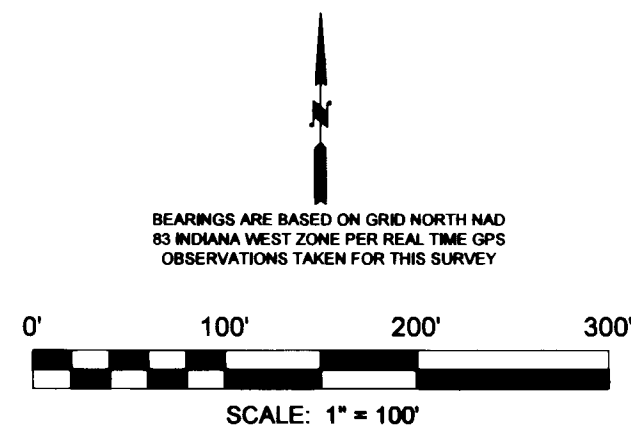
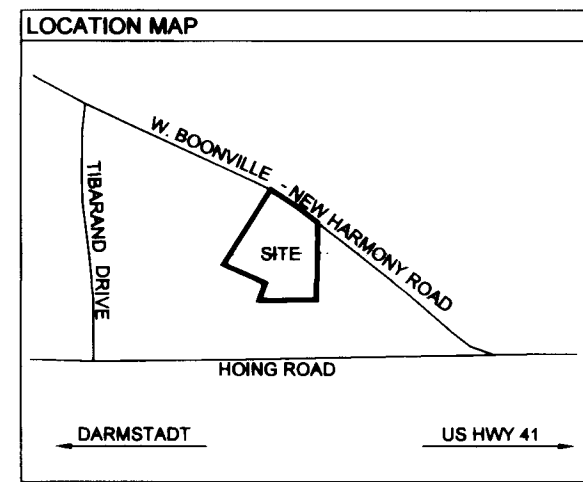


BIPPUS

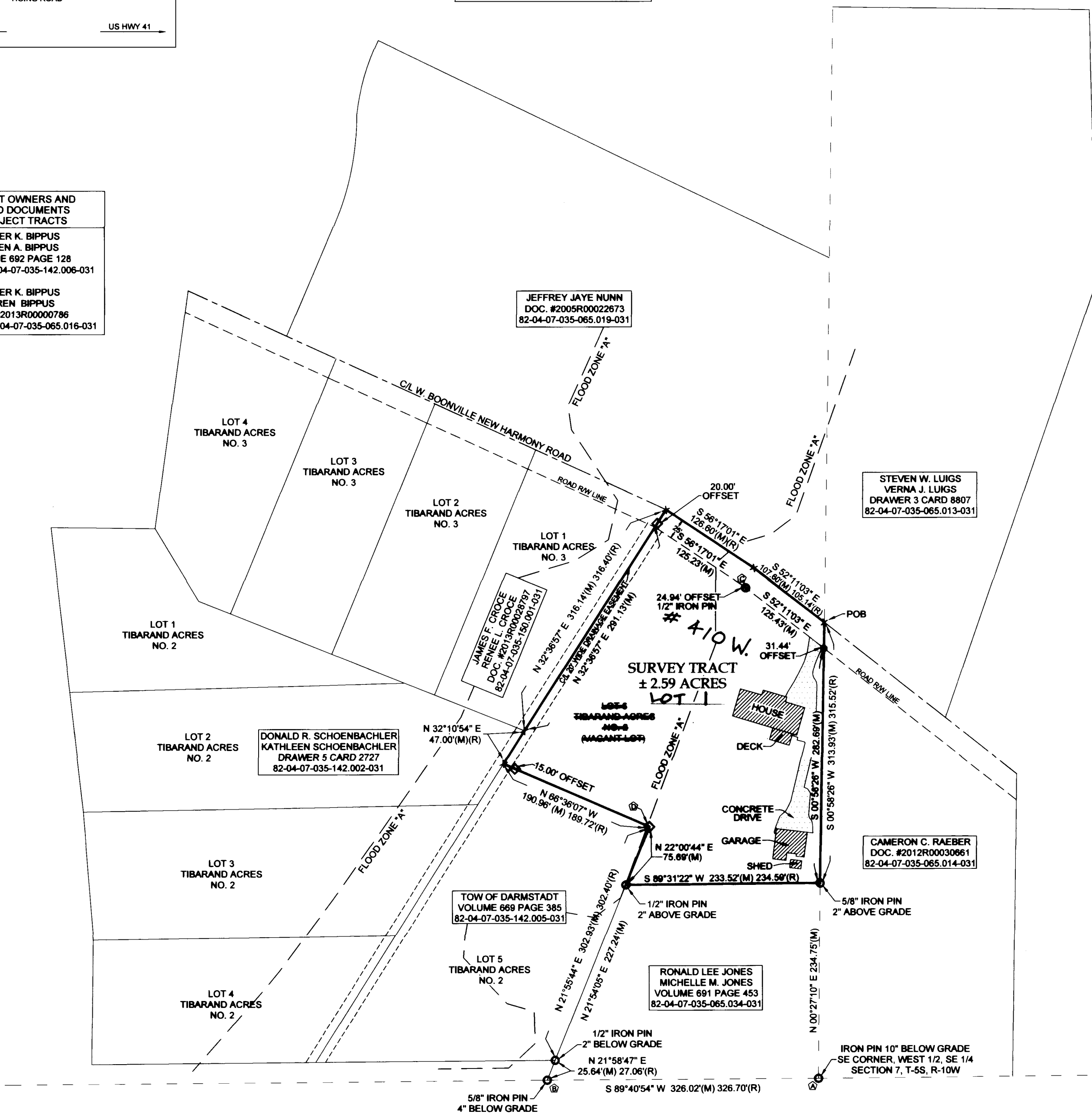
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER 11/5/2020 BRIAN GERTH AUDITOR 2985	RECEIVED FOR RECORD DATE 11-05-2020 9:23AM PLAT BOOK V PAGE 074 INSTR# 2020R00029290 DEBBIE STUCKI RECORDER VANDERBURGH COUNTY
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LEGEND	
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
(C)	CALCULATED DIMENSION
○	MONUMENT FOUND AS NOTED
●	SET 5/8 INCH IRON PIN WITH CAP K.J. HENNESSY PLS 20200026
◇	FOUND 5/8 INCH IRON PIN WITH CAP K.J. HENNESSY PLS 20200026
X	NO MONUMENT FOUND OR SET
—	SURVEY LINE
- - -	TITLE LINE
- - - -	SECTION LINE
- - - - -	RIGHT OF WAY LINE



CURRENT OWNERS AND RECORD DOCUMENTS OF SUBJECT TRACTS	
ROGER K. BIPPUS KAREN A. BIPPUS VOLUME 692 PAGE 128 PARCEL 82-04-07-035-142.006-031	JEFFREY JAYE NUNN DOC. #2005R00022673 82-04-07-035-065.019-031
ROGER K. BIPPUS KAREN BIPPUS DOC. #2013R00000786 PARCEL #82-04-07-035-065.016-031	STEVEN W. LUGGS VERNA J. LUGGS DRAWER 3 CARD 8807 82-04-07-035-065.013-031



OWNER'S CERTIFICATE

We, the undersigned owner of the real estate shown and described herein, do hereby plat and subdivide said real estate and designate same as BIPPUS, a Minor Subdivision.

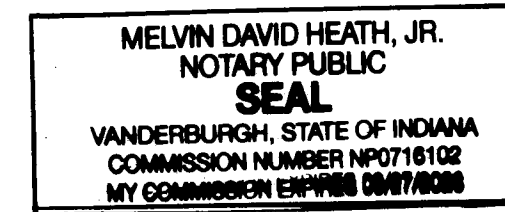
All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Roger K. Bippus
Roger K. Bippus
410 W. Boonville New Harmony Rd.
Evansville, IN 47725

Karen A. Bippus
Karen A. Bippus (also known as: Karen Bippus)
410 W. Boonville New Harmony Rd.
Evansville, IN 47725

NOTARY CERTIFICATE

State of Indiana)
County of Vanderburgh)



Before me, the undersigned Notary Public in and for said County and State, personally appeared Roger K. Bippus and Karen A. Bippus, the owners of the real estate shown and described herein and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the user and purposes therein set forth.

Witness my hand and seal this
27 day of Oct, 2020.

Melvin David Heath, Jr.
Notary Public

My commission Expires 9/18/2028

General Notes:

UTILITIES:
Water is available and is provided by the Evansville Water and Sewer Utility.
Sanitary Sewer is available and is provided by the Town of Darmstadt Sewer Utility.

SPECIAL FLOOD HAZARD AREA / FLOODWAY

Part of the within described tract of land lies within that Special Flood Hazard Zone "A" as said tract plots on Community Panel No. 18183C01050, Panel 105 of 275, of the Flood Insurance Rate Map (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011. Construction in the Floodway area requires a permit from the DNR, Division of Water. The Flood Control Act (IC 14-28-1) requires the prior approval of the DNR, Division of Water for any construction in the Floodway area including an obstruction, fill, excavation, or the construction of a building. Local floodplain ordinances may require local construction permits. Flood insurance is strongly recommended and is required by FEMA for any building that has a federally backed mortgage.

CROSS-REFERENCE

Instrument 2013R00000786, Volume 692 Page 128

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:

APC Docket No. WAV-2020-014 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2), was APPROVED at a Subdivision Review on October 12th, 2020.

ACCESS

Access to survey tract shall be from Boonville-New Harmony Road, a publicly dedicated right of way.

NATURAL SURFACE WATERCOURSE:

The owner(s) shall remain responsible for prevention of obstructions to creeks and natural surface watercourses.

PRIVATE COVENANT STATEMENT

The Area Plan Commission does not participate in the creation or enforcement of private covenants and restriction and therefore the recording of this replat has absolutely no effect on any private covenants and restrictions that may or may not exist.

BOUNDARY DESCRIPTION

A replat of Lot 6 in Tibarand Acres Number 2 Subdivision, recorded in Plat Book "K" Page 216, being a part of the west half of the Southeast Quarter of Section 7 and a Part of the Southwest Quarter of the Southeast Quarter all in Township 5 South, Range 10 West, Scott Civil Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point in the centerline of the Boonville-New Harmony Road where said center line crosses the East line of the Southwest Quarter of the Southeast Quarter of Section 7, Township 5 South, Range 10 West, witnessed by a 5/8 inch iron pin with cap stamped "K.J. HENNESSY PLS 20200026" herein called "monument" set on the right of way line of the Boonville-New Harmony Road; thence South 00 degrees 58 minutes 26 seconds West 313.93 feet from Point of Beginning to a 5/8 inch iron pin found; thence South 89 degrees 31 minutes 22 seconds West 233.52 feet to a 1/2 inch iron pin found; thence North 22 degrees 00 minutes 44 seconds East 75.69 feet to the centerline of a creek witnessed by a found "monument" South 66 degrees 36 minutes 07 seconds West 190.96 feet to the centerline of a creek witnessed by a found "monument" South 66 degrees 36 minutes 07 seconds West 15.00 feet; thence North 32 degrees 10 minutes 54 seconds East 47.00 feet; thence North 32 degrees 36 minutes 57 seconds East 316.14 feet witnessed by a found "monument" South 32 degrees 36 minutes 57 seconds 20.00 feet; thence South 56 degrees 17 minutes 01 seconds East along Boonville-New Harmony Road 126.60 feet; thence South 52 degrees 11 minutes 03 seconds East 107.60 feet to the Point of Beginning, containing 2.59 acres more or less.

Subject to any and all easements, agreements, and restrictions of record.

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, prior 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 October 12th, 2020. (at Subdivision Review)

Stacey Stevens
President Stacey Stevens

Ronald S. London
Attest Executive Director Ronald S. London

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

Ronald S. London
Executive Director Ronald S. London

11/5/2020
Plat Release Date:

MIN-2020-022
APC Docket No.



Affirmation Statement

In accordance with IC 36-2-7-5-5(a), I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law.

Kevin J. Hennessy
Kevin J. Hennessy, PLS 20200026

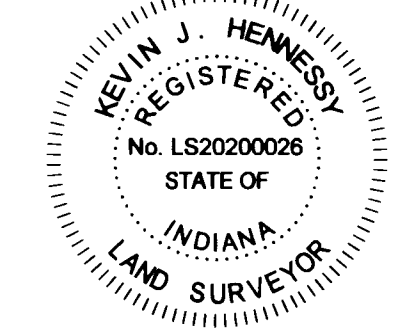
Surveyor's Certificate

I, Kevin J. Hennessy, 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 October 2nd, 2020 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 12th day of October, 2020

Kevin J. Hennessy

Kevin J. Hennessy, PLS
Indiana Registration Number LS20200026
Hennessy Surveying, Inc.
6085 South 50 West
Fort Branch, IN 47648



Sheet Number:
1
of 2

Project:
BIPPUS 1 LOT MINOR SUBDIVISION
All of Lot 6 in Tibarand Acres No. 2 Subdivision
and a Part of the Southwest Quarter of the Southeast Quarter
all in Section 7, Township 5 South, Range 11 West,
Scott Civil Township, Vanderburgh County, Indiana

Client:
R. Bippus

Scale: 24" x 36" PLOT
1" = 100'

Drawn By: ATW Date: 10-12-2020
Job No. 2020-030 File Name: 20-030.dwg

This instrument is prepared by: Kevin J. Hennessy

6085 South 50 West
Fort Branch, IN 47648
Phone: (812) 753-5944
Fax: (812) 753-4559
E-Mail: Hsurvey@att-co.net

HENNESSY SURVEYING