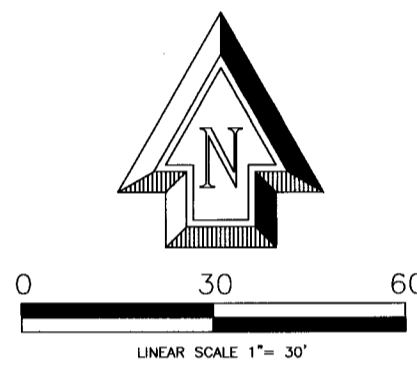


VICINITY MAP



LEGEND

- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- B.F.E. Base Flood Elevation
- F.P.G. Flood Protection Grade

GENERAL NOTES

- Private Utilities - WATER:** Water is 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 is 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 6-8.5.
- Access:** Lot 1 shall have access to Heckel Road, only.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18163C0140D, dated March 17, 2011, all of the subject property does 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 WAV-2019-042 requesting to waive the installation of sidewalks as per County Code 16.12.020(B)(2), was APPROVED at SUBDIVISION REVIEW on November 4, 2019.
- Natural Surface Watercourse:** The owner shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.
- Covenants & Restrictions:** 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 plat 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, PC, dated November 5, 2019 and recorded in Document Number 2019R00025261.

BOUNDARY DESCRIPTION

All of Lot 2 in Titzer Minor Subdivision, as per plat thereof, recorded in Plat Book M, page 108 in the Office of the Recorder of Vanderburgh County, Indiana and also part of the Southeast Quarter of Section 36, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of said Section; thence along the south line of said Quarter Section, North 88 degrees 20 minutes 09 seconds West 600.00 feet to the southeast corner of said Lot 2 in Titzer Minor Subdivision and being the point of beginning; thence continue along the south line of said Quarter Section, North 88 degrees 20 minutes 09 seconds West 315.97 feet; thence North 00 degrees 45 minutes 18 seconds East 217.85 feet; thence along the extended north line and the north line of said Lot 2 in Titzer Minor Subdivision, South 88 degrees 20 minutes 09 seconds East 315.97 feet to the northeast corner of said Lot 2; thence along the east line of said Lot, South 00 degrees 45 minutes 18 seconds West 217.85 feet to the point of beginning and containing a gross area of 1.580 Acres, more or less.

Subject to the right-of-way for Heckel Road and the 30-foot right-of-way for Heckel Road off the south side of Lot 2 in Titzer Minor Subdivision, as per plat thereof, recorded in Plat Book M, page 108 in the Office of the Recorder of Vanderburgh County, Indiana.

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

REFERENCE DEED: 2019R00024857

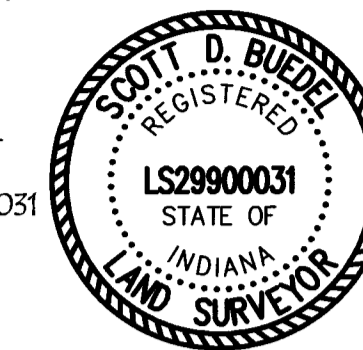
SURVEYOR'S CERTIFICATE

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 13th day of November, 2019.

Scott D. Buedel

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



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 November 4, 2019 (at Subdivision Review)

Stacey Stevens

President: STACEY STEVENS

Ronald S. London

Attest Executive Director: RONALD S. LONDON

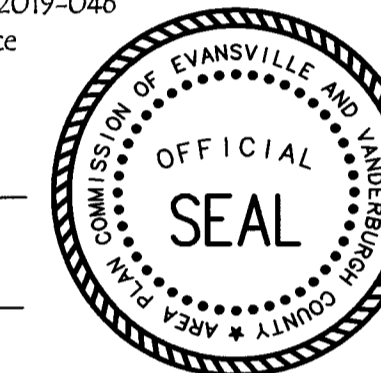
PLAT RELEASE for APC DOCKET NO.: MIN-2019-046
The Secondary plat complies with the Ordinance and is released for recording.

Ronald S. London

Executive Director: RONALD S. LONDON

11/25/2019

Plat Release Date



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
11/25/2019
BRIAN GERTH AUDITOR
4805

RECEIVED FOR RECORD
DATE 11/25/2019 10:27AM
PLAT BOOK V
PAGE 040
INSTR# 2019R00026996
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

HAYS PLACE

(A RE-PLAT OF LOT 2 IN TITZER MINOR SUBDIVISION RECORDED IN PLAT BOOK M, PAGE 108 & PART OF THE S.E. 1/4 OF SECTION 36, T 5 S, R 10 W)

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 designate the same as **Hays Place**, a minor subdivision.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

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

Jeffery Hays
Jeffery Hays
6200 Heckel Road
Evansville, IN 47725

Wendy Hays
Wendy Hays
6200 Heckel Road
Evansville, IN 47725

NOTARY CERTIFICATE

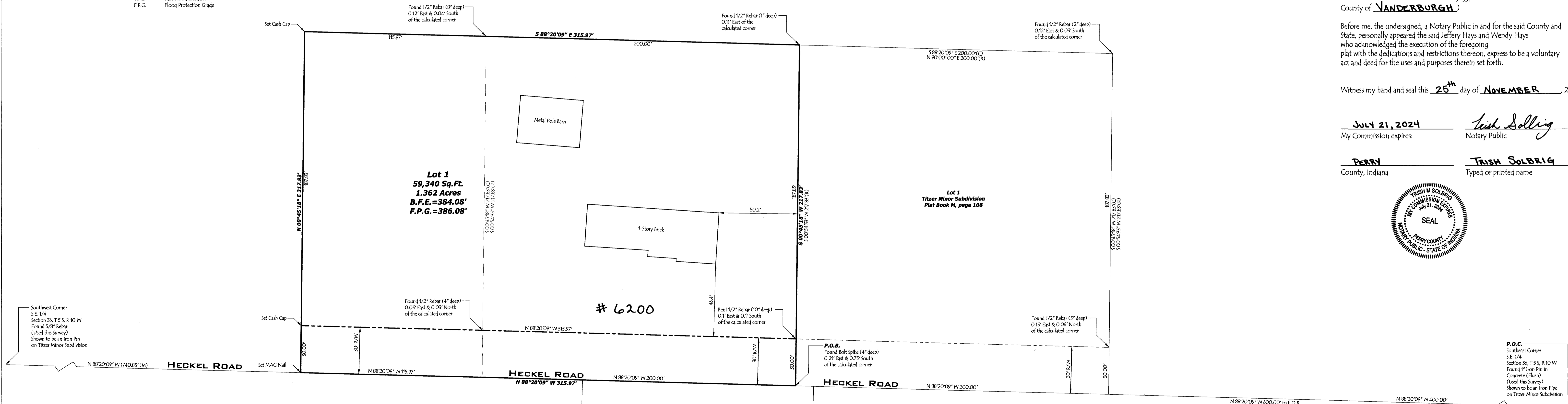
State of INDIANA)
County of VANDERBURGH) SS:

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Jeffery Hays and Wendy Hays 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 25th day of NOVEMBER, 2019.

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

PERRY TRISH SOLBRIG
County, Indiana Typed or printed name



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

