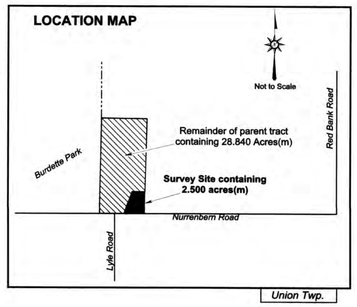
# OUTLAW




| Current Deed Reference |
|---|
| Name of Owner: Outlaw Family, LLC as referenced in an Affidavit recorded as Doc. #2003R00036255 |

Property Address: 5005 Nurrenbern Road, Evansville, IN 47712

**LEGEND**

- ○ - monument found as noted
- ● - 5/8" iron pin set flush or as noted with plastic cap inscribed "Greg Kissel IN RLS 20700076"
- ■ - mag nail set flush with washer inscribed "Kissel LS 20700076"
- ⊗ - calculated point
- (dg) - dimension from a survey by Donald Gries dated 2005 (Doc. #2005R00010370)
- (fk) - dimension from a survey by Fred Kuester dated 2012 (Doc. #2012R00019696)
- (partition) - dimension from a partition dated 1892 and found in Deed Bk. 60, Pg. 333 in county recorder's office
- (m) - measured
- (c) - calculated
- (r) - record

**OWNERS CERTIFICATE**

We, the undersigned owners of the real estate shown and described herein, do hereby plat and subdivide said real estate and designate same as Outlaw Subdivision.

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

Portions shown on this plat as "easement for septic absorption field" are hereby dedicated for the maintenance, repair, and use of the existing septic system serving the residence upon Lot 1. Also, together with a Residential On Site Sewage System Easement Agreement , INSTRUMENT 2016R00031748

Manager
Outlaw Family, LLC
Vera Johnson
12-21-2016
Outlaw Family, LLC date
Vera Johnson, Manager
7928 E. OAK ST
EVANSVILLE IN 47715

**NOTARY PUBLIC**

State of Indiana
County of Vanderburgh } SS

SEAL

Before me, the undersigned Notary Public, in and for the County and State, personally appeared the above signed owner 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 NOTARIAL SEAL THIS 21st DAY OF December, 2016

My Commission Expires January 21 2022

Jenna Rae Goebel
Notary Public
Notary resides in Vanderburgh County

JENNA RAE GOEBEL
Notary Public, State of Indiana
Vanderburgh County, IN
Commission Expires: January 21, 2022

**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 October 10, 2016 (At Subdivision Review).

President — Attest Executive Director

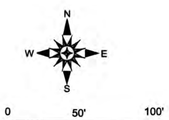
**PLAT RELEASE**

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

Executive Director — DECEMBER 21, 2016 Plat Release Date

OFFICIAL SEAL — VANDERBURGH COUNTY SURVEYOR

(REMAINDER) #5025




*This survey is incomplete without the attached surveyors report & description*

*Last date of fieldwork: 9/21/2016*

*Bearings are based on State Plane Coordinates Indiana West NAD 83*

**LAND SURVEYOR'S CERTIFICATE**

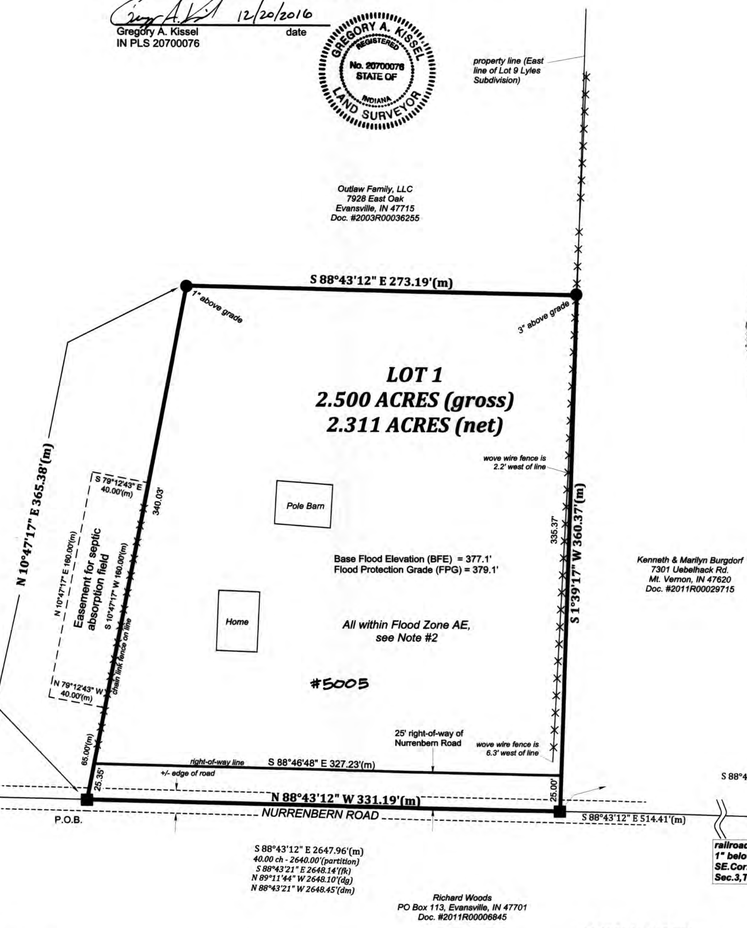
I, Gregory A. Kissel, hereby certify that I am a land surveyor of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on September 21, 2016 and that all monuments shown exist at all locations as noted.

**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 required by law.

Gregory A. Kissel 12/20/2016
Gregory A. Kissel date
IN PLS 20700076

GREGORY A. KISSEL — REGISTERED — No. 20700076 — STATE OF INDIANA — LAND SURVEYOR




**BOUNDARY DESCRIPTION**

Part of Lot 9 in Lyles Subdivision of the northwest quarter of Section (3), Township (7), South, Range (11) West, according to the plat thereof recorded in Superior Court Order Book 14, Page 383, being in Union Township, Vanderburgh County, Indiana and more particularly described as follows: Commencing at a 5/8" iron pin found 12" below grade marking the southwest corner of said quarter section; thence South 88 degrees 43 minutes 12 seconds East along the south line of said quarter section four hundred seventy-eight and forty-two hundredths (478.42) feet to a mag nail set flush (with washer inscribed "Kissel LS 20700076") marking the INITIAL POINT OF BEGINNING; thence North 10 degrees 47 minutes 17 seconds East three hundred sixty-five and thirty-eight hundredths (365.38) feet to a 5/8" rebar set 1" above grade (with plastic cap inscribed "Greg Kissel RLS 20700076"); thence South 88 degrees 43 minutes 12 seconds East two hundred seventy-three and nineteen hundredths (273.19) feet to a 5/8" rebar set 3" above grade (with plastic cap inscribed "Greg Kissel RLS 20700076") on the east line of said Lot 9 in Lyles Subdivision; thence South 01 degrees 39 minutes 17 seconds West along said east line three hundred sixty and thirty-seven hundredths (360.37) feet to a mag nail set flush (with washer inscribed "Kissel LS 20700076") on the south line of said quarter section; thence North 88 degrees 43 minutes 12 seconds West along said south line three hundred thirty-one and nineteen hundredths (331.19) feet to the point of beginning.

CONTAINING 2.500 ACRES, MORE OR LESS

ALSO, an easement for maintenance and repairs of an existing septic absorption field and more particularly described as follows: Commencing at a 5/8" iron pin found 12" below grade marking the southwest corner of said quarter section; thence South 88 degrees 43 minutes 12 seconds East along the south line of said quarter section four hundred seventy-eight and forty-two hundredths (478.42) feet to a mag nail set flush (with washer inscribed "Kissel LS 20700076"); thence North 10 degrees 47 minutes 17 seconds East sixty five and no hundredths (65.00) feet to the INITIAL POINT OF BEGINNING of the following described easement; thence North 79 degrees 12 minutes 43 seconds West forty and no hundredths (40.00) feet to a point; thence North 10 degrees 47 minutes 17 seconds East one hundred sixty and no hundredths (160.00) feet to a point; thence South 79 degrees 12 minutes 43 seconds East forty and no hundredths (40.00) feet to a point; thence South 10 degrees 47 minutes 17 seconds West one hundred sixty and no hundredths (160.00) feet to the point of beginning.

Subject to all right-of-ways and/or easements of record.

**GENERAL NOTES**

1. UTILITIES: Water is available by City of Evansville Water. Gas and electric are provided by Vectren. A private, on-site septic system is on the subject property, and area designated as "Easement for Septic absorption field".

   OSDS Utility Statement: Private Onsite Sewage Disposal System (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with Rule 410 IAC 6-8.3.

2. FLOOD PLAIN DATA: The entire subject property lies within Flood Zone AE as shown on the Flood Insurance Rate Map (FIRM) Community Panel 18163C0159D, effective date March 17, 2011. Any development will require a site grading plan, under construction elevation certificate and building final elevation certificate.

3. MAINTENANCE STATEMENT: The owner(s) shall remain responsible for maintenance and prevention of obstructions to creeks and natural surface watercourses.

4. TEMPORARY EROSION CONTROL: 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.

5. MAILBOX STATEMENT: No brick or other non-breakaway mailbox structure can be placed in the County right-of-way.

6. APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number 39-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2), was approved at Subdivision Review on October 10, 2016.

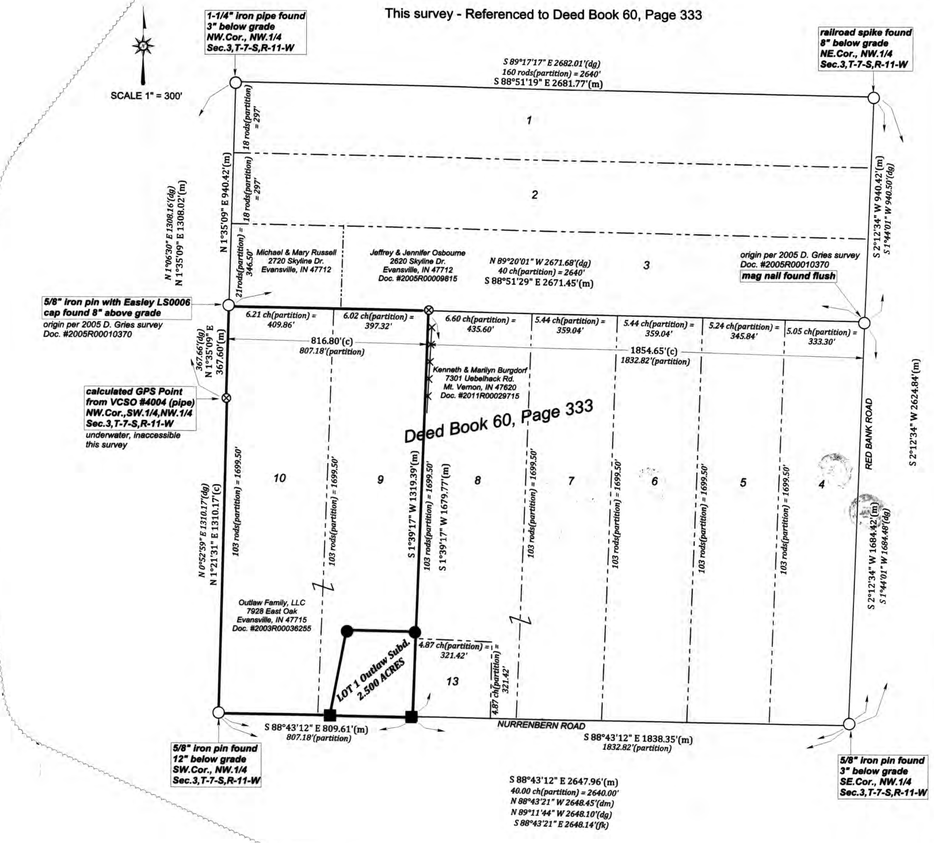
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Dec. 21, 2016 (DATE)
BRIAN GERTH AUDITOR
6812 (AUDITORS NUMBER)

**RECEIVED FOR RECORD**
DATE 12-21-16 12:40p
PLAT BOOK LL
PAGE 68
INSTR# 2016R00032458
Z TULEY RECORDER
VANDERBURGH COUNTY

## DETAIL OF NW/4 SECTION 3-7S-11W

Partition found in Superior Court Order Book 14, Page 383 in Vanderburgh County, Indiana

This survey - Referenced to Deed Book 60, Page 333




THE AREA PLAN COMMISSION DOES NOT RECOGNIZE LYLES SUBDIVISION AS A STATUTORY PLAT AND THEREFORE THE LOTS, AS DEPICTED HEREON, ARE NOT CONSIDERED AS LOTS OF RECORD.

U-68
APC# 31-MS2016


KISSEL Land Surveying, LLC
1263 E. 900 S. Fort Branch, IN 47648
(812) 753 - 1233 office
(812) 632 - 8831 cell
www.kisselsurveying.com


Prepared By: Gregory A. Kissel

| CLIENT | | OUTLAW SUBDIVISION |
|---|---|---|
| Sohn & Associates | | |
| SCALE | DATE | DRAWN BY |
| 50 Ft/In | 9-29-2016 | B. Block |
| JOB | REVISION | SHEET |
| 16-83 | 11-02-16 12-19-16 11-15-16 12-13-16 | 1 |

Traverse PC