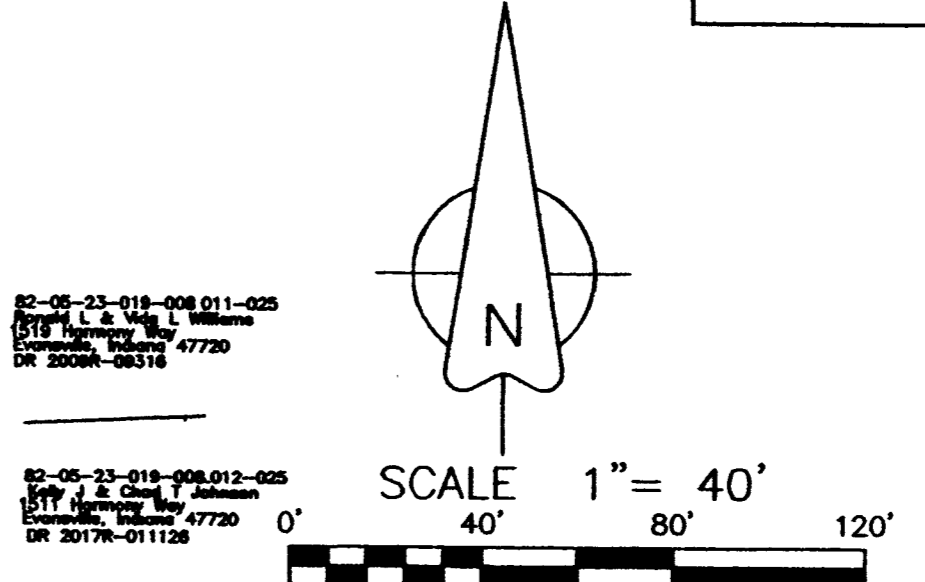
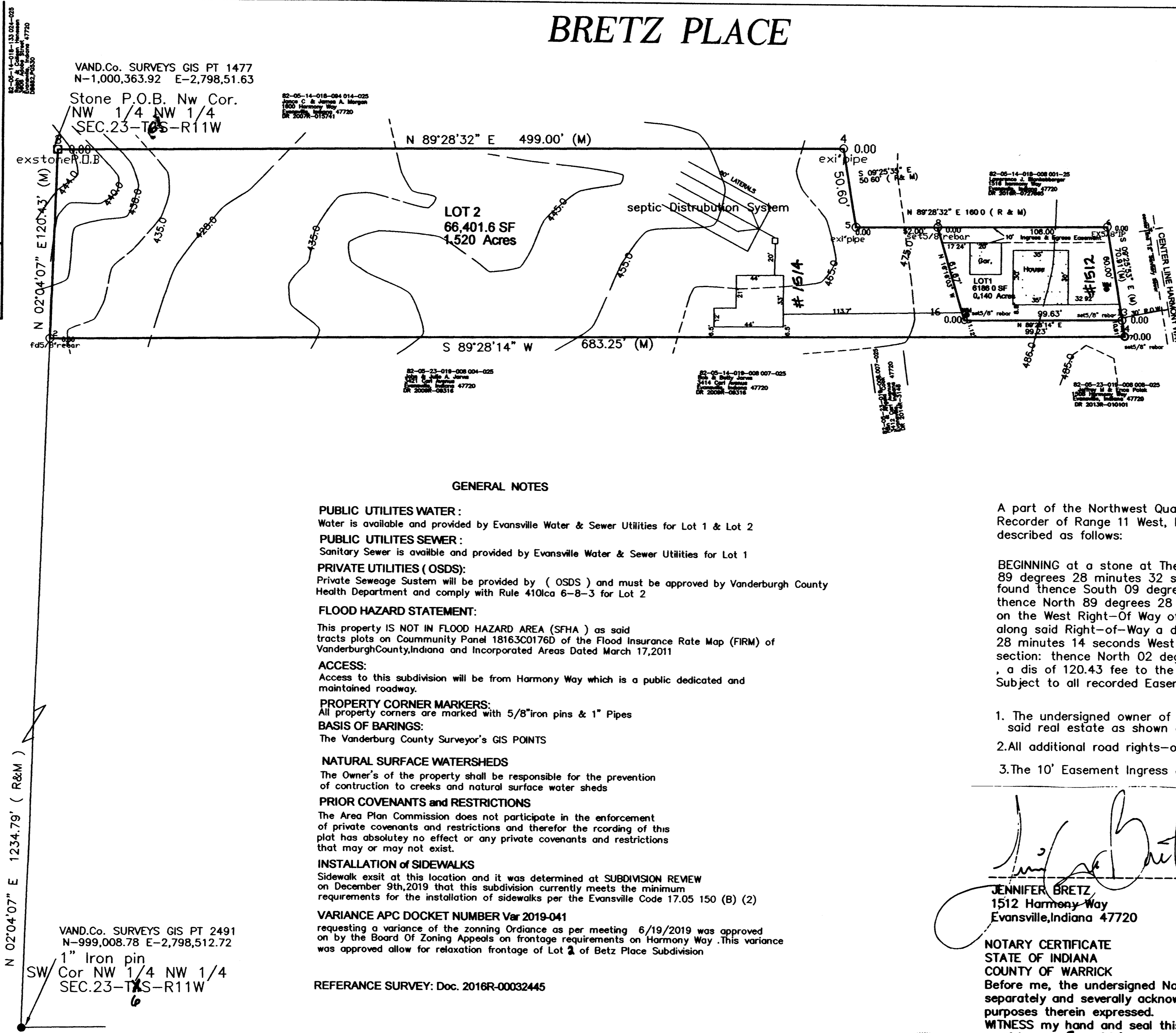
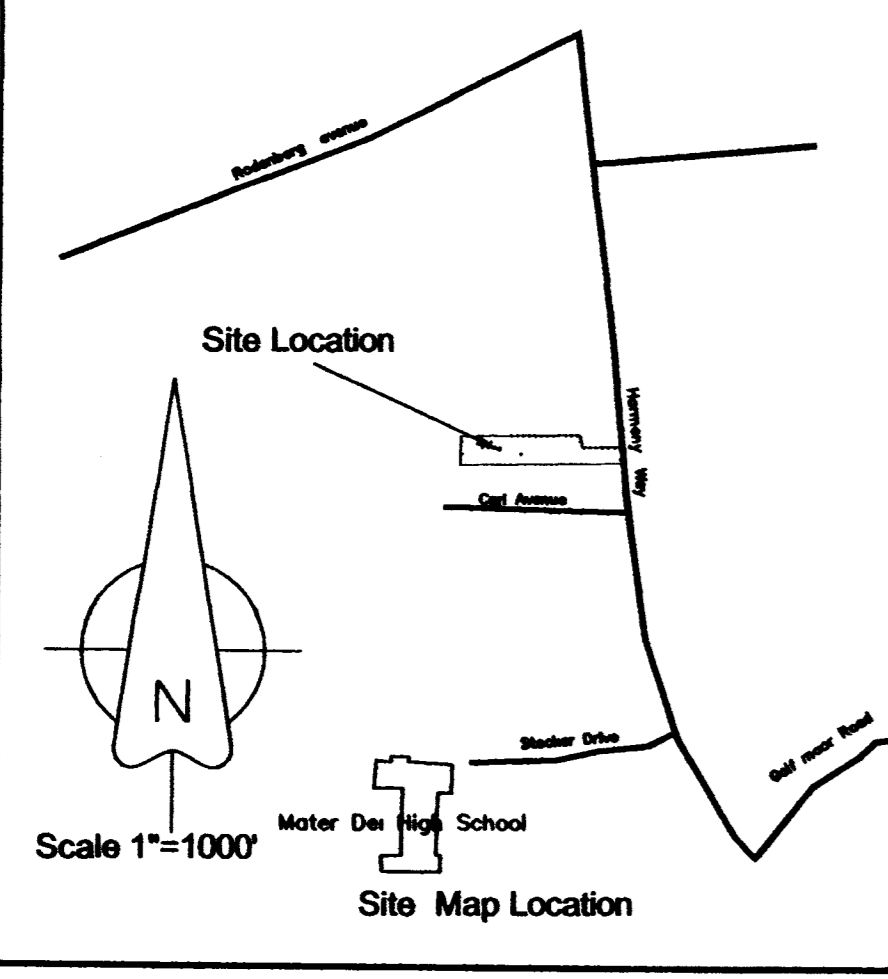


BRETZ PLACE

VAND.Co. SURVEYS GIS PT 1477
 N=1,000,363.92 E=-2,798,51.63
 Stone P.O.B. Nw Cor.
 NW 1/4 NW 1/4
 SEC.23-T6S-R11W

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 6/9/2020 DATE
 BRAM CIRTH AUKTOR
 1580 No.

RECEIVED FOR RECORD
 DATE 4/9/2020 9:29 AM
 PLAT BOOK: V
 PAGE 056
 INSTR 2020R00013293
 DEBBIE STUCHI RECORDER
 VANDERBURGH COUNTY



GENERAL NOTES

PUBLIC UTILITIES WATER:
 Water is available and provided by Evansville Water & Sewer Utilities for Lot 1 & Lot 2

PUBLIC UTILITIES SEWER:
 Sanitary Sewer is available and provided by Evansville Water & Sewer Utilities for Lot 1

PRIVATE UTILITIES (OSDS):
 Private Sewage System will be provided by (OSDS) and must be approved by Vanderburgh County Health Department and comply with Rule 410Ica 6-8-3 for Lot 2

FLOOD HAZARD STATEMENT:
 This property IS NOT IN FLOOD HAZARD AREA (SFHA) as said tracts plots on Community Panel 18163C0176D of the Flood Insurance Rate Map (FIRM) of Vanderburgh County, Indiana and Incorporated Areas Dated March 17,2011

ACCESS:
 Access to this subdivision will be from Harmony Way which is a public dedicated and maintained roadway.

PROPERTY CORNER MARKERS:
 All property corners are marked with 5/8" iron pins & 1" Pipes

BASIS OF BARINGS:
 The Vanderburgh County Surveyor's GIS POINTS

NATURAL SURFACE WATERSHEDS
 The Owner's of the property shall be responsible for the prevention of contruction to creeks and natural surface water sheds

PRIOR COVENANTS and RESTRICTIONS
 The Area Plan Commission does not participate in the enforcement of private covenants and restrictions and therefor the rcoording of this plat has absolutely no effect or any private covenants and restrictions that may or may not exist.

INSTALLATION of SIDEWALKS
 Sidewalk exist at this location and it was determined at SUBDIVISION REVIEW on December 9th,2019 that this subdivision currently meets the minimum requirements for the installation of sidewalks per the Evansville Code 17.05 150 (B) (2)

VARIANCE APC DOCKET NUMBER Var 2019-041
 requesting a variance of the zoning Ordinance as per meeting 6/19/2019 was approved on by the Board Of Zoning Appeals on frontage requirements on Harmony Way. This variance was approved allow for relaxation frontage of Lot 2 of Betz Place Subdivision

REFERENCE SURVEY: Doc. 2016R-00032445

LEGAL DESCRIPTION

A part of the Northwest Quarter of the Northwest Quarter of Section 23, Township 6 South, Recorder of Range 11 West, Perry Township, Vanderburgh County, Indiana, more particularly described as follows:

BEGINNING at a stone at The Northwest Corner of said quarter quarter section: thence North 89 degrees 28 minutes 32 seconds East, along the North line thereof, 499.0 feet to a 1" pipe, found thence South 09 degrees 25 minutes 23 seconds East a dis 50.6 feet to a 1" pipe found: thence North 89 degrees 28 minutes 32 seconds East a dis 160.0 feet to a 5/8" iron pin on on the West Right-Of Way of Harmony way; thence South 09 degrees 25 minutes 53 seconds East along said Right-of-Way a dis 70.91 feet to a 5/8" iron pin found; thence South 89 degrees 28 minutes 14 seconds West a dis 683.25 feet to iron found on West line of said quarter quarter section: thence North 02 degree 04 minutes 07 seconds East along the West line there of , a dis of 120.43 feet to the POINT OF BEGINNING and containing 72,587.6 square feet, more or less Subject to all recorded Easements and Right-of Way.

OWNER'S CERTIFICATE

- The undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designated the same as BRETZ PLACE, as minor subdivision
- All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use
- The 10' Easement Ingress & Egress is dedicated for the use of Lot 2

Jennifer Bretz
 JENNIFER BRETZ
 1512 Harmony Way
 Evansville, Indiana 47720

NOTARY CERTIFICATE

STATE OF INDIANA
 COUNTY OF WARRICK
 Before me, the undersigned Notary Public, in and for the County and State, personally appeared Jennifer Bretz, and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary art and deed, for the purposes therein expressed.
 WITNESS my hand and seal this 25th day of April 2020.
William Y. Bivins
 Signature Notary Public my commission expires 07/01/2022 county of Residence Warrick
 Printed Name



SURVEYOR'S CERTIFICATE

William Y. Bivins, hereby certify that I am a Land surveyor, licensed in compliance with the laws of State of Indiana, and further that this plat correctly represents a survey completed by me on November 25th 2019 and thall monuments correctly shown exist at locations noted
 Witness my hand and seal this 25th day of April, 2020
William Y. Bivins
 Date: 04/25/2020
 William Y. Bivins, PLS
 Indiana License Number PS89910003
 10579 Oak Grove Road
 Newburgh, Ind. 47630
 812-457-1031



AFFIRMATION STATEMENT:

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number from this document, unless required by law
 William Y. Bivins, 10579 Oak Grove Road, Newburgh, IN 47630
William Y. Bivins
 William Y. Bivins, PLS Date: 04/25/2020

AREA PLAN COMMISSION CERTIFICATE

CERTIFICATE OF APPROVAL
 Under the authority provided by 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 Plat Approval by the AREA PLAN COMMISSION of Evansville and Vanderburgh County at a meeting held on 12-9-2019 2019 at SUBDIVISION REVIEW

Stacey Stevens
 President STACEY STEVENS
Ronald S. London
 Attest Executive Director Ronald S. London



PLAT RELEASE FOR APC DOCKRT NO: MIN-2019-024
 The Secondary Plat complies with the Ordinance and is released for recording
Ronald S. London
 Attest Exective Director Ronald S. London

Plat Release Date: 6-9-2020

Coordinates File

List Points Report
 File> G:\Bretz Place\Bretz place281-9-20.crd
 Job Description
 Job Number> 0.0 Job Date> 2020.0119
 04/15/2020 17:01

| PointNo. | Northing(Y) | Eastng(X) | Elev(Z) | Description |
|----------|-------------|-------------|---------|--------------------|
| 1 | 999008.780 | 2798512.720 | 0.000 | swcor/nwsec32-6-11 |
| 2 | 1000242.765 | 2798557.291 | 0.000 | 105/8"rebar |
| 3 | 1000362.917 | 2798561.631 | 0.000 | exstionP.O.B |
| 4 | 1000367.484 | 2799060.610 | 0.000 | exi pipe |
| 5 | 1000317.568 | 2799068.897 | 0.000 | exi pipe |
| 6 | 1000319.032 | 2799228.891 | 0.000 | ex5/8"ip |
| 7 | 1000249.081 | 2799240.511 | 0.000 | ex5/8"ip |
| 8 | 1000318.044 | 2799120.895 | 0.000 | sets/8"rebar |
| 9 | 1000260.119 | 2799137.798 | 0.000 | sets/8"rebar |
| 10 | 1000258.189 | 2799037.072 | 0.000 | sets/8"rebar |
| 11 | 1000260.119 | 2799137.798 | 0.000 | sets/8"rebar |
| 12 | 1000261.050 | 2799238.524 | 0.000 | sets/8"rebar |
| 13 | 1000258.843 | 2799238.723 | 0.000 | sets/8"rebar |
| 14 | 1000248.081 | 2799240.511 | 0.000 | sets/8"rebar |
| 16 | 1000258.843 | 2799138.170 | 0.000 | sets/8"rebar |

Min X: 2798512.720 Max X: 2799240.511
 Min Y: 999008.780 Max Y: 1000367.484
 Min Z: 0.000 Max Z: 0.000
 Number of points listed> 16