

BALBACH BNH

PART OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION (7), TOWNSHIP FIVE (5) SOUTH, RANGE TEN (10) WEST IN SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
3/4/20189
(DATE)
BRIAN GERTH AUDITOR
761
(AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 3/4/2019 2:14 PM
PLAT BOOK 11
PAGE 193
INSTR# 2019000004006
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as BALBACH BNH, a minor subdivision.

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

James E. Balbach

James E. Balbach
8350 Reis Court
Evansville, Indiana 47720

Thomas J. Balbach

Thomas J. Balbach
1551 S Plaza Drive
Evansville, Indiana 47715

Julia M. Batey

Julia M. Batey
947 W Boonville New Harmony Road
Evansville, Indiana 47725

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 James E. Balbach, Thomas J. Balbach, Julia M. Batey, the owners of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 22 day of FEBRUARY, 2019

My commission expires NOV. 16, 2024

Von N. Wolfe

VON N. WOLFE (printed)

Notary resides in GIBSON County, INDIANA

Notary Public in and for the State of Indiana
Commission Expires 11-16-2024
#69370
Gibson County, Indiana

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 on JANUARY 10, 2019 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 22nd day of February, 2019

Fred J. Kuester

Fred J. Kuester
Indiana Registration LS #S0137
1792 E 600 S
Fort Branch, Indiana 47648

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, proper notice was given and this plat has been given Primary Approval by the AREA PLAN COMMISSION of Evansville and Vanderburgh County at a meeting held on JANUARY 22, 2019 (at SUBDIVISION REVIEW).

Stacey Stevens

President: STACEY STEVENS

Ronald S. London

Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: MIN-2019-007

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

Ronald S. London

Executive Director: RONALD S. LONDON

Plat Release Date 3/4/2019

Executive Director: RONALD S. LONDON

Plat Release Date 3/4/2019

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

POC
4"x 5" stone found flush,
NW Cor., E 1/2, SW 1/4,
Sec. 7-5s-10w (per MS-121).
(witnessed by a 5/8" iron
pin found S41°38'28"W 0.26').

6"x5"x3" stone found
with a drill hole in top
(witnessed by a 5/8" iron
pin found with blue cap
"IN#9600020" N32°23'50"E
1.34).

NE Cor.,
E 1/2,
SW 1/4,
Sec.
7-5s-10w

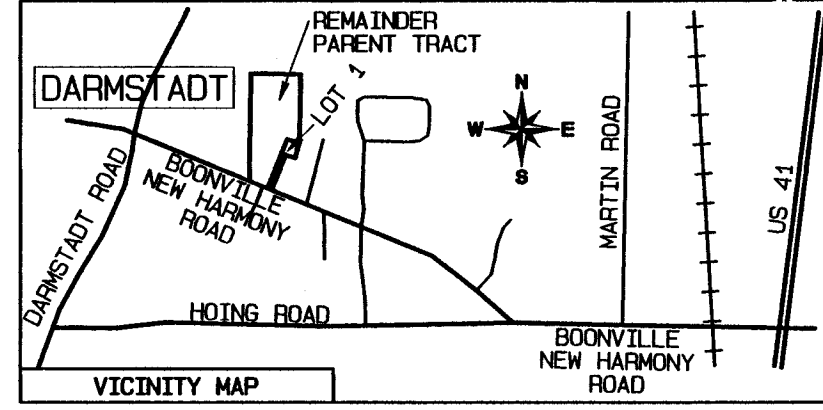
REMAINDER
12.05 ACRES

LOT 1
1.21 ACRES

1025 W.

947 W.

BOONVILLE
NEW HARMONY
ROAD

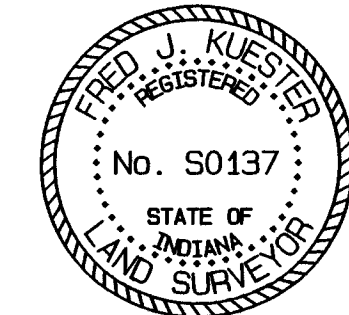


AFFIRMATION STATEMENT

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.

Fred J. Kuester

Fred J. Kuester



BOUNDARY DESCRIPTION (1.25 ACRES):

Part of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Seven (7), Township Five (5) South, Range Ten (10) West, Scott Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the Northwest Corner of said half quarter section; thence along the north line of said half quarter section South 88 degrees 28 minutes 38 seconds East 200.00 feet; thence South 01 degrees 14 minutes 43 seconds West 110.80 feet to the center line of Boonville New Harmony Road; thence along said center line South 68 degrees 16 minutes 00 seconds East 211.28 feet to the initial point of beginning of the following described real estate; thence North 22 degrees 01 minutes 04 seconds East 587.32 feet; thence South 75 degrees 09 minutes 50 seconds East 138.65 feet; thence South 14 degrees 52 minutes 10 seconds West 210.00 feet; thence North 75 degrees 01 minutes 55 seconds West 104.49 feet; thence South 22 degrees 01 minutes 04 seconds West 383.16 feet to the center line of said road; thence along said center line North 68 degrees 16 minutes 00 seconds West 60.00 feet to the point of beginning.

CONTAINING 1.25 ACRES, MORE OR LESS.

Subject to all legal rights-of-way and/or easements.

GENERAL NOTES

FLOOD PLAIN DATA: NONE of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone A as said tracts plots on Community Panel No. 180629 0105 D (Map Number 18163C0105D) of the Flood Insurance Rate Maps (FIRM) for the Town of Darmstadt, Vanderburgh County, Indiana, dated March 17, 2011.

PUBLIC UTILITIES - WATER: Water is available and is provided by Evansville Water & Sewer Utility.

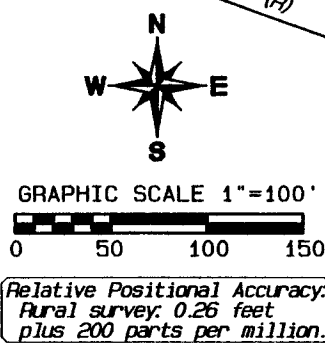
PUBLIC UTILITIES - SEWER: Sanitary Sewer is available and is provided by the Town of Darmstadt Sewer Utility.

NATURAL SURFACE WATERCOURSE: The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number WAV-2019-007 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B) (2), was APPROVED at SUBDIVISION REVIEW on JANUARY 22, 2019.

PRIOR COVENANTS AND RESTRICTIONS: The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.

CROSS-REFERENCED DOCUMENTS:



- BASIS OF BEARINGS: The north line of the E 1/2, SW 1/4, Sec. 7-5s-10w, S88°28'38"E.
- LAST DATE OF FIELDWORK: January 10, 2019

LEGEND
▲ - Stone found as noted.
○ - Corner and/or monument as noted.
(R) - Record dimension. Dimensions are field measured this survey unless noted record.