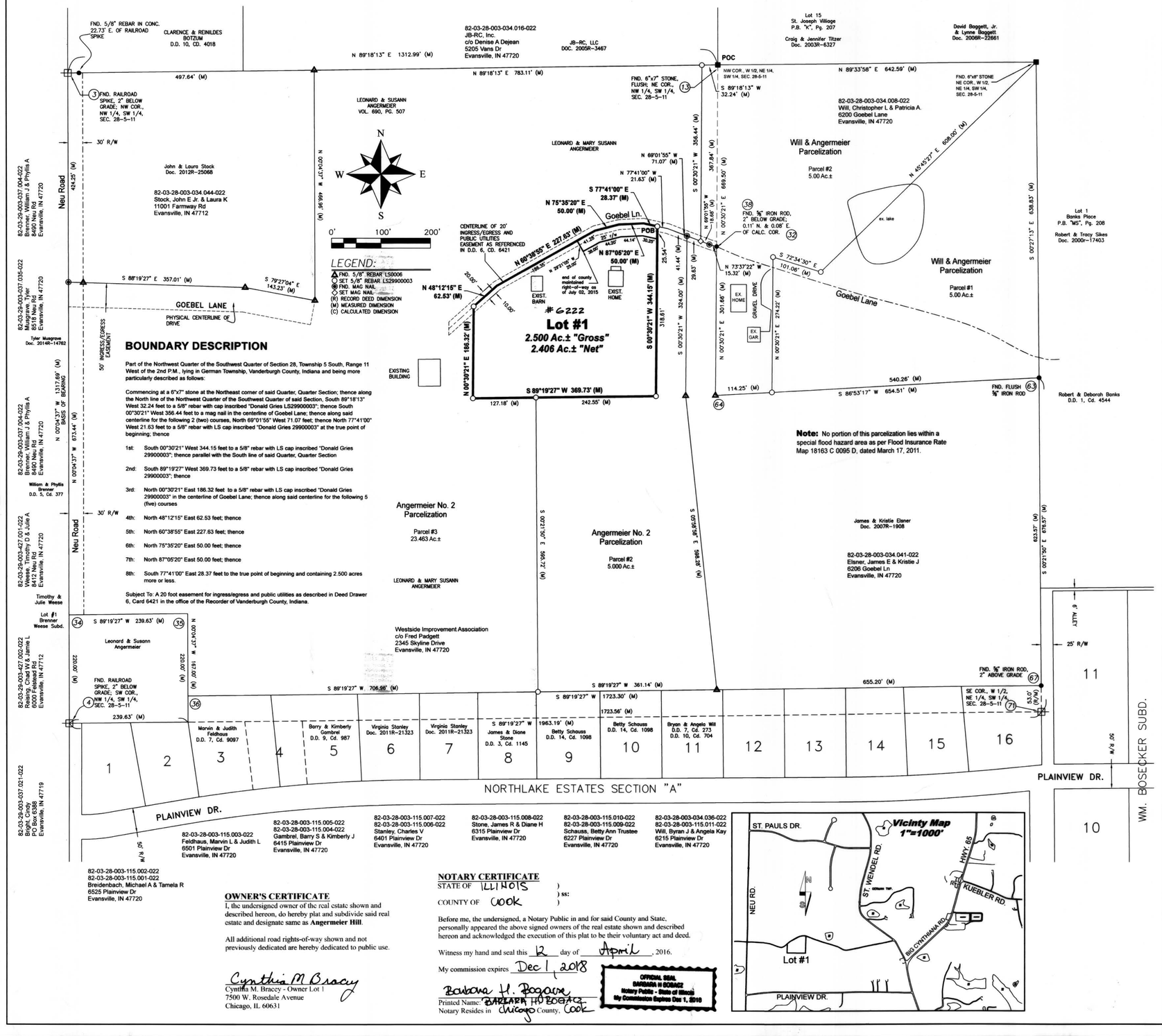
Angermeier Hill



BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Southwest Quarter of Section 28, Township 5 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 6"x7" stone at the Northeast corner of said Quarter, Quarter Section; thence along the North line of the Northwest Quarter of the Southwest Quarter of said Section, South 89°18'13" West 32.24 feet to a 5/8" rebar with cap inscribed "Donald Gries LS29900003"; thence South 00°30'21" West 356.44 feet to a mag nail in the centerline of Goebel Lane; thence along said centerline for the following 2 (two) courses, North 69°01'55" West 71.07 feet; thence North 77°41'00" West 21.63 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003" at the true point of beginning; thence

1st: South 00°30'21" West 344.15 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence parallel with the South line of said Quarter, Quarter Section

2nd: South 89°19'27" West 369.73 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence

3rd: North 00°30'21" East 186.32 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003" in the centerline of Goebel Lane; thence along said centerline for the following 5 (five) courses

4th: North 48°12'15" East 62.53 feet; thence

5th: North 60°38'55" East 227.63 feet; thence

6th: North 75°35'20" East 50.00 feet; thence

7th: North 87°05'20" East 50.00 feet; thence

8th: South 77°41'00" East 28.37 feet to the true point of beginning and containing 2.500 acres more or less.

Subject To: A 20 foot easement for ingress/egress and public utilities as described in Deed Drawer 6, Card 6421 in the office of the Recorder of Vanderburgh County, Indiana.

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 **Angermeier Hill**.

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

Cynthia M Bracey
Cynthia M. Bracey - Owner Lot 1
7500 W. Rosedale Avenue
Chicago, IL 60631

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) ss:
COUNTY OF Cook)

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 12 day of April, 2016.

My commission expires Dec 1, 2018

Barbara H. Bogaard
Printed Name: BARBARA H BOGAARD
Notary Resides in Chicago County, Cook

OFFICIAL SEAL
BARBARA H BOGAARD
Notary Public - State of Illinois
My Commission Expires Dec 1, 2018

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG. 8, 2016 (DATE)
BRIAN GERTH, AUDITOR
4310 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08-08-16 1:47P
PLAT BOOK U
PAGE 40
INSTR# 2016R00020506
Z TULEY RECORDER
VANDERBURGH COUNTY

General Notes

1. UTILITIES: Water for Lot 1 is supplied via a private well. 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 180256/180257 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.

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 April 1, 2015 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 8th day of July, 2015.

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 **Angermeier Hill**.

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

Leonard J. Angermeier
Leonard J. Angermeier - Owner Lot 1
8301 Neu Road
Evansville, IN 47720

Mary Susann Angermeier
Mary Susann Angermeier - Owner Lot 1
8301 Neu Road
Evansville, IN 47720

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 8th day of July, 2015.

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 May 18, 2015 (at Subdivision review).

President

Attest Executive Director

PLAT RELEASE

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

Executive Director

Aug. 8, 2016
Plat Release Date

SEAL

CROSS REF:
2015R00023831 EASEMENT FOR SEPTIC SYSTEM.

U.40
APC # 18-MS-2015

#7.

MINOR SUBDIVISION
8501 NEU ROAD
Leonard & Susan Angermeier
VANDERBURGH COUNTY, INDIANA

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

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=100'
DATE: 04/28/15
PROJECT NO.: S-8072-A
REVISIONS

SHEET NO.: 1 OF 1