

# GILMORE-HUSSMANN

## T-120

APCN 32-M5-2012

Cross References:  
 2014R00002449 Warranty Deed  
 2014R00002451 Quit Claim Deed  
 2014R00002452 Quit Claim Deed  
 2014R00002454 Quit Claim Deed

ID: 82-03-21-003-025.005-022  
 STUMP, NANETTE HANDEL  
 TRUSTEE, REVOCABLE TRUST  
 4925 ORCHARD RD.  
 EVANSVILLE, IN 47720

GARY E. & DIANA K. GILMORE  
 VOL. 571, PG. 69  
 REMAINDER  
 5.827 AC.±

ID: 82-03-22-003-288.001-022  
 BORMAN, RANDALL L. &  
 KELLEY R.  
 5005 ORCHARD RD.  
 EVANSVILLE, IN 47720  
 PARCEL AREA  
 6.298 AC.±

ID: 82-03-22-003-026.025-022  
 MOSSBERGER, MELVIN D. &  
 JUDITH K.  
 4942 ORCHARD RD.  
 EVANSVILLE, IN 47720

ID: 82-03-22-003-026.016-022  
 BROWN, BETTY & TOBY L.  
 LUSTER, JRS.  
 4944 ORCHARD RD.  
 EVANSVILLE, IN 47720

### BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section 21 and Part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 5 South, Range 11 West of the 2nd P.M., lying in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a stone at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 21; thence along the West line of said Quarter, Quarter Section, South 01°54'41" West 235.00 feet; thence South 88°44'29" East 1047.25 feet to a 5/8" rebar with LS cap 29900003 at the true point of beginning; thence

- 1st: South 88°44'29" East 248.75 feet to a 3/4" inside diameter iron pipe; thence
- 2nd: South 02°52'47" West 100.00 feet to a 3/4" inside diameter iron pipe; thence
- 3rd: South 88°52'44" East 392.60 feet to a mag nail in the centerline of Orchard Road; thence along said centerline for the following 4 (four) courses
- 4th: South 10°49'31" West 136.32 feet to a cotton gin spike; thence
- 5th: South 37°16'23" West 106.95 feet to a railroad spike; thence
- 6th: South 42°11'58" West 126.18 feet to a cotton gin spike; thence
- 7th: South 43°27'15" West 13.54 feet to a mag nail; thence
- 8th: North 88°55'36" West 485.97 feet to a 5/8" rebar with LS cap 29900003; thence
- 9th: North 01°40'30" East 193.14 feet to a 5/8" rebar with LS cap 29900003; thence
- 10th: South 88°46'02" East 21.66 feet to a 5/8" rebar with LS cap 29900003; thence
- 11th: North 01°40'30" East 233.73 feet to the true point of beginning and containing 5.00 acres more or less.

Subject To: The right-of-way for Orchard Road, lying Westerly of and coincident with courses three through seven of the above described parcel.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

01-31-2014  
 (DATE)

JOE GRIES AUDITOR  
 482  
 (AUDITOR NUMBER)

RECEIVED FOR RECORD

DATE 01-31-14  
 PLAT BOOK 7  
 PAGE 120  
 INSTR# 2014 R0000 2452

Z TULEY RECORDER  
 VANDERBURGH COUNTY

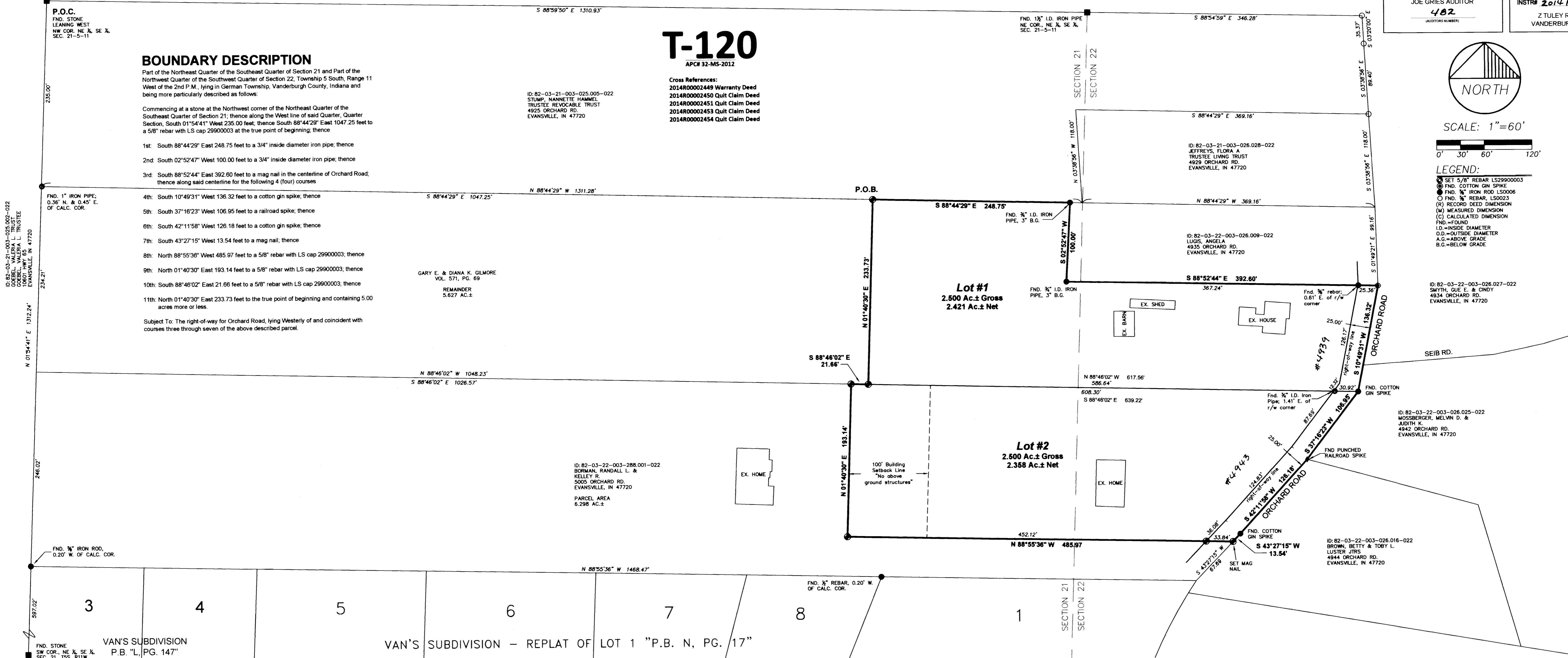


SCALE: 1"=60'

0' 30' 60' 120'

LEGEND:

- SET 5/8" REBAR LS29900003
- FND. COTTON GIN SPIKE
- FND. 3/4" IRON ROD LS0006
- FND. 3/4" REBAR, LS0023
- (R) RECORD DEED DIMENSION
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- FND.=FOUND
- I.D.=INSIDE DIAMETER
- O.D.=OUTSIDE DIAMETER
- A.G.=ABOVE GRADE
- B.G.=BELOW GRADE



### General Notes

- 1. UTILITIES:** Water is available by the German Township Water Department. Electric and Gas services are available by Vectren Energy.
- 2. OSDS Utility Statement:** Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.3.
- 3. FLOOD PLAIN DATA:** No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0085 D, Community Panel 180256 dated March 17, 2011.
- 4. TEMPORARY EROSION CONTROL (during construction):** Slopes 0% to 6% shall be mulched and seeded, 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 fence, 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. Developer is responsible for submitting an erosion control plan with the necessary state and local agencies if more than one acre of ground is to be disturbed during construction.
- 5. SITE CONDITIONS:** No obstructions shall be placed within the natural watercourse on this site.
- 6. MAILBOX STRUCTURES:** No brick or other non-breakaway mailbox structures can be placed in County Road Rights-of-way.

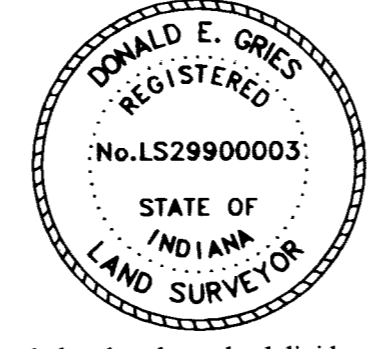
### Certificates

**SURVEYOR'S CERTIFICATE**  
 I, Donald E. Gries, 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 and that all monuments shown to exist at all locations as noted.

**AFFIRMATION STATEMENT**  
 I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Witness my hand and seal this 7<sup>TH</sup> day of Jan, 2014.

Donald E. Gries  
 Indiana Registration No. LS 29900003



**OWNER'S CERTIFICATE**  
 I, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Gilmore-Hussmann.

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

Gary E. Gilmore  
 Gary E. Gilmore (Owner Lot #1)  
 4939 Orchard Road  
 Evansville, IN 47720

Diana K. Gilmore  
 Diana K. Gilmore (Owner Lot #1)  
 4939 Orchard Road  
 Evansville, IN 47720

Natalie A. Hussmann  
 Natalie A. Hussmann (Owner Lot #2)  
 4943 Orchard Road  
 Evansville, IN 47720

### 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 owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 20th day of January, 2014.

My commission expires 11/22/2014

Patricia E. Keith  
 Patricia E. Keith  
 Notary Resides in Vanderburgh County, Indiana



**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, this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on December 11, 2012 (at Subdivision review).

[Signature]  
 President

[Signature]  
 Attest Executive Director

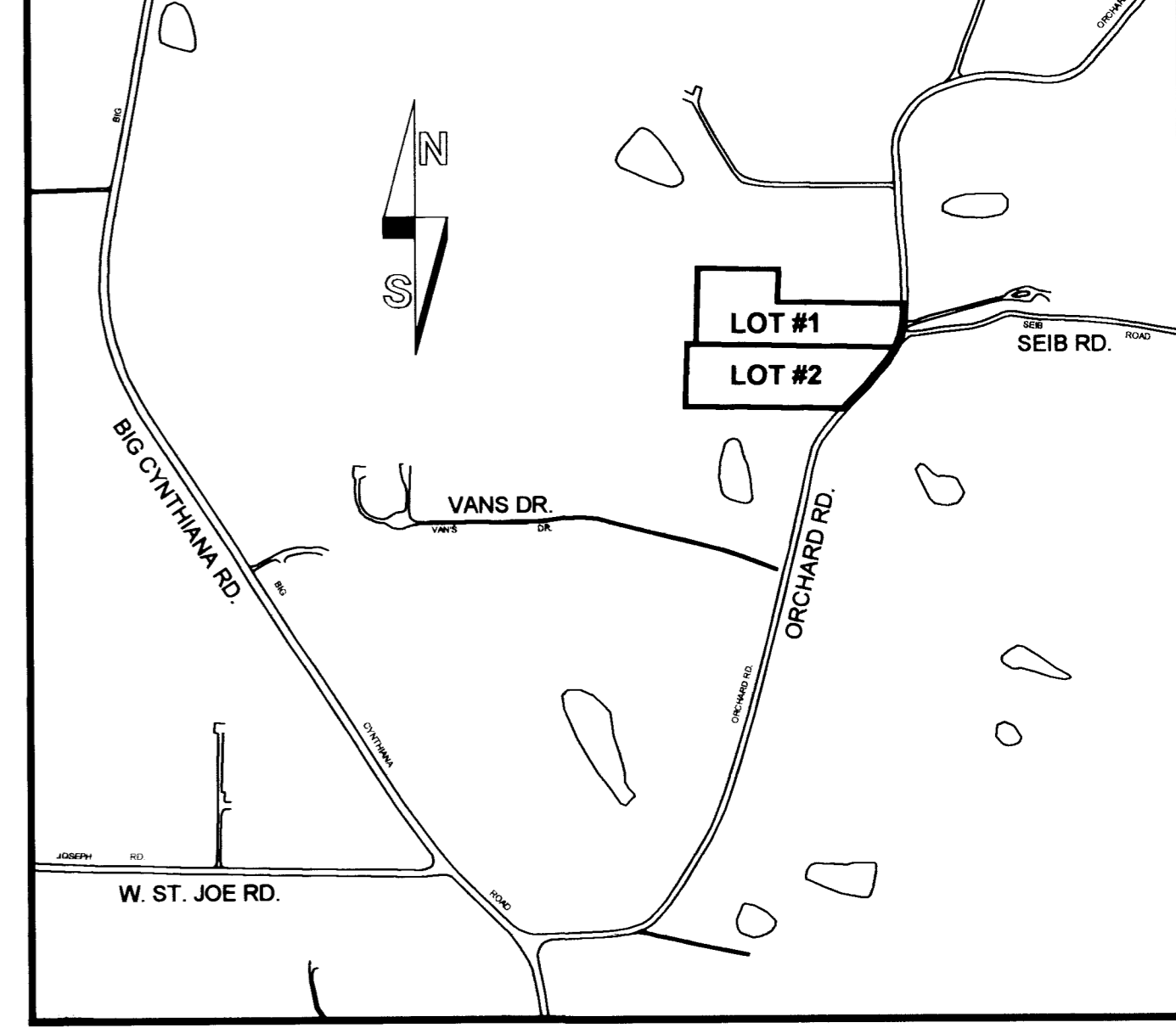
**PLAT RELEASE**  
 Secondary Plat complete with the Ordinance and is released for recording.

[Signature]  
 Executive Director

JAN 31, 2014  
 Plat Release Date



### VICINITY MAP SCALE 1"=500'



ANDY EASLEY ENGINEERING  
 CIVIL ENGINEERING (817) 424-2481  
 LAND SURVEYING  
 EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION  
**4939 & 4943 ORCHARD ROAD**  
 Client: Randy Borman  
 VANDERBURGH COUNTY, INDIANA

DRAWN BY:	11/13/12
CHECKED:	PROJECT NO: S-2939
DATE:	SCALE: 1"=60'
REVISIONS:	1 OF 1

SHEET NO: 1 OF 1