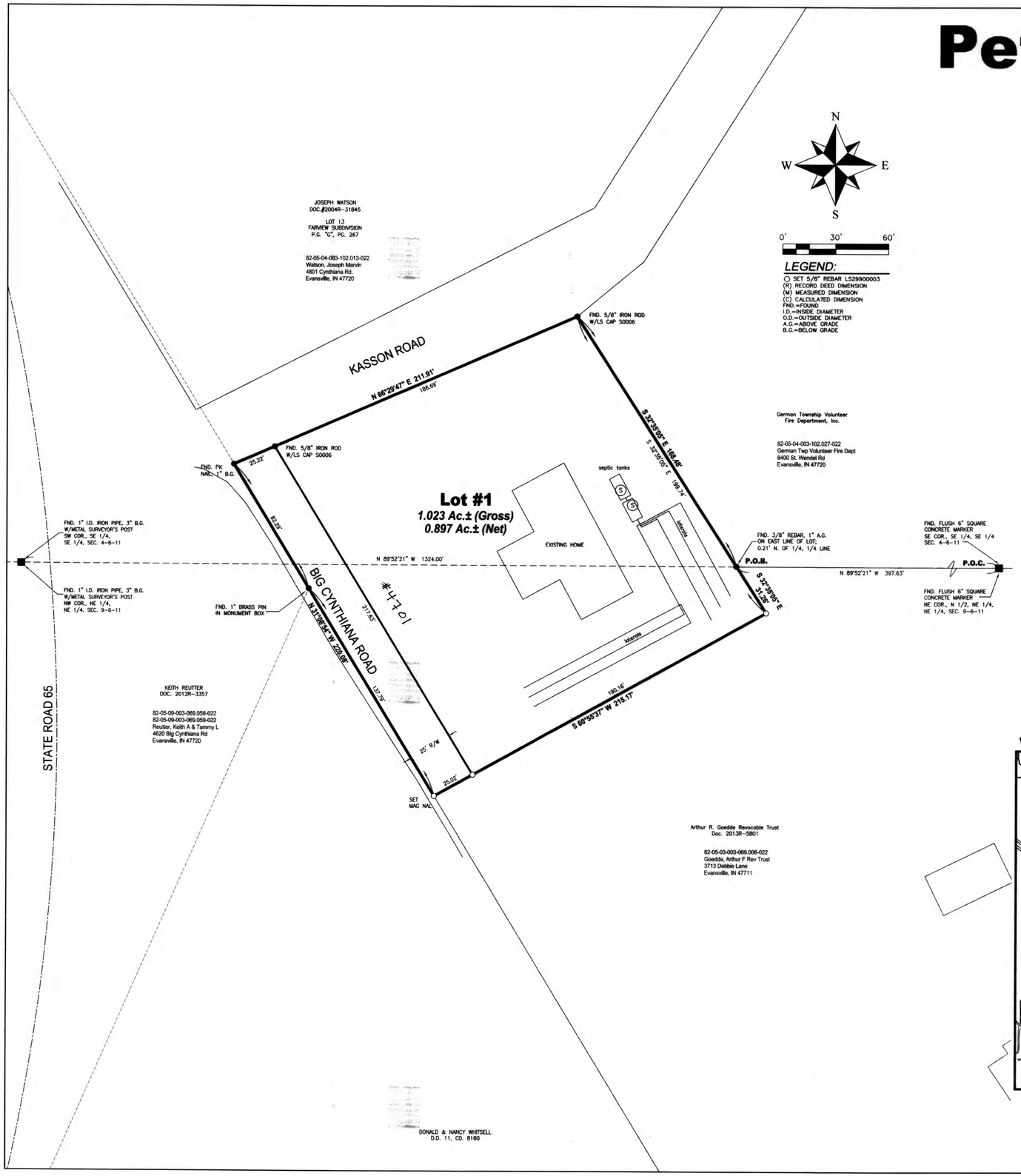
Peterlin Manor

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
July 15, 2016 (DATE)
BRIAN GERTH AUDITOR
3861 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07.15.16 11:54 A
PLAT BOOK 4
PAGE 34
INSTR# 2016R000 18221
Z TULEY RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Part of Lot 21 in Farview Subdivision as per plat thereof, recorded in Plat Book "G" page 267 in the office of the Recorder of Vanderburgh County and part of the Southeast Quarter of the Southeast Quarter of Section 4 and part of the North Half of the Northeast Quarter of the Northeast Quarter of Section 9, 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 six inch square concrete marker at the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 4, also being the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 9; thence along the North line of the Northeast Quarter, of the Northeast Quarter of said Section 9, North 89°52'21" West 397.63 feet to the true point of beginning; thence

1st: South 32°35'05" East 31.26 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence

2nd: South 60°55'37" West 215.17 feet to a mag nail in the centerline of Big Cynthiana Road; thence along said centerline

3rd: North 31°08'54" West 220.08 feet to a PK nail in the South line of Kasson Drive; thence along said South line

4th: North 66°29'47" East 211.91 feet to a 5/8" rebar with LS cap "Easley S0006"; thence

5th: South 32°35'05" East 168.48 feet to the true point of beginning and containing 1.023 acres more or less.

CROSS REFERENCES:
2016R000 18224 TRUSTEE'S DEED
2016R000 18225 TRUSTEE'S DEED

General Notes

1. UTILITIES: Water is available by the Evansville Water and Sewer Utility. 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 0095 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 13-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.

8. APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number 10-SW-2016 requesting to waive minimum lot size requirements, as per County Code 16.20.020(C)(1), was approved by the Area Plan Commission on March 10, 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 05/05/16 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 5th day of May, 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 **Peterlin Manor**.

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

Frank T. Peterlin
4701 Big Cynthiana Rd.
Evansville, IN 47713

Michelle K. Peterlin
4701 Big Cynthiana Rd.
Evansville, IN 47713

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 18th day of May, 2016.

My commission expires 11/22/2022

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 16, 2016.

President

Blaine Oliver
Attest Executive Director

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

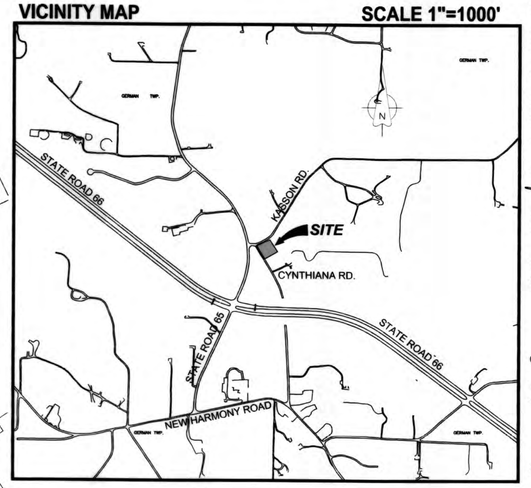
Blaine Oliver
Executive Director

July 15, 2016
Plat Release Date

U-34
APC# 9-MS-2016

SEAL

VICINITY MAP SCALE 1"=1000'



ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2461 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION
4701 BIG CYNTHIANA RD.
Client: Frank & Michelle Peterlin
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED: D.E.G.
SCALE: 1"=
DATE: 01/18/16
PROJECT NO.: S-8669
REVISIONS
SHEET NO.: 1 OF 1