

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 7/10/2019
 PLAT BOOK 016
 PAGE 2892
 INSTR# 2019R00014700
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

CORR-WOOD REPLAT

A RE-PLAT OF LOT 1 IN CORR-WOOD MINOR SUBDIVISION RECORDED IN PLAT BOOK P, PAGE 199 AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, T 5 S, R 10 W

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **Corr-Wood Replat**, a minor subdivision.

All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

B. M.
 Leakmaster, Incorporated, an Indiana Limited Liability Company
 Barry Money, President
 10441 Hedden Road
 Evansville, IN 47725

NOTARY CERTIFICATE

State of INDIANA)
 County of VANDERBURGH) ss: **SCOTT D. BUEDL**
 Seal
 My Commission Expires SEP 26 2023
 Before me, the undersigned, a Notary Public in and for the State of Indiana, personally appeared the said Owner, Barry Money, president of Leakmaster, Incorporated, an Indiana Limited Liability Company, who acknowledged the execution of the foregoing plat with the limitations and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.
 Witness my hand and seal this 10th day of July, 2019.
9-26-2023 *SE*
 My Commission expires: Notary Public
 Notary Resides in VANDERBURGH County, Indiana
 Typed or printed name Scott D. Buedel

GENERAL NOTES

- Public Utilities - WATER:** Water is available and is provided by the Evansville Water & Sewer Utility
- Public Utilities - SEWER:** Sewer is available and is provided by the Evansville Water & Sewer Utility
- Access:** Lot 1 shall have access to Hedden Road
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18165C0109D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone (Zone AE).
- Monuments:** Monuments either exist or have been set as noted. Monuments set are 5/8 inch rebar with plastic cap stamped "Cash Waggoner & Associates #0096"
- Sidewalks:** APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number WAW-2019-032 requesting to waive the installation of sidewalks as per County Code 16.12.020(B)(2), was APPROVED at SUBDIVISION REVIEW on July 8, 2019.
- Natural Surface Watercourse:** The owner shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.
- 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 replat has absolutely no effect on any private covenants and restrictions that may or may not exist.
- Survey:** The boundary of the subject property is based on a retracement boundary survey prepared by Cash Waggoner & Associates, P.C., dated July 9, 2019 and recorded in Document Number 2019R00018908.

AREA PLAN COMMISSION CERTIFICATE

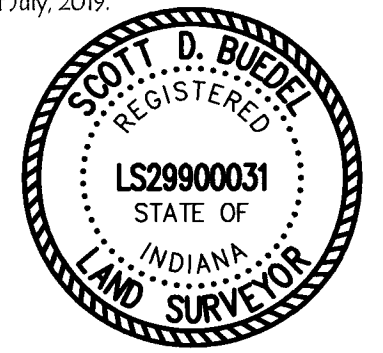
Under the authority provided by the Acts of 1981, Public Law #209, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on July 8, 2019 (at subdivision review)



President: STACEY STEVENS
 Attest Executive Director: RONALD S. LONDON
 PLAT RELEASE FOR APC DOCKET NO.: MIN-2019-033
 The secondary plat complies with the Ordinance and is released for recording.
7/10/2019
 Executive Director: RONALD S. LONDON
 Plat Release Date

SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.
 Witness my hand and seal this 9th day of July, 2019.
SE
 Scott D. Buedel, PLS
 Indiana Registration Number 29900031
 Cash Waggoner & Associates, PC
 414 Citadel Circle, Suite B
 Evansville, IN 47715

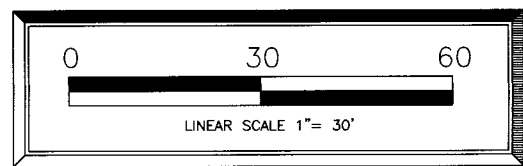


BOUNDARY DESCRIPTION

All of Lot 1 in Corr-Wood Minor Subdivision, as per plat thereof, recorded in Plat Book P, page 199 in the Office of the Recorder of Vanderburgh County, Indiana and also part of the Southeast Quarter of the Northwest Quarter of Section 23, Township 5 South, Range 10 West in Vanderburgh County, Indiana and being more particularly described as follows:
 Commencing at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 23, thence along the east line of said Quarter Quarter Section, South 00 degrees 30 minutes 30 seconds East 523.62 feet to a point located North 00 degrees 30 minutes 30 seconds West 190.84 feet from the northeast corner of Lot 9 in the Replat of Lots 5, 6, 7, 8 & 9 in Airport Industrial Park as recorded in Plat Book N, page 157 in the Office of said Recorder; thence North 85 degrees 07 minutes 56 seconds West 37.94 feet to the point of beginning; thence South 06 degrees 56 minutes 59 seconds West 159.58 feet; thence North 85 degrees 25 minutes 37 seconds West 25.51 feet; thence North 81 degrees 07 minutes 41 seconds West 39.64 feet to the southeast corner of said Lot 1 in Corr-Wood Minor Subdivision; thence along the south line of said Lot 1, North 81 degrees 07 minutes 41 seconds West 167.68 feet to the southwest corner thereof; thence along the west line of said Lot 1, North 10 degrees 45 minutes 08 seconds East 152.81 feet to the northwest corner thereof; thence along the north line of said Lot 1, South 85 degrees 07 minutes 56 seconds East 157.45 feet to the northeast corner thereof; thence continue South 85 degrees 07 minutes 56 seconds East 65.12 feet to the point of beginning and containing a gross area of 0.818 Acres, more or less.
 Together with an easement for the purpose of ingress and egress as described in the deed to Leakmaster, Incorporated, recorded in Document 2012R00014255 in the Office of the Recorder of Vanderburgh County, Indiana.
 Subject to all easements granted on the plat of Corr-Wood Minor Subdivision, as per plat thereof, recorded in Plat Book P, page 199 in the Office of the Recorder of Vanderburgh County, Indiana.
 Also, subject to a 10-foot Electric Easement in favor of Southern Indiana Gas and Electric Company and recorded in Deed Drawer 5, card 1854 in the Office of the Recorder of Vanderburgh County, Indiana.
 Also, subject to a 16-foot Gas and Electric Easement in favor of Southern Indiana Gas and Electric Company and recorded in Deed Drawer 15, card 5540 in the Office of the Recorder of Vanderburgh County, Indiana.
 Subject to all easements and rights-of-ways of record.

LEGEND

- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P.U.E. Public Utility Easement
- (R) Record Dimension
- (C) Calculated Dimension
- (M) Measured Dimension



AFFIRMATION STATEMENT

I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO READ EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

SIGNATURE: *SE*
 PRINTED NAME: Scott D. Buedel

CASH WAGGNER & ASSOCIATES, PC
 CONSULTING ENGINEERS - LAND SURVEYORS

414 CITADEL CIRCLE SUITE B
 EVANSVILLE, IN 47715
 PH: 812.401.5561

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 JASPER, IN 47546
 PH: 812.634.5015