

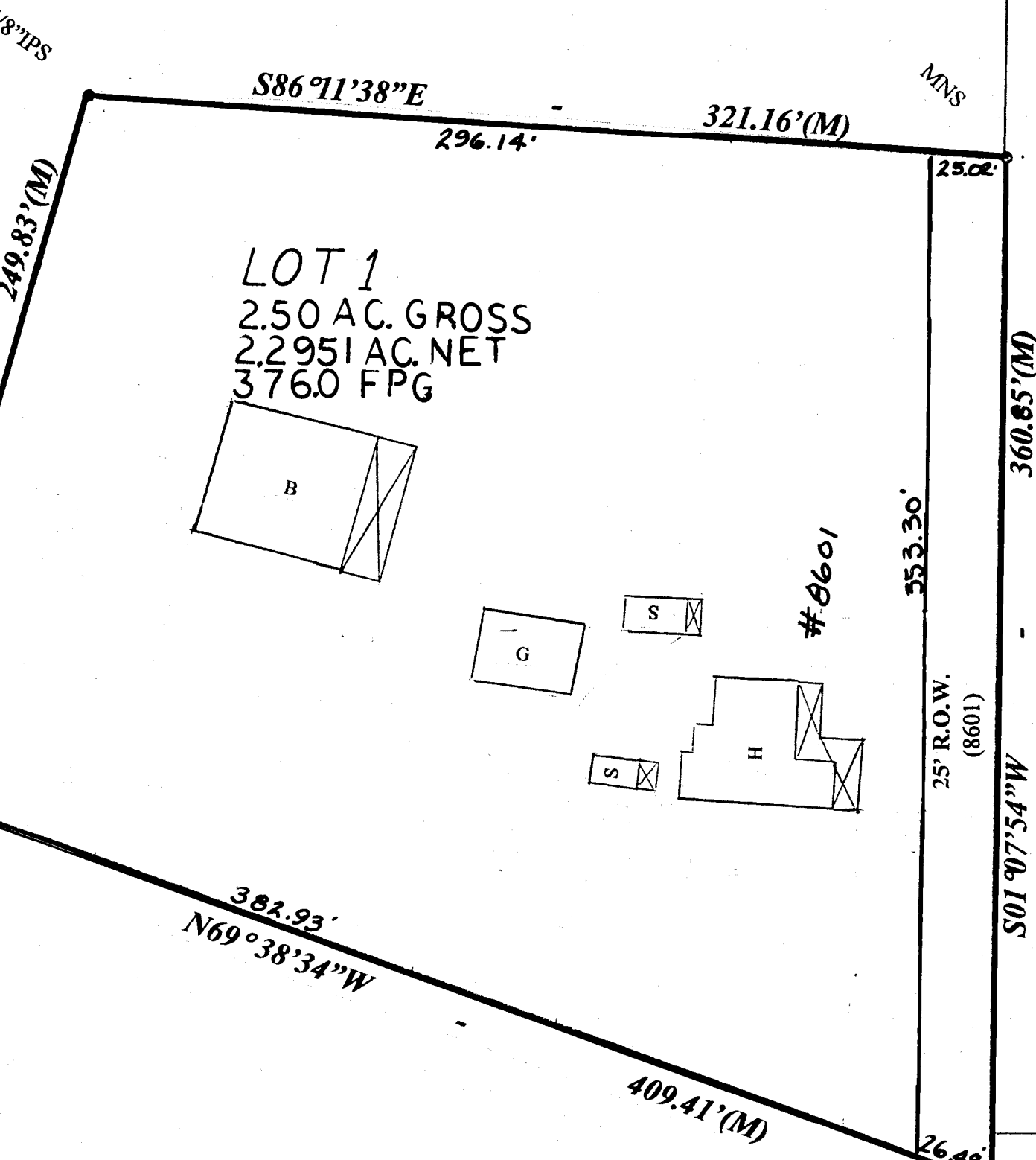
# CLETA S I

DUTY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER 9-23-13 (DATE) JOE GRIES AUDITOR 5811 (AUDITOR NUMBER)	<b>RECEIVED FOR RECORD</b> DATE 9-23-13 11:36 AM PLAT BOOK T PAGE 95 INSTR# 2013-00025861 Z TULEY RECORDER VANDERBURGH COUNTY
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82-08-20-010-024-009-32  
 Janet D. Shepherd  
 4514 Deery Road  
 Evansville, IN 47720  
 DF13, Card 9674

81-08-29-010-040-004-032  
 Walter Hahn Farms, Inc.  
 7540 Hahn Lane  
 Evansville, IN 47712-9324

82-08-29-010-040-001-32  
 Cleta D. Gartner  
 8601 Seminary Road  
 Evansville, IN 47712  
 10/31/2000



OHIO RIVER

82-08-29-010-040-002-032  
 Cleta D. Gartner  
 8601 Seminary Road  
 Evansville, IN 47712  
 10/31/2000

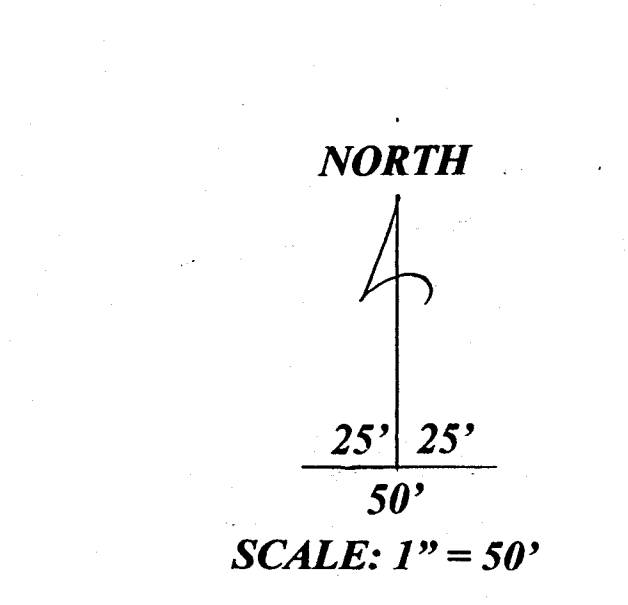
82-08-29-010-040-032-032  
 82-08-29-010-040-033-032  
 Nick A. & Christi A. Atherton  
 6919 Gartner Lane  
 Evansville, IN 47712  
 2004R-15213

82-08-29-010-040-037-032  
 Nick A. & Christi A. Atherton  
 6919 Gartner Lane  
 Evansville, IN 47712  
 2004R-15213

CENTERLINE GARTNER LANE

82-08-20-010-024-007-032  
 Walter Hahn Farms, Inc.  
 7540 Hahn Lane  
 Evansville, IN 47712-9324

P.O.C.  
 1/4 IPF - 0' Below Ground  
 SE Corner  
 NE 1/4 NE 1/4  
 Fractional Sec. 29  
 T-7-S;R-11-W

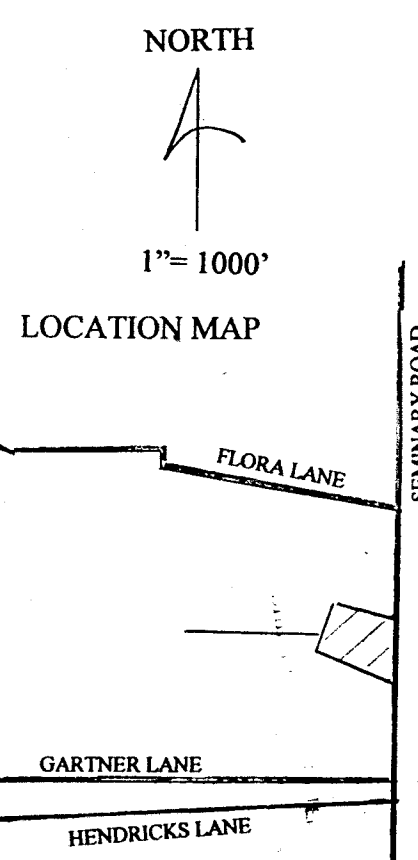


- LEGEND**
- Measured (M)
  - Iron Pin Set IPS
  - Mag-nail Set MNS
  - Right-of-Way R.O.W.
  - Address (8601)
  - Contour (365)
  - Existing: House H
  - Barn B
  - Garage G
  - Shed S
  - Point of Beginning P.O.B.
  - Point of Commencing P.O.C.
  - Flood Protection Grade FPG

82-08-28-010-87-004-032  
 June Nau, et al  
 3619 Kensington Avenue  
 Evansville, IN 47712  
 DF15, Card 2330

Flood Plain Data (Continued):  
 Special Measures: Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installed sump pumps, yard slopes in excess of code minimums, etc.

82-08-28-010-038-001-032  
 Keith Cummings, Trustee, et al  
 8001 Schmuck Road  
 Evansville, IN 47712  
 2008R-10822



**BOUNDARY DESCRIPTION**

Part of the Northeast Quarter of the Northeast Quarter of Fractional Section 29, Township 7 South, Range 11 West, Union Township, Vanderburgh County, Indiana, more particularly described as follows:

COMMENCING at an 5/8" iron pin found at the Southeast Corner of said Quarter Quarter Section; thence North 01° 07' 54" East, along the East line thereof, 525.00 feet to the POINT OF BEGINNING; thence North 69° 38' 34" West - 409.41 feet to a 5/8" iron pin with Bivins Cap, set; thence North 16° 23' 33" East - 249.83 feet to a 5/8" iron pin with Bivins Cap, set; thence South 86° 11' 38" East - 321.16 feet to the East line of said Quarter Quarter Section; thence South 01° 07' 54" West, along said East line, 360.85 feet to the POINT OF BEGINNING and containing 2.50 acres, more or less.

SUBJECT TO a 25 foot Right-of-Way for Seminary Road off the East side thereof and all recorded Easements and Rights-of-Way.

**GENERAL NOTES:**

- Utilities: Water - Private Well
- Electric - Vectren

OSDS - Private on-site disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 41-01-AC 6.8.3. The Vanderburgh County Health Department (VCHD) shall not endorse any new building lot or subdivision utilizing OSDS located for sites below the regulated flood elevation (RFE) for which there is a one percent (1%) probability of equalling or exceeding that level in any given year. Nor will the VCHD issue any permit for an OSDS serving new construction in a flood prone area.

This property lies within the limits of the 100 year Flood Zone "AE" as plotted by scale on the Flood Insurance Rate Map for Vanderburgh County, Indiana. Community Panel Number 18163075D Dated March 17, 2011. The Base Flood Elevation is 374.0 feet above mean Sea Level NAVD 1988 and the Flood Protection Grade is 376.0 feet above mean Sea Level NAVD 1988.

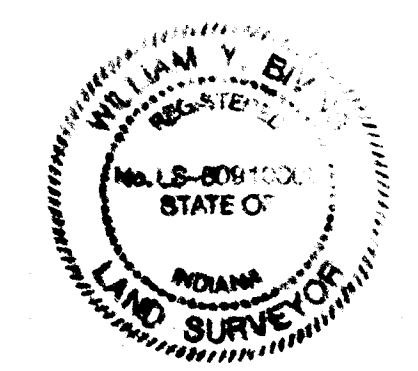
Property Corners Markers:  
 All property corners are marked with 5/8" iron pins with Bivins Caps, unless noted.

Erosion Control:  
 Temporary Erosion Control Statement: Indicate that slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top or wheat within 45 days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fences, straw bales and/or erosion blankets in place within 5 days of disturbance of soil which must remain in place until final grading and seeding.

**SURVEYOR'S CERTIFICATE**

I, William Y. Bivins, hereby certify that I am a Professional 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 all locations noted.

WITNESS my hand and seal this 7<sup>th</sup> day of August, 2012.  
 [Signature]  
 William Y. Bivins, P.E.-LS  
 Indiana Registration No. LS80910003  
 ACCU SURVEYING AND ENGINEERING, LLC  
 10579 Oak Grove Road  
 Newburgh, IN 47630



**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.

[Signature]  
 William Y. Bivins, P.E.-LS  
 10579 Oak Grove Road  
 Newburgh, IN 47630

**OWNER'S CERTIFICATE:**

We, the undersigned owners of the real estate shown and described hereon, lay-off, plat and subdivide said real estate and designate it as "CLETA S I".

[Signature]  
 Cleta D. Gartner  
 8601 Seminary Road  
 Evansville, IN 47712

**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 the above signed owner of the real estate shown and described hereon and acknowledge the execution of plat to be their voluntary act and deed

WITNESS MY HAND AND SEAL:  
 [Signature]  
 August 5, 2012 Elyata Jean Bivins

MY COMMISSION EXPIRES: September 10, 2014  
 MY COUNTY OF RESIDENCE IS: Warrick



**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 of November 9, 2011 at Subdivision Review

[Signature]  
 President

[Signature]  
 Attest - Executive Director

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED BY RECORDING.  
 [Signature]  
 Sept. 23, 2013  
 Plat Release Date



**T-95**