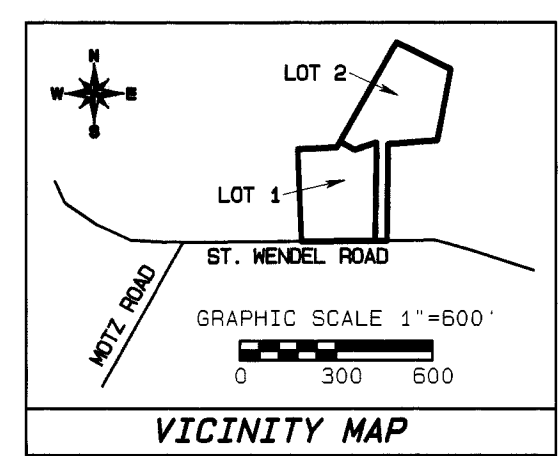


ASHLEY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR. 31, 2016
BRIAN GERTH AUDITOR
1503

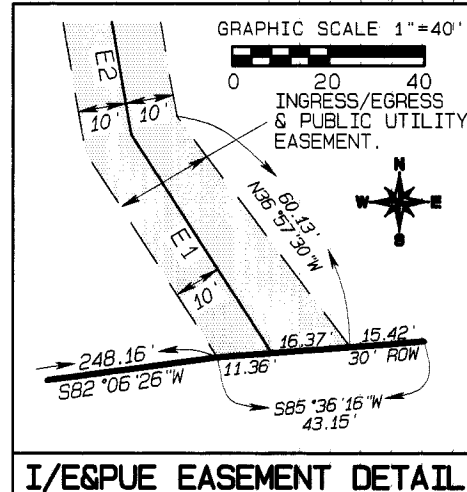
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PLAT BOOK U
PAGE 21
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VANDERBURGH COUNTY

LEGEND
Stone as noted.
Corner and/or monument as noted.
5/8" iron pin with cap inscribed Fred Kuester IN FLS S0137.
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.

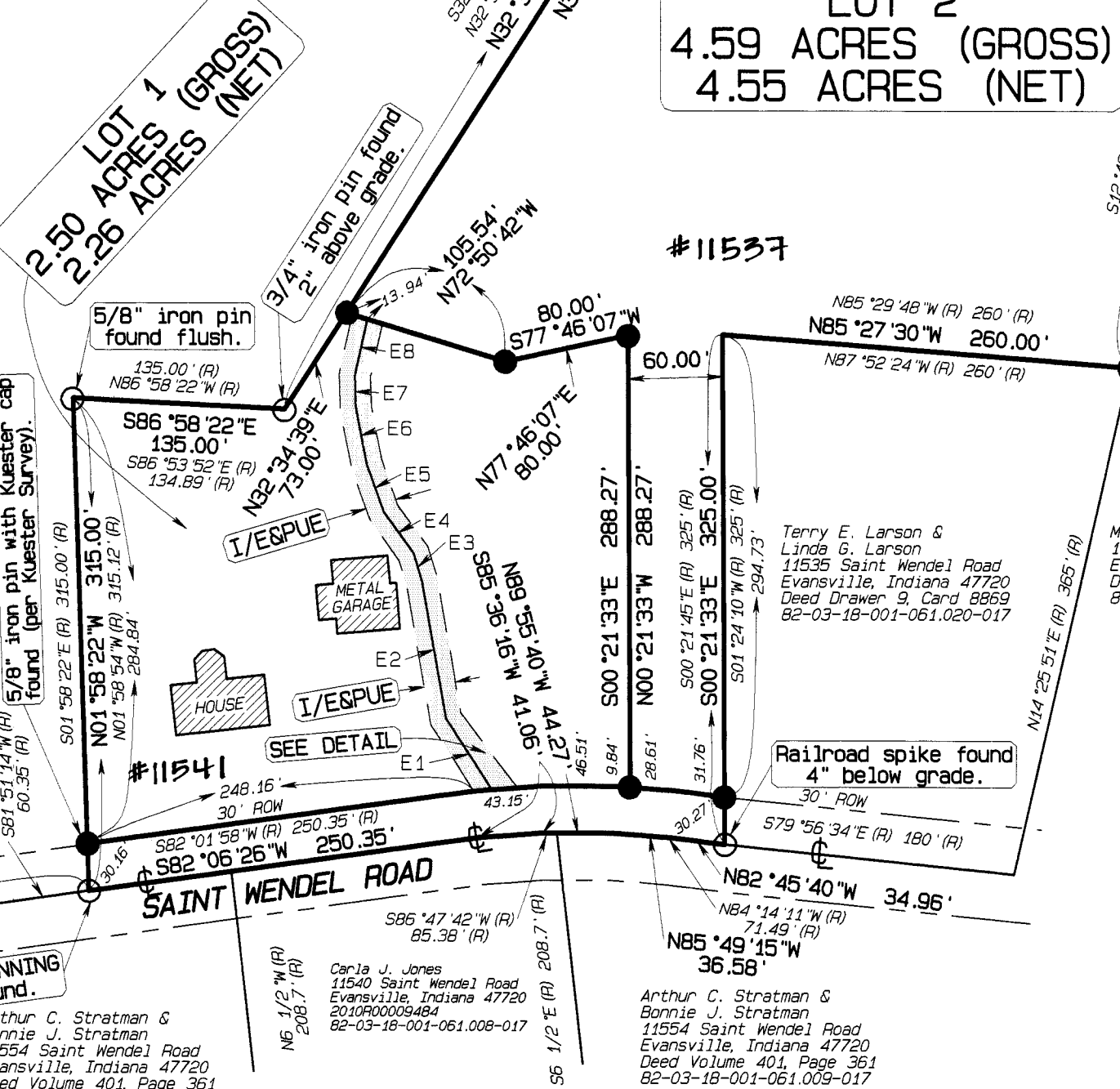
LINE BEARING DISTANCE
E1 N32°45'42"W 54.22'
E2 N09°50'52"W 88.84'
E3 N17°01'04"W 18.62'
E4 N36°04'30"W 32.32'
E5 N19°40'50"W 32.66'
E6 N10°54'42"W 36.79'
E7 N01°52'43"W 19.94'
E8 N12°41'41"E 37.03'



William F. Hall & Shirley J. Hall
11543 Saint Wendel Road
Evansville, Indiana 47720
2012R00008773
82-03-18-001-061.025-017

LOT 2
4.59 ACRES (GROSS)
4.55 ACRES (NET)

POINT OF COMMENCING
3" iron pin 3 1/2" above grade, NW Cor., W 1/2, SE 1/4, Sec. 18-5s-11w, (per D.D.6, C-1282 and survey by Michael L. Gill, LS #0312 in Surveyor's Plat D.R.1, C-1701 and Donald Will Subdivision R-29).
POINT OF BEGINNING
Mag nail found.
4"x4" square stone 6" above grade with markings C/18 5/11 on north side and C/19 5/11 on south side, SW Cor., W 1/2, SE 1/4, Sec. 18-5s-11w, (per 2012R00008773, and D.D.14 C-2662).



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 1497.47 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 29 SECONDS EAST 135.00 FEET; THENCE NORTH 32 DEGREES 34 MINUTES 39 SECONDS EAST 625.10 FEET; THENCE SOUTH 64 DEGREES 52 MINUTES 38 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 35.58 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 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.



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



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

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, WHOSE TRUE IDENTITY AND WHOSE 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).
Arthur C. Stratman & Bonnie J. Stratman ATTEST EXECUTIVE DIRECTOR
SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.
EXECUTIVE DIRECTOR
PLAT RELEASE DATE MARCH 31, 2016

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
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 SHEET 1 OF 1
client: Nevin Ashley
Vanderburgh Co., Armstrong Twp., Sec. 18-5s-11w