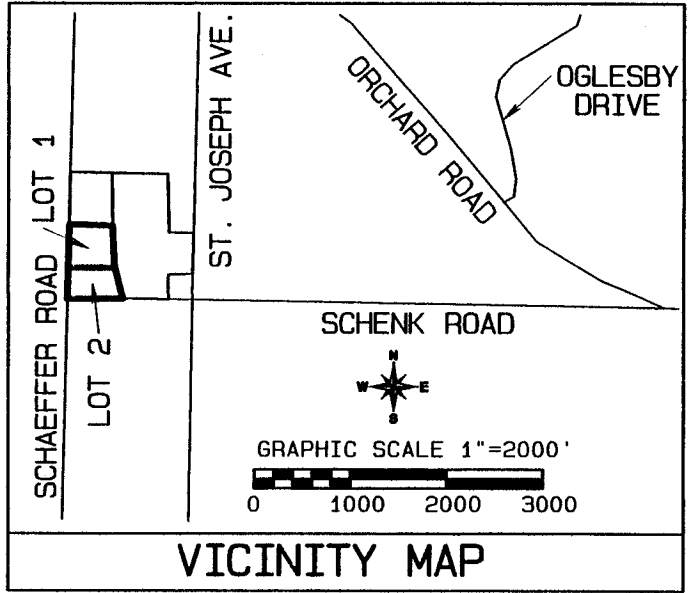
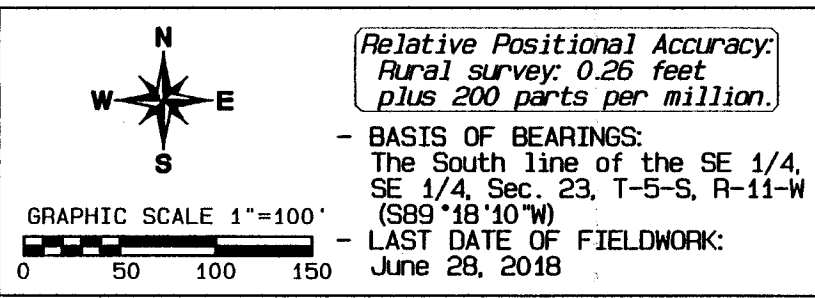


# BEAR SPRINGS 2

A REPLAT OF LOT 1 OF BEAR SPRINGS SUBDIVISION MS-296 AND PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST IN GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
**1/3/19**  
 (DATE)  
 BRIAN GERTH AUDITOR  
**51**  
 (AUDITORS NUMBER)

RECEIVED FOR RECORD  
 DATE **1/3/2019 2:31PM**  
 PLAT BOOK **U**  
 PAGE **18A**  
 INSTR# **2019R00000200**  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY



### 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 September 10, 2018 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 10th day of September, 20 18

*Fred J. Kuester*

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



### 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 BEAR SPRINGS 2, a minor subdivision.

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

*Rebecca A. Heidorn*

Rebecca A. Heidorn (f/n/a Rebecca A. Catt)  
 9611 Schaeffer Road  
 Evansville, Indiana 47720

### 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

### NOTARY CERTIFICATE

STATE OF INDIANA }  
 COUNTY OF VANDERBURGH } ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rebecca A. Heidorn (f/n/a Rebecca A. Catt) 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 17th day of September, 2018

My commission expires 9/7/2025

*Sara L. Brown*

Sara L. Brown (printed)

Notary resides in Vanderburgh County, 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, 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 August 20, 2018 (at SUBDIVISION REVIEW).

*Stacey Stevens*  
 President: STACEY STEVENS

*Ronald S. London*  
 Attest Executive Director: RONALD S. LONDON

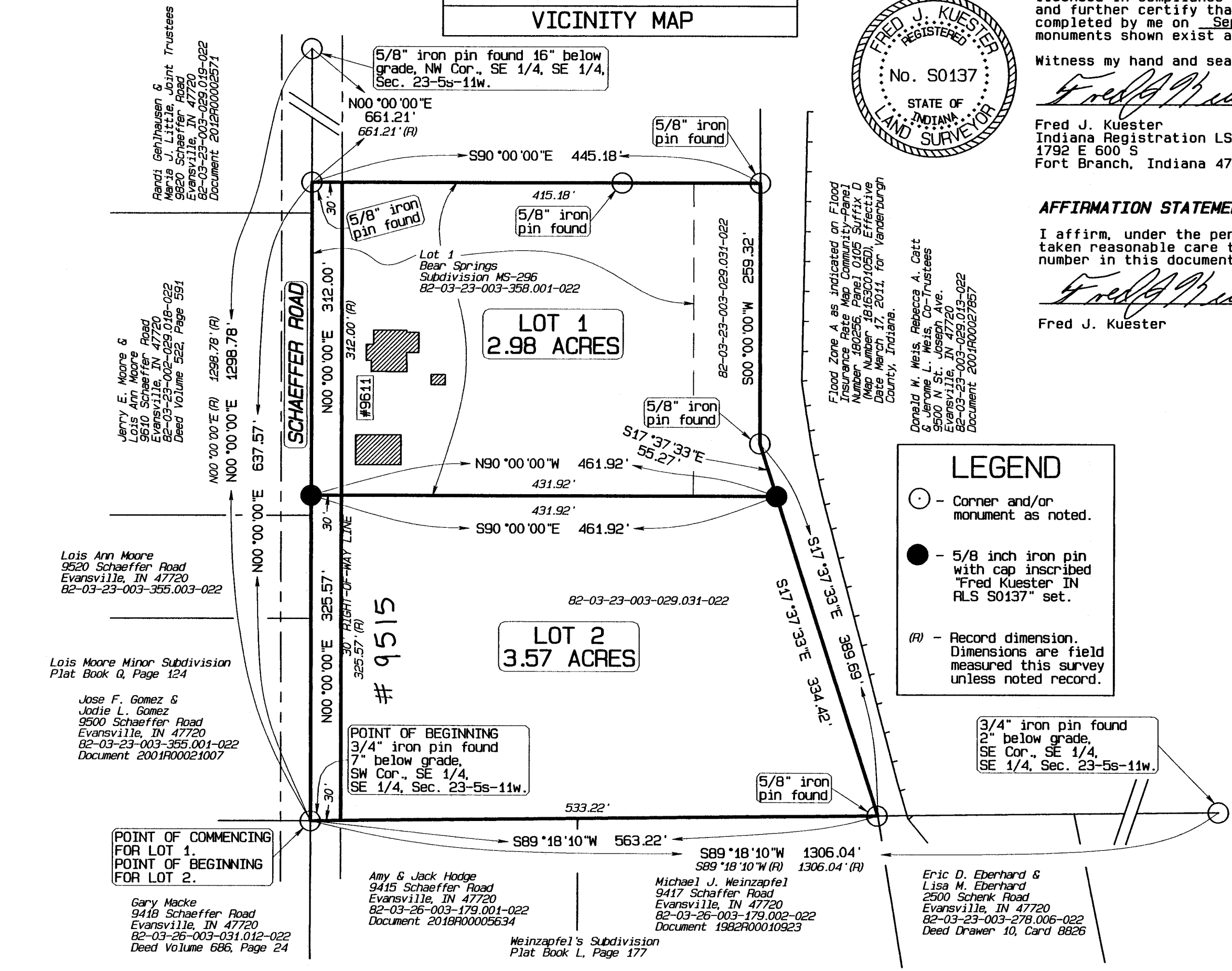


PLAT RELEASE for APC DOCKET NO.: MIN-2018-022

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

*Ronald S. London*  
 Executive Director: RONALD S. LONDON

JAN. 3, 2019  
 Plat Release Date



### 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. 180256 0105 D (Map Number 18163C0105D) of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

PUBLIC UTILITIES - WATER:  
 Water is available and is provided by German Township Water.

PRIVATE UTILITIES - OSDS:  
 Sewage disposal will be provided by a private on-site sewage disposal systems (OSDS) and must be approved and permitted by the Vanderburgh County Health Department and comply with Rule 410 IAC 6-8.3.

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-2018-028 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B) (2), was APPROVED at SUBDIVISION REVIEW on August 20, 2018.

CROSS-REFERENCED DOCUMENTS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### BOUNDARY DESCRIPTION (6.99 ACRES):

A replat of Lot 1 of Bear Springs Subdivision MS-296 and Part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-Three (23), Township Five (5) South, Range Eleven (11) West, German Township, Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a 3/4 inch iron pin found marking the Southwest Corner of said Quarter Quarter Section; thence along the West Line of said Quarter Quarter Section North 00 degrees 00 minutes 00 seconds East 637.57 feet to a 5/8 inch iron pin found; thence South 90 degrees 00 minutes 00 seconds East 445.18 feet to a 5/8 inch iron pin found; thence South 00 degrees 00 minutes 00 seconds West 259.32 feet to a 5/8 inch iron pin found; thence South 17 degrees 37 minutes 33 seconds East 389.69 feet to a 5/8 inch iron pin found on the South Line of said Quarter Quarter Section; thence along said South Line South 89 degrees 18 minutes 10 seconds West 563.22 feet to the point of beginning.

CONTAINING 6.99 ACRES, MORE OR LESS.  
 Subject to all legal rights-of-way and/or easements.

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

<b>BEAR SPRINGS 2</b>		
SCALE: 1"= 100	APPROVED BY: FJK	DRAWN BY: TAR
DATE: SEPT., 2018		REVISED: 0
A replat of Lot 1 of Bear Springs Subdivision MS-296 and Part of the SE 1/4 of the SE 1/4 of Section 23, Township 5 South, Range 11 West, German Township, Vanderburgh County, Indiana.		
file: 2018-09-bear springs 2.smi	SHEET 1 OF 1	
client: Weis		