

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 3/11/2019  
 BRIAN GERTH AUDITOR  
 868  
 RECEIVED FOR RECORD  
 DATE 3/11/2019 3:02 PM  
 PLAT BOOK U  
 PAGE 195  
 INSTR# 2019R00004489  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY

# DEIG FAMILY GROVE

## OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Deig Family Grove** a Minor Subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "Ingress & Egress Easement", are hereby reserved to construct, maintain, repair, relocate, enlarge or rebuild a driveway or a portion of a driveway, including all associated drainage facilities, that are necessary to provide access to Lot 1 and Lot 2.

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

**Owner & Subdivider**  
 Steven K. Deig  
 7520 Marx Road  
 Evansville, IN 47720  
 Date: 3/8/2019

Cynthia A. Deig  
 7520 Marx Road  
 Evansville, IN 47720  
 Date: 3/8/2019

## NOTARY CERTIFICATE

State of INDIANA  
 County of VANDERBURGH

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Steven K. Deig who 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 8<sup>th</sup> day of MARCH, 2019.

JULY 21, 2024  
 My Commission expires: Trish Solbrig  
 Notary Public

Notary Resides in Perry  
 County, Indiana  
TRISH SOLBRIG  
 Typist or printed name

## NOTARY CERTIFICATE

State of INDIANA  
 County of VANDERBURGH

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Cynthia A. Deig who 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 8<sup>th</sup> day of MARCH, 2019.

JULY 21, 2024  
 My Commission expires: Trish Solbrig  
 Notary Public

Notary Resides in Perry  
 County, Indiana  
TRISH SOLBRIG  
 Typist or printed name

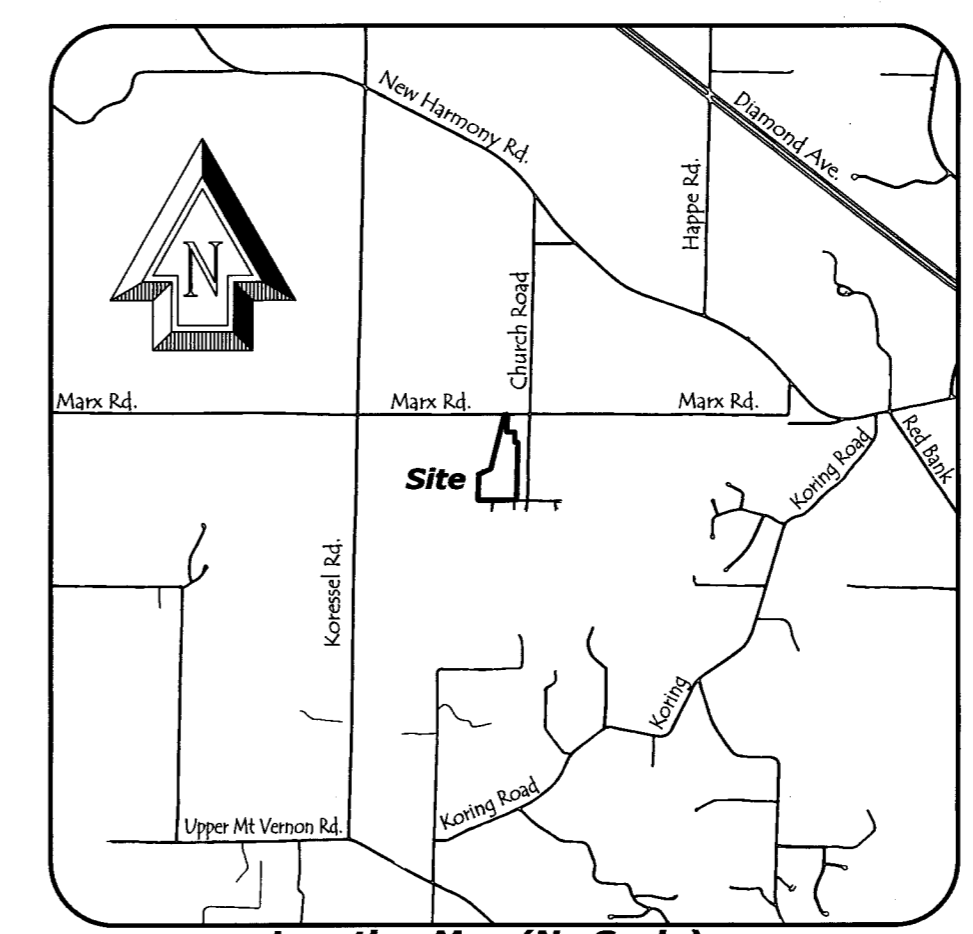
## AREA PLAN COMMISSION CERTIFICATE

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 February 4, 2019 (at Subdivision Review).

President: STACEY STEVENS  
 Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO. MIN-2019-010  
 The Secondary plat complies with the Ordinance

and is released for recording.  
 Executive Director: RONALD S. LONDON  
 3/11/2019  
 Plat Release Date



## GENERAL NOTES

**Public Utilities - WATER:**  
 Water is not available by a Public Utility.

**Public Utilities - SEWER:**  
 Sanitary Sewer is not available by a Public Utility.

**Private Utilities - Water:**  
 Water will be provided by a private on-site water well system and must be approved and permitted by the State Board of Health.

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

**Access:**  
 Lots 1 and 2 shall share access to Marx Road through the existing private drive Ingress and Egress Easement, only.

**Flood:**  
 According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana Map Number 18165CO095 D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone (AE).

**Natural Surface Watercourse:**  
 The owner(s) shall be responsible for the prevention of obstructions to creeks and natural surface watercourses.

**Monuments:**  
 Monuments exist as noted at all exterior boundary corners and all interior will be a set 5/8" Rebar with plastic cap stamped "Cash Waggoner & Associates #0096"

**Variance:**  
 VARIANCE. APC Docket Number VAR-2018-105 requesting a variance of the Zoning Ordinance, as per 17.38.010 Table A, was APPROVED by the Board of Zoning Appeals on December 20, 2018. This variance was to allow for the relaxation of the minimum frontage requirement.

**Sidewalks:**  
 Application for Modification/Waiver of Subdivision Standards. APC Docket Number WAV-2019-010 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (C)(2), was approved at Subdivision Review on February 4, 2019.

## BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Southwest Quarter of Section 8, Township 6 South, Range 11 West in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of said Quarter Quarter Section; thence along the south line of said Quarter Quarter Section, North 89 degrees 38 minutes 39 seconds East 550.00 feet to the point of beginning; thence parallel with the west line of said Quarter Quarter Section, North 01 Degree 18 Minutes 16 Seconds East 394.00 feet; thence North 68 Degrees 00 Minutes 44 Seconds East 199.94 feet; thence North 14 Degrees 05 Minutes 05 Seconds East 860.90 feet to a point on the north line of said Quarter Quarter Section; thence along the north line of said Quarter Quarter Section, North 89 Degrees 49 Minutes 57 Seconds East 40.00 feet to a point located South 89 Degrees 49 Minutes 57 Seconds West 345.00 feet from the Northeast Corner of said Quarter Quarter Section; thence parallel with the east line of said Quarter Quarter Section, South 01 Degree 27 Minutes 36 Seconds West 270.00 feet; thence parallel with the north line of said Quarter Quarter Section, North 89 Degrees 49 Minutes 52 Seconds East 122.52 feet; thence parallel with the east line of said Quarter Quarter Section, South 01 Degree 27 Minutes 36 Seconds West 160.00 feet; thence parallel with the north line of said Quarter Quarter Section, North 89 Degrees 49 Minutes 52 Seconds East 50.00 feet; thence parallel with the east line of said Quarter Quarter Section, South 01 Degree 27 Minutes 36 Seconds West 870.63 feet to a point on the south line of said Quarter Quarter Section; thence along the south line of said Quarter Quarter Section, South 89 Degrees 38 Minutes 39 Seconds West 585.44 feet to the point of beginning and containing a gross area of 10.767 Acres, more or less.

Subject to the existing right-of-way for Marx Road.

Also, subject to a 10-foot Electric Distribution Line Easement in favor of Southern Indiana Gas and Electric Company in Deed, Drawer 4, card 6152 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 100-foot Pipe Line Right-of-Way in favor of Southern Indiana Gas and Electric Company in Deed Book 347, page 71 in the Office of the Recorder of Vanderburgh County, Indiana.

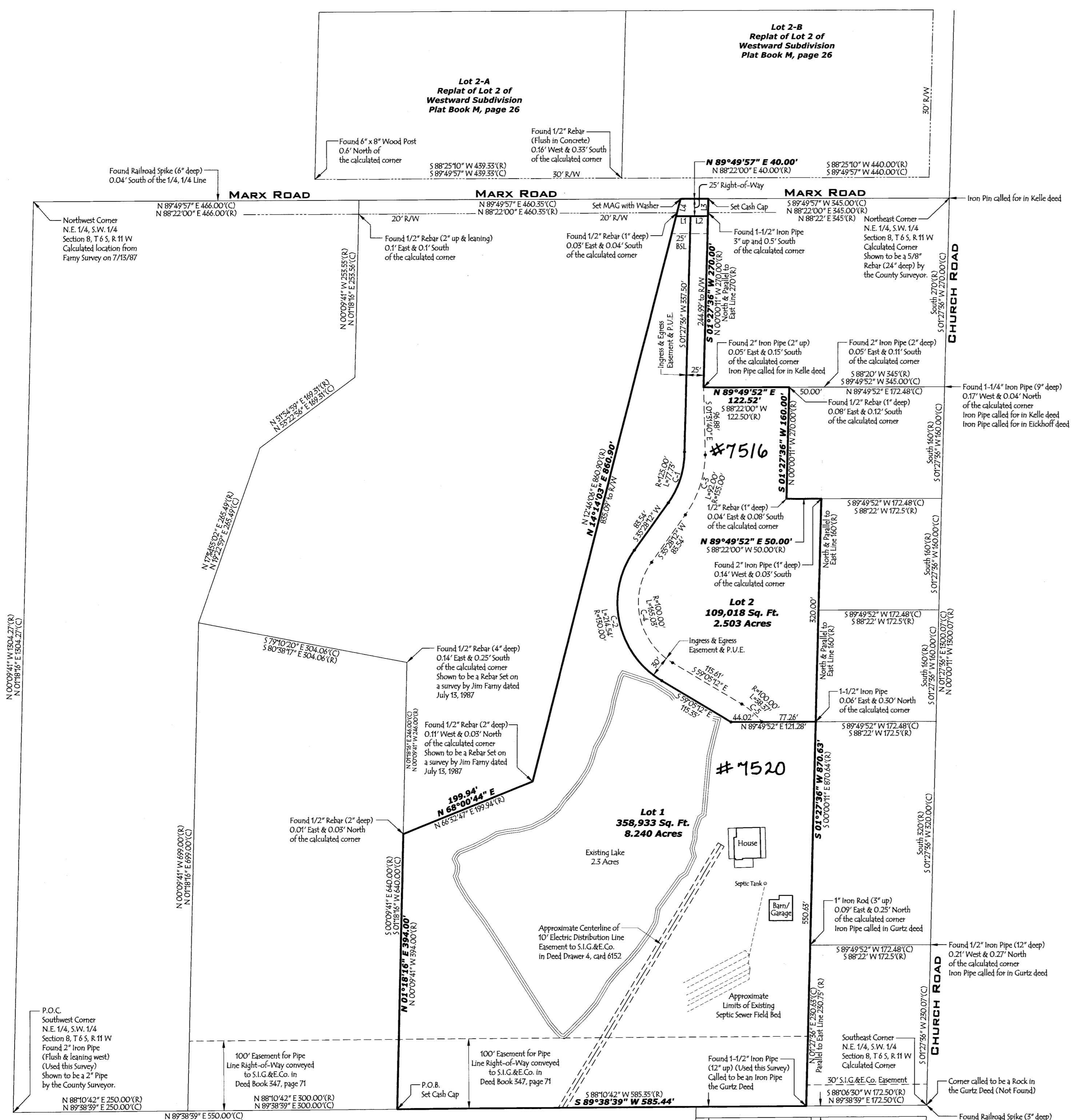
Also, subject to all other easements and rights-of-ways of record.

## 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 5th day of March, 2019

Scott D. Buedel, PLS  
 Indiana Registration Number 29900031  
 Cash Waggoner & Associates, PC  
 414 Citadel Circle, Suite B  
 Evansville, IN 47715



## LEGEND

(R) Record Dimension  
 (M) Measured Dimension  
 (C) Calculated Dimension  
 P.O.C. Point of Commencing  
 P.O.B. Point of Beginning  
 BSL Building Setback Line

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 89°49'57" E	20.70'
L2	N 89°49'57" E	25.01'
L3	N 01°27'36" E	25.01'
L4	N 14°14'05" E	25.81'

**CURVE TABLE**

NUMBER	C-1	C-2	C-3	C-4	C-5
DELTA ANGLE	35°57'42"	94°53'25"	34°00'26"	94°53'25"	21°59'08"
CHORD DISTANCE	517°39'21" W	511°48'30" E	518°27'59" W	511°48'30" E	548°05'38" E
TANGENT	40.17	140.77	47.40	108.29	19.45
RADIUS	125.00	150.00	155.00	100.00	100.00
ARC LENGTH	77.75	214.54	92.00	165.03	38.57
CHORD LENGTH	76.48	191.01	90.65	146.95	38.14

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

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

**CASH WAGGNER & ASSOCIATES, PC**  
 CONSULTING ENGINEERS - LAND SURVEYORS  
 WWW.CASHWAGGNER.COM

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

402 E. 13TH STREET  
 JASPER, IN 47546  
 PH: 812.634.5015

