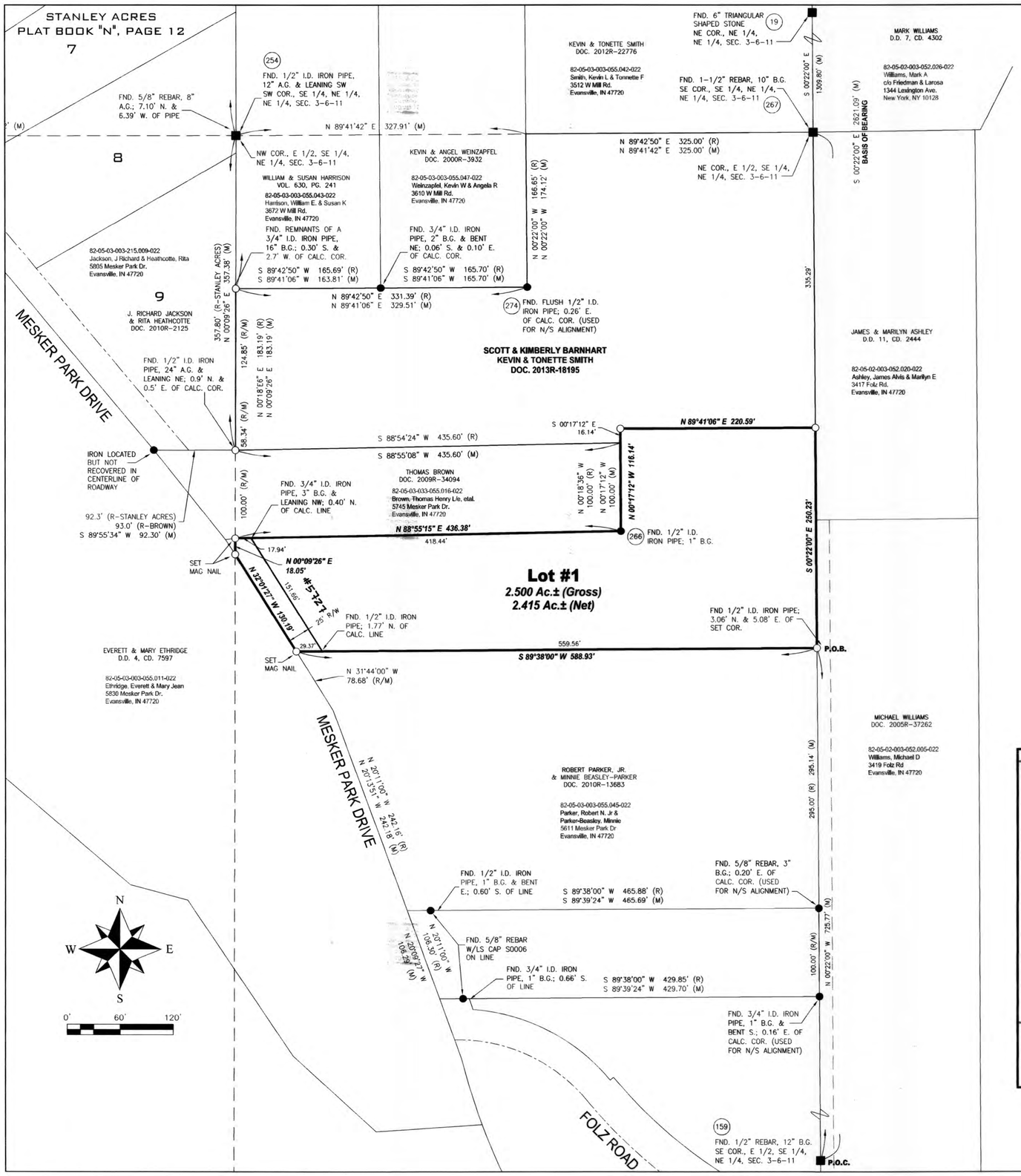
Barnhart Place

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR. 29, 2016 (DATE)
BRIAN GERTH AUDITOR
1447 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 03.29.16 2:18P
PLAT BOOK L
PAGE 18
INSTR# 2016R00008546
Z TULEY RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Part of the East Half of the Southeast Quarter of the Northeast Quarter of Section 3, Township 6 South, Range 11 West of the 2nd P.M., lying in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a ½" rebar at the Southeast corner of said Half, Quarter, Quarter Section; thence along the East line of said Half, Quarter, Quarter Section, North 00°22'00" West 725.77 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003" at the true point of beginning; thence

1st: South 89°38'00" West 588.93 feet to a mag nail in the centerline of Mesker Park Drive; thence along said centerline

2nd: North 32°01'27" West 130.19 feet to a mag nail in the West line of said Half, Quarter, Quarter Section; thence along said West line

3rd: North 00°09'26" East 18.05 feet to a mag nail; thence

4th: North 88°55'15" East 436.38 feet to a ½" inside diameter iron pipe; thence

5th: North 00°17'12" West 116.14 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence

6th: North 89°41'06" East 220.59 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003" in the East line of said Half, Quarter, Quarter Section; thence along said East line

7th: South 00°22'00" East 250.23 feet to the true point of beginning and containing 2.500 acres more or less.

Subject To: The right-of-way for Mesker Park Drive located along the most Western boundary of the above described parcel.

CROSS REFERENCES:
WARRANTY DEEDS 2016R00008543
" 8544
" 8545
" 8547

General Notes

1. UTILITIES: Water is available by the German Township Water Department. Sanitary Sewers are not 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 0111 D, Community Panel 180256 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. MAILBOX STRUCTURES: No brick or other non-breakaway mailbox structures can be placed in County Road Rights-of-way.

7. APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number 8-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on February 1, 2016.

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 January 7th, 2016 and that all monuments shown to exist at all 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 9th day of February, 2016.

Donald E. Gries
Indiana Registration No. LS 29900003

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

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

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

Scott A. Barnhart
900 Hesmer Road
Evansville, IN 47711

Kimberly K. Barnhart
900 Hesmer Road
Evansville, IN 47711

[redacted]

[redacted]

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 9th day of February, 2016.

My commission expires 11/22/2022

Patricia E. Keith
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 February 1, 2016 (at Subdivision review).

President

Attest Executive Director

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

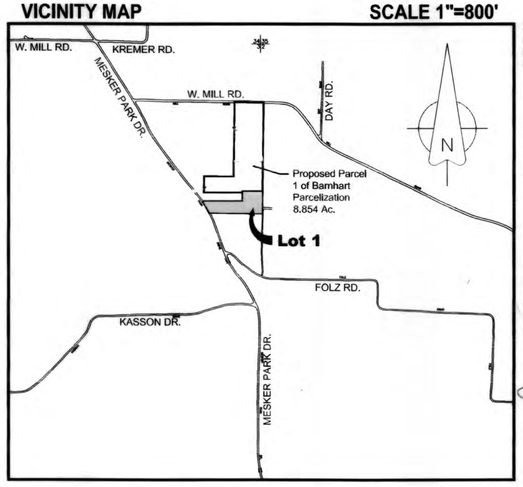
Executive Director

March 29, 2016
Plat Release Date

U-18
APC# 6-MS-2016

SEAL

VICINITY MAP SCALE 1"=800'



ANDY EASLEY ENGINEERING
LAND SURVEYING
CIVIL ENGINEERING (812) 424-2481 EVANSVILLE, INDIANA 47710
1133 WEST MILL ROAD

MINOR SUBDIVISION
MESKER PARK DRIVE
CLIENT: Scott & Kimberly Barnhart
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=60'
DATE: 01/18/16
PROJECT NO.: S-9951
REVISIONS
SHEET NO.: 1 OF 1