ASHLEY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR. 31, 2016 (DATE)

BRIAN GERTH AUDITOR

1503 (AUDITORS NUMBER)

RECEIVED FOR RECORD

DATE 03.31.16 2:12p

PLAT BOOK U

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INSTR# 2016R0000 8744

Z TULEY RECORDER

VANDERBURGH COUNTY

LEGEND

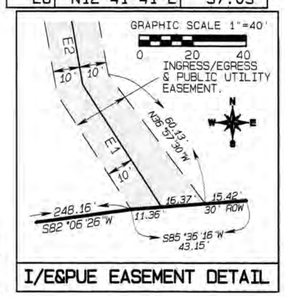
- ▲ Stone as noted.
- ⊙ Corner and/or monument as noted.
- ● 5/8" iron pin with cap inscribed "Fred Kuester IN RLS S0137".
- (R) Record dimension. Dimensions are field measured this survey unless noted record.

- BASIS OF BEARINGS: The west line of the SE 1/4 of Sec. 18-5s-11w. (assumed S00°00'00"W)
- LAST DATE OF FIELDWORK: February 5, 2016

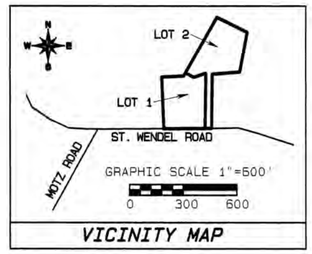
Relative Positional Accuracy: Rural survey: 0.26 feet plus 200 parts per million.

GRAPHIC SCALE 1"=100' (0, 50, 100, 150)

LINE	BEARING	DISTANCE
E1	N32°45'42"W	54.22'
E2	N09°50'52"W	88.84'
E3	N17°01'04"W	18.62'
E4	N36°04'30"W	32.32'
E5	N19°40'50"W	32.66'
E6	N10°54'42"W	36.79'
E7	N01°52'43"W	19.94'
E8	N12°41'41"E	37.03'



I/E&PUE EASEMENT DETAIL



VICINITY MAP

BOUNDARY DESCRIPTION (7.09 ACRES):

PART OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST, ARMSTRONG TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE ALONG THE WEST LINE OF SAID HALF QUARTER SECTION SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 1497.17 FEET TO THE CENTER LINE OF SAINT WENDEL ROAD; THENCE ALONG SAID CENTER LINE NORTH 84 DEGREES 27 MINUTES 49 SECONDS EAST 101.59 FEET; THENCE CONTINUE ALONG SAID CENTER LINE NORTH 81 DEGREES 51 MINUTES 14 SECONDS EAST 272.74 FEET TO THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE NORTH 01 DEGREES 58 MINUTES 22 SECONDS WEST 315.00 FEET; THENCE SOUTH 86 DEGREES 58 MINUTES 22 SECONDS EAST 135.00 FEET; THENCE NORTH 32 DEGREES 34 MINUTES 39 SECONDS EAST 626.10 FEET; THENCE SOUTH 64 DEGREES 22 MINUTES 36 SECONDS EAST 315.12 FEET; THENCE SOUTH 13 DEGREES 21 MINUTES 46 SECONDS WEST 53.46 FEET; THENCE SOUTH 12 DEGREES 52 MINUTES 37 SECONDS WEST 320.24 FEET; THENCE NORTH 85 DEGREES 27 MINUTES 30 SECONDS WEST 260.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 33 SECONDS EAST 325.00 FEET TO THE CENTER LINE OF SAINT WENDEL ROAD; THENCE ALONG SAID CENTER LINE NORTH 82 DEGREES 45 MINUTES 40 SECONDS WEST 34.96 FEET; THENCE CONTINUE ALONG SAID CENTER LINE NORTH 85 DEGREES 49 MINUTES 15 SECONDS WEST 36.58 FEET; THENCE CONTINUE ALONG SAID CENTER LINE NORTH 89 DEGREES 55 MINUTES 40 SECONDS WEST 44.27 FEET; THENCE CONTINUE ALONG SAID CENTER LINE SOUTH 85 DEGREES 36 MINUTES 16 SECONDS WEST 41.06 FEET; THENCE CONTINUE ALONG SAID CENTER LINE SOUTH 82 DEGREES 06 MINUTES 26 SECONDS WEST 250.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.09 ACRES, MORE OR LESS.

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

GENERAL NOTES:

1) UTILITIES - LOT 1 AND LOT 2 HAVE VECTREN GAS SERVICE AVAILABLE.
LOT 1 AND LOT 2 HAVE VECTREN ELECTRICAL SERVICE AVAILABLE.
LOT 1 AND LOT 2 HAVE GERMAN TOWNSHIP 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. 180256 0085 D (MAP NUMBER 18163C0085D) DATED MARCH 17, 2011, FOR VANDERBURGH COUNTY, INDIANA.

5) MAINTENANCE STATEMENT:

THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR 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.

7) APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:

APC DOCKET NUMBER 12-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 16, 2016.

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 "ASHLEY".

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED I/E&PUE (INGRESS/EGRESS & PUBLIC UTILITY EASEMENT) ARE HEREBY DEDICATED FOR INGRESS AND EGRESS FACILITIES AND FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND, WITH THE RIGHT TO TRIM OR REMOVE, AT THE DISCRETION OF THE LOT OWNERS AND PUBLIC UTILITY, TREES, OVERHANGING BRANCHES, BUSHES, UNDERBRUSH AND OBSTRUCTIONS. NO STRUCTURES OTHER THAN SUCH INGRESS AND EGRESS FACILITIES AND UTILITY FACILITIES SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY THE LOT OWNERS OR A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID OWNERS AND UTILITY. SAID EASEMENT IS SOLELY FOR THE USE OF LOT 1 AND LOT 2 SHOWN HEREIN.

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

Sharon S. Long DATE 3-30-16

SHARON S. LONG
11541 SAINT WENDEL ROAD
EVANSVILLE, INDIANA 47720

NOTARY CERTIFICATE:

STATE OF INDIANA }
COUNTY OF VANDERBURGH } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR GIBSON COUNTY, STATE OF INDIANA, PERSONALLY APPEARED SHARON S. LONG 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 30TH DAY OF MARCH 2016

MY COMMISSION EXPIRES: DEC 30, 2016

NOTARY PUBLIC Von N. Wolfe PRINTED VON N. WOLFE

RESIDENT OF GIBSON 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 FEBRUARY 16 2016 (AT SUBDIVISION REVIEW).

PRESIDENT

ATTEST EXECUTIVE DIRECTOR

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN OFFICIAL SEAL

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

EXECUTIVE DIRECTOR

PLAT RELEASE DATE MARCH 31, 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 MARCH 14, 2016

FRED J. KUESTER, LS #S0137

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

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

U.21
APC #10-MS-2016

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 REQUIRED BY LAW.

Fred J. Kuester

This instrument prepared by:

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

ASHLEY
11541 SAINT WENDEL ROAD, EVANSVILLE, INDIANA 47720

SCALE: 1"= 100	APPROVED BY: FJK	DRAWN BY: JJZ
DATE: MARCH 2016		REVISED: 0

Part of the W 1/2 of the SE 1/4 of Section 18, Township 5 South, Range 11 West, Armstrong Township, Vanderburgh County, Indiana.

file: 2016-03-ashley.smi
client: Nevin Ashley

SHEET 1 OF 1

Vanderburgh Co., Armstrong Twp., Sec. 18-5s-11w