

# HEATHER'S PLACE

## Boundary Description

Part of the Southeast Quarter of the Northeast Quarter of Section 20, Township 5 South, Range 11 West, and also a part of the Southwest Quarter of the Northwest Quarter of Section 21, Township 5 South, Range 11 West of the 2nd P.M., lying in German Township, Vanderburgh County, Indiana as per a survey dated August 2, 2018 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. S-10345 and being more particularly described as follows:

- Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 20; thence along the East line of said Quarter, Quarter Section, South 01°32'55" West 420.75 feet to a 1/2" inside diameter iron pipe in the centerline of Saint Wendel Road, said point being the true point of beginning; thence continue along said centerline for the following 2 (two) courses
- 1st: South 37°45'05" East 201.00 feet to a mag nail with washer stamped "Gries 29900002"; thence
  - 2nd: South 29°22'09" East 27.71 feet to a mag nail with washer stamped "Gries 29900003"; thence
  - 3rd: South 89°33'55" West 201.67 feet to a 5/8" rebar with LS cap stamped "Donald Gries 29900003"; thence
  - 4th: South 01°32'55" West 46.86 feet to a 5/8" rebar with LS cap stamped "Donald Gries 29900003"; thence
  - 5th: North 89°18'56" West 268.70 feet to a 5/8" rebar with LS cap stamped "Donald Gries 29900003"; thence
  - 6th: North 01°30'24" East 626.13 feet to an iron in the centerline of Saint Wendel Road; thence along said centerline for the following 2 (two) courses
  - 7th: South 49°07'41" East 42.36 feet to a mag nail with washer stamped "Gries 29900003"; thence
  - 8th: South 37°45'05" East 467.89 feet to the true point of beginning and containing 3.528 acres more or less.

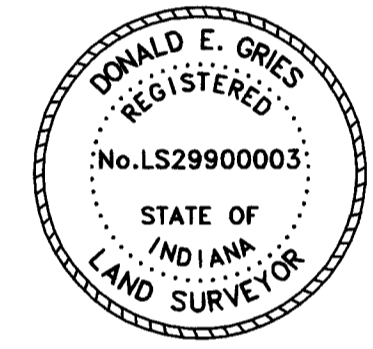
## General Notes

- PUBLIC UTILITIES - WATER:** Water is available and is provided by the German Township Water District.
- PUBLIC UTILITIES - SEWER:** Sanitary Sewer is not available by a Public Utility.
- PRIVATE UTILITIES - OSDS:** Sewage disposal will be provided by a 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.
- ACCESS:** Lot 1 has direct access to Saint Wendel Road.
- FLOOD PLAIN DATA:** No portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tract(s) plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0085 D, Community Panel 180256 dated March 17, 2011.
- NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses on this site.
- PRIOR COVENANTS & RESTRICTIONS:** The Area Plan Commission does not participate in the creation or enforcement of private covenants and restrictions and the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAV-2018-031 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2), was approved at Subdivision Review on 09/04/2018.

## Certificates

**SURVEYOR'S CERTIFICATE**  
 I, Donald E. Gries, hereby 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 on December 18, 2018 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 18th day of December, 2018.



Donald E. Gries, PS  
 Indiana Registration No. LS 29900003  
 Andy Easley Engineering, Inc.  
 1133 West Mill Road, Suite 205  
 Evansville, IN 47710

**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. (Donald E. Gries)

**OWNER'S CERTIFICATE**  
 I, the undersigned owner(s) of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Heather's Place**, a Minor Subdivision.

**Easement Dedications**  
 Strips or areas of land, of the dimensions shown on this plat and marked PUE (Public Utility Easement), are hereby dedicated 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 structures other than such utility facilities shall be located within said areas of land and 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.

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

*Glenn S. Conley*      *Julie M. Conley*  
 Glenn S. Conley      Julie M. Conley  
 10445 Saint Wendel Road      10445 Saint Wendel Road  
 Evansville, IN 47720      Evansville, IN 47720

**NOTARY CERTIFICATE**  
 STATE OF Indiana )  
 COUNTY OF Vanderburgh ) ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Glenn S. Conley and Julie M. Conley, the owner(s) of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 18th day of December, 2018.



My commission expires 4/22/2022  
*Patricia E. Keith*  
 Signature  
 Printed Name: Patricia E. Keith  
 Notary Resides in Vanderburgh County, Indiana (state)

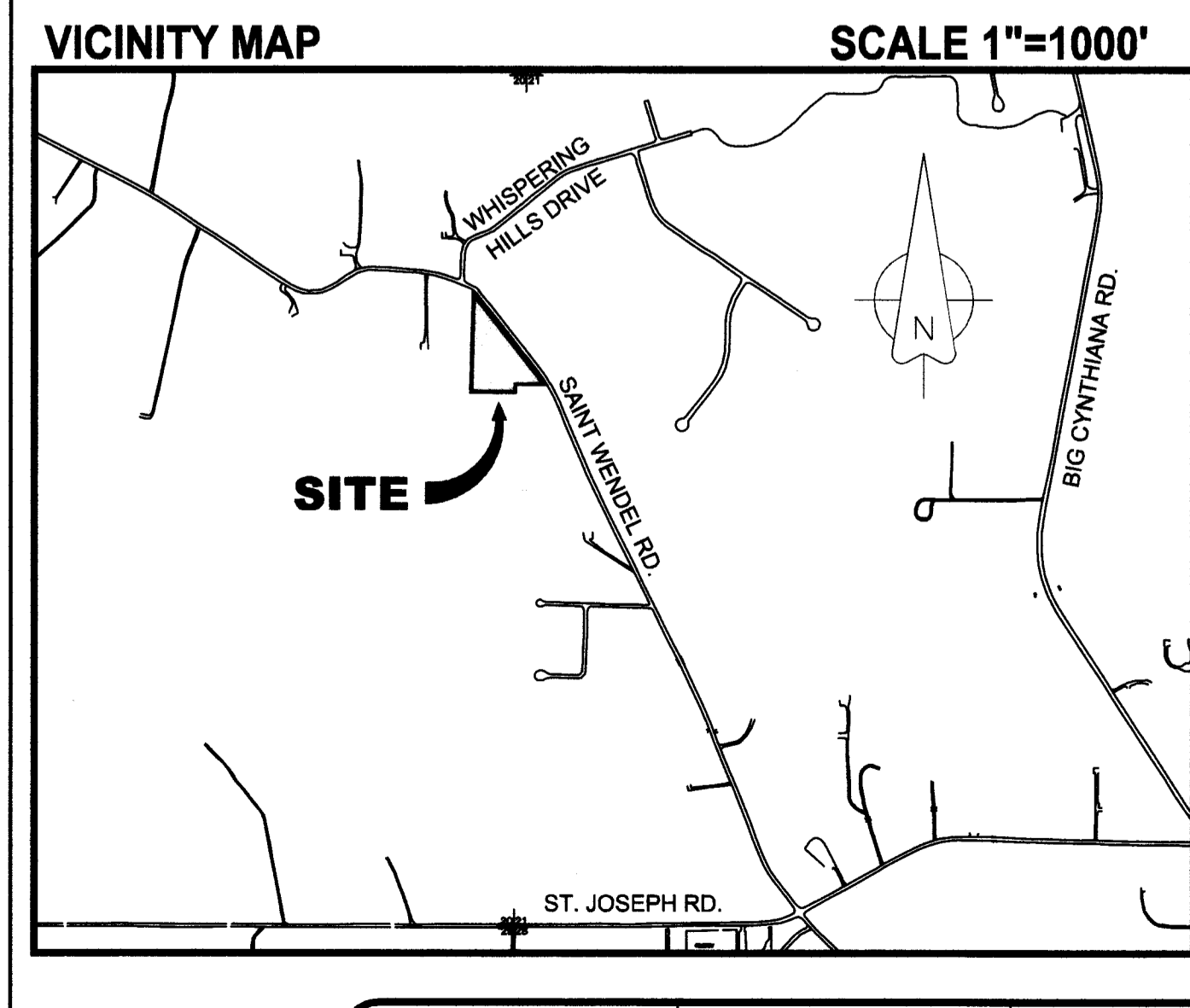
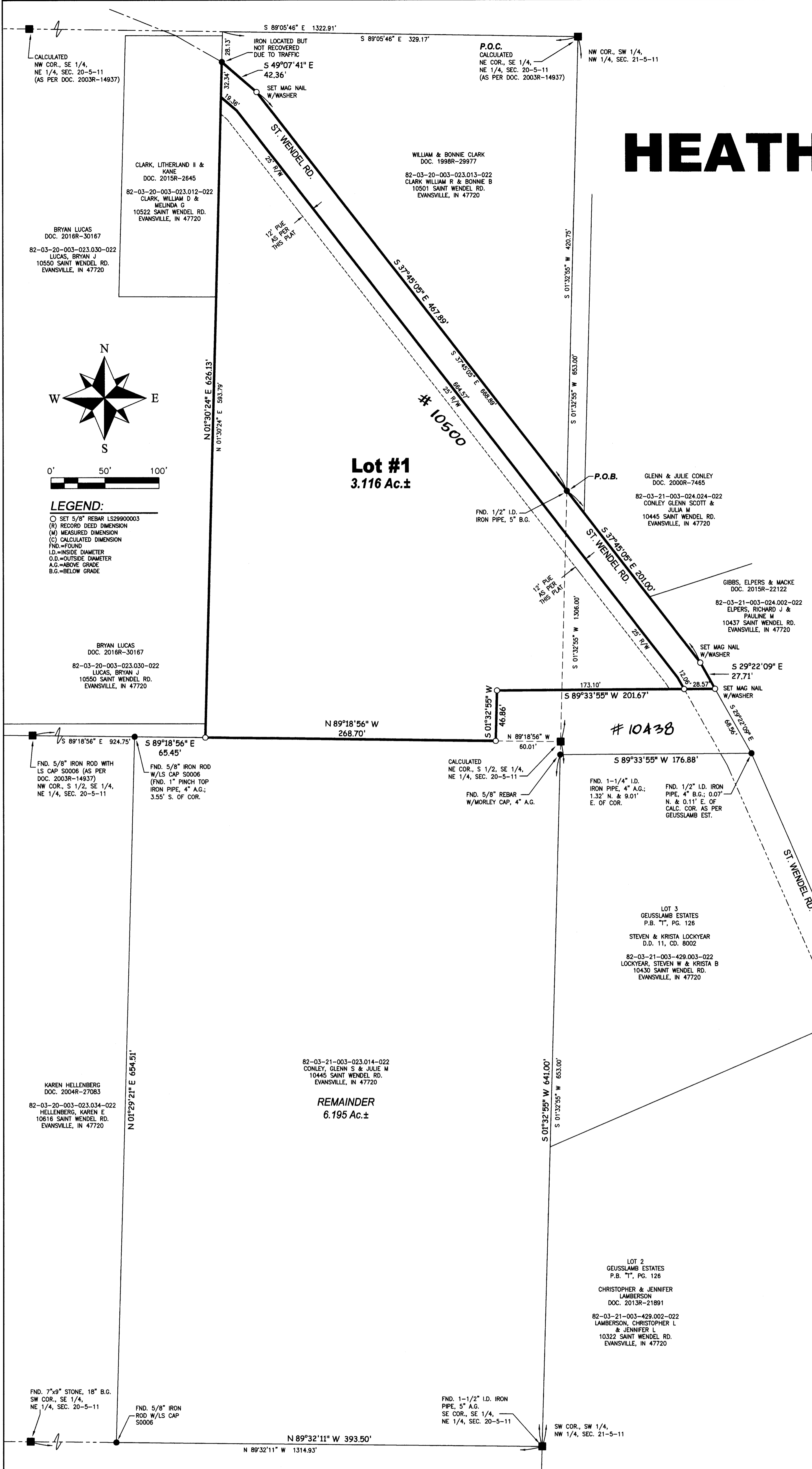
**AREA PLAN COMMISSION CERTIFICATE**  
 Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the AREA PLAN COMMISSION of Evansville and Vanderburgh County at a meeting held on September 4, 2018 (at Subdivision Review).

*Stacey Stevens*      *Ronald S. London*  
 President: Stacey Stevens      Attest Executive Director: Ronald S. London

**PLAT RELEASE FOR APC Docket No.: MIN-2018-025**  
 The Secondary Plat complies with the Ordinance and is released for recording.  
*Ronald S. London*      **JANUARY 7, 2019**  
 Executive Director: Ronald S. London      Plat Release Date



## Cross References



SHEET NO.: <b>1 OF 1</b>	DATE: 08/02/16	DRAWN BY: J.R.F.
PROJECT NO.: S-10345	CHECKED: D.E.C.	SCALE: 1"=50'
REVISIONS:		

MINOR SUBDIVISION  
**10500 SAINT WENDEL RD.**  
 CLIENT: GLENN & JULIE CONLEY  
 VANDERBURGH COUNTY, INDIANA

PT. LOT 5  
 SAINT JOSEPH HILLS  
 P.B. "S", PG. 169  
 ADAM & MELISSA MERKEL  
 DOC. 2016R-25084  
 82-03-20-003-401.005-022  
 MERKEL, ADAM J & MELISSA M  
 722 AGATHON DR.  
 EVANSVILLE, IN 47712

**AE**  
**ANDY EASLEY ENGINEERING**  
 CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING  
 1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710