

# JOCHIM ESTATES

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
**JUNE 22, 2018**  
 BRIAN GERTH AUDITOR  
 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD  
 DATE **6/22/2018 10:32AM**  
 PLAT BOOK **U**  
 PAGE **149**  
 INSTR# **2018R00013000**  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY

## 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 system (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 Three School 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 Plan 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 therefore 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 **WAY-2018-009** requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2), was approved at Subdivision Review on April 2, 2018.

## BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Southeast Quarter of Section 19, 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 1" inside diameter iron pipe at the Southeast corner of the Southeast Quarter of said Section 19; thence along the South line of said Quarter Section, North 89°23'10" West 1818.00 feet; thence North 00°38'50" East 280.00 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence parallel with the South line of said Quarter Section, North 89°23'10" West 566.74 feet to a mag nail; thence North 43°53'09" West 140.20 feet to the true point of beginning; thence

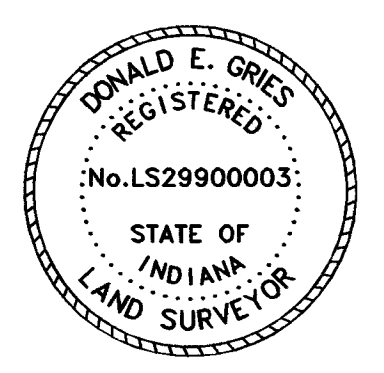
- 1st: North 43°53'09" West 118.73 feet; thence
  - 2nd: North 24°24'09" West 100.00 feet; thence
  - 3rd: North 07°56'51" East 173.10 feet; thence
  - 4th: North 13°28'09" West 121.82 feet; thence
  - 5th: South 89°36'12" East 398.85 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence
  - 6th: South 02°05'00" East 467.19 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence parallel with the South line of said Quarter Section
  - 7th: North 89°23'10" West 287.85 feet to the true point of beginning and containing 4.034 acres more or less.
- Subject To: The right of way for Three School Road, located along the West boundary of the above described parcel.

## 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 February 28, 2018 and that all monuments shown exist at all locations as noted.

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



Donald E. Gries, PS  
 Indiana Registration No. LS 29900003  
 Andy Easley Engineering, Inc.  
 1133 West Mill Road, Suite 205  
 Evansville, IN 47720

### AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to recheck each Social Security Number in this document, unless it is required by law.

Donald E. Gries, PS

### 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 Jochim Estates, 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.

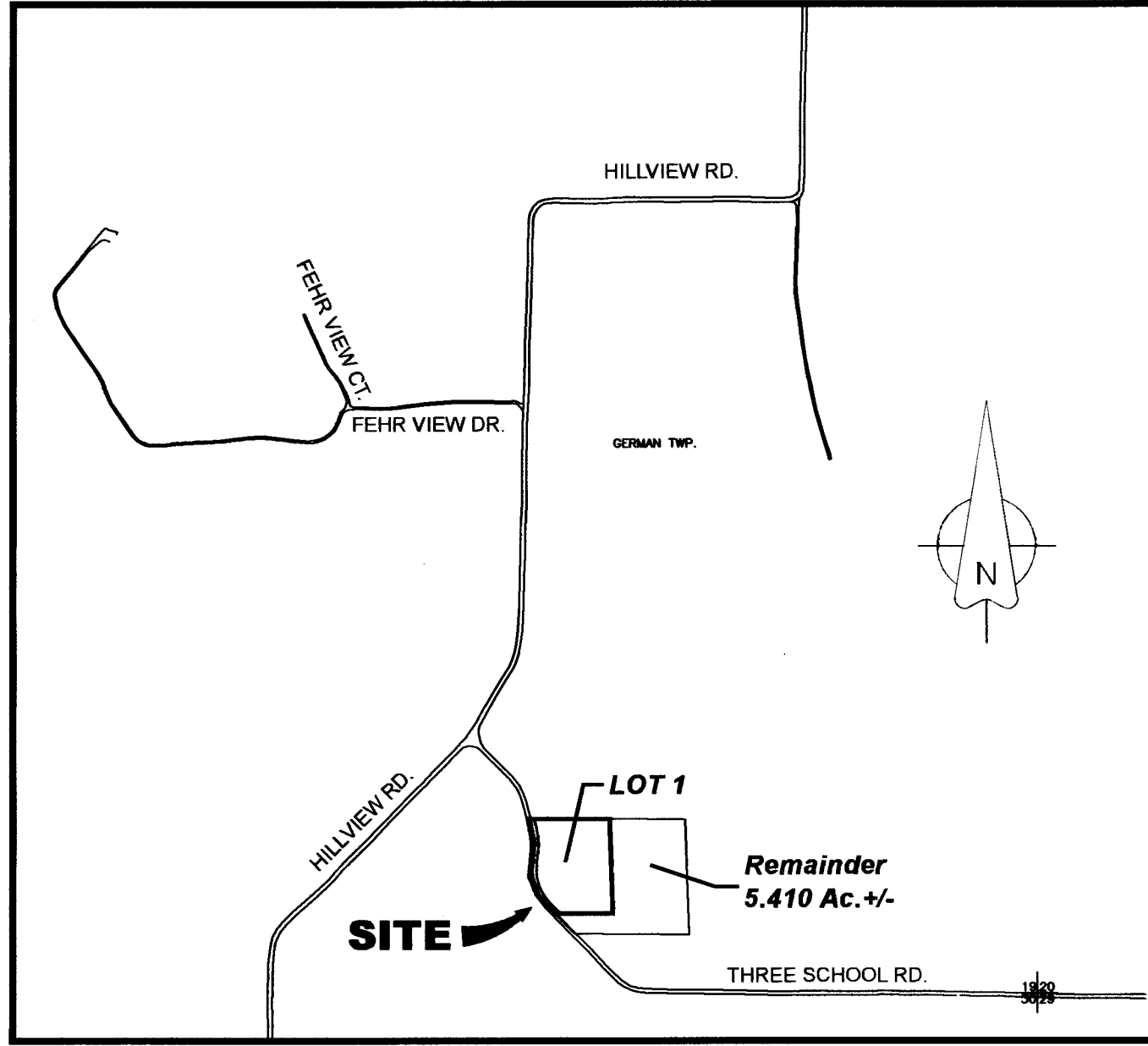
All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance, or reconstruction.

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

- ### Cross-Referenced Documents
- 1979R00026103 Warranty Deed
  - 2012R00018288 Personal Representatives Deed
  - 2018R00009561 Surveyor's Plat
  - 2018R00013010 QC DEED
  - 2018R00013111 QC DEED

## VICINITY MAP

SCALE 1"=800'



*Mark A. Jochim*  
 Mark A. Jochim  
 8901 Three School Road  
 Evansville, IN 47720

*Linda K. Jochim*  
 Linda K. Jochim  
 8901 Three School Road  
 Evansville, IN 47720

### NOTARY CERTIFICATE

STATE OF Indiana )  
 COUNTY OF Vanderburgh ) ss:

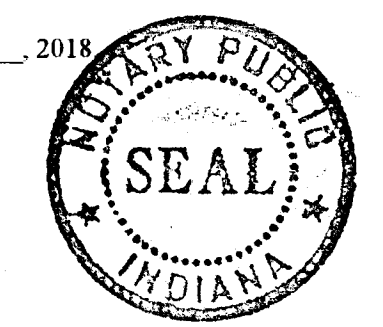
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark A. Jochim and Linda K. Jochim, the owner(s) of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 20th day of June, 2018.

My commission expires 11/22/2022

*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 April 2, 2018 (at Subdivision Review).

President: Stacy Stevens  
 Attest Executive Director: Ronald S. London

### PLAT RELEASE for APC Docket No.: MIN-2018-010

The Secondary Plat complies with the Ordinance and is released for recording.

*Ronald S. London*  
 Executive Director: Ronald S. London

**JUNE 22, 2018**  
 Plat Release Date

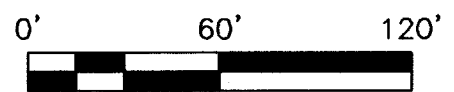
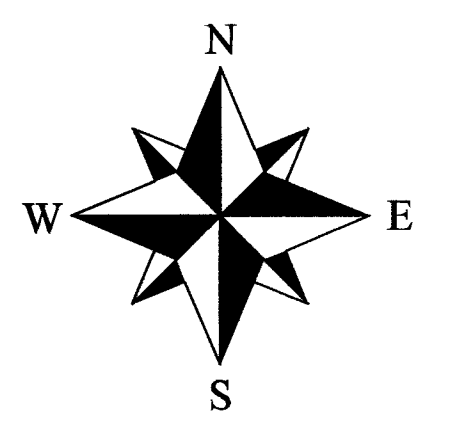


MINOR SUBDIVISION  
**8901 & 8929 #3 SCHOOL RD.**  
 CLIENT: MARK JOCHIM  
 Vanderburgh County, Indiana

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

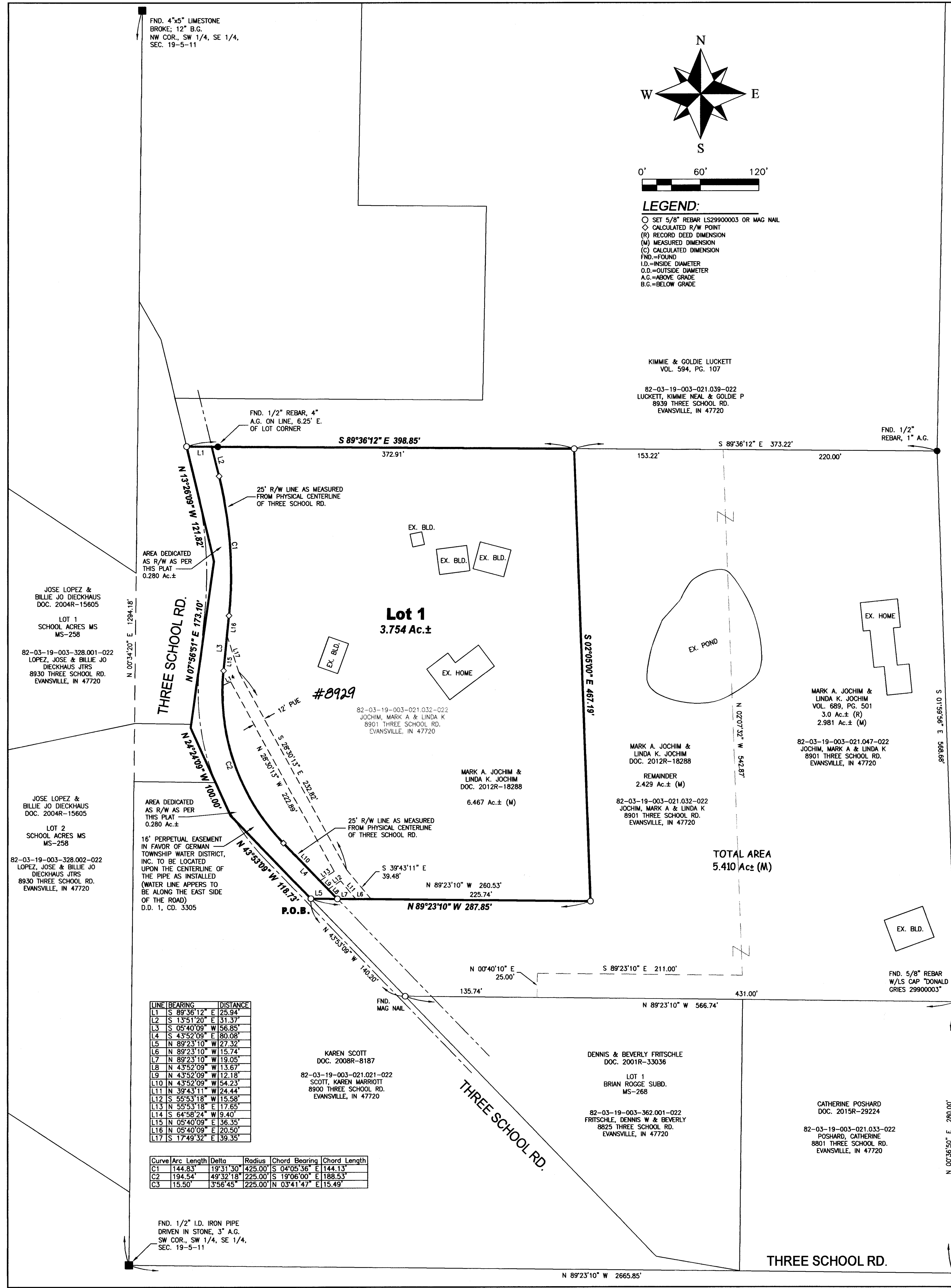
DATE: 06/18/18  
 PROJECT NO.: S-0037  
 SCALE: 1"=80'

SHEET NO.: 1 OF 1



### LEGEND:

- SET 5/8" REBAR LS29900003 OR MAG NAIL
- ◇ CALCULATED R/W POINT
- (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



LINE	BEARING	DISTANCE
L1	S 89°36'12" E	25.94'
L2	S 135°12'00" E	131.37'
L3	S 05°40'09" W	56.85'
L4	S 43°52'09" E	80.08'
L5	N 89°23'10" W	27.32'
L6	N 89°23'10" W	117.69'
L7	N 89°23'10" W	19.05'
L8	N 43°52'09" W	113.67'
L9	N 43°52'09" W	112.18'
L10	N 43°52'09" W	54.23'
L11	N 39°43'11" W	24.44'
L12	S 55°53'18" W	15.58'
L13	N 55°53'18" W	117.69'
L14	S 64°58'24" W	9.40'
L15	N 05°40'09" E	36.30'
L16	N 05°40'09" E	20.50'
L17	S 17°49'32" E	59.35'

Curve	Arc Length	Delta	Radius	Chord Bearing	Chord Length
C1	144.83'	19°31'50"	425.00'	S 04°05'36" E	144.13'
C2	194.54'	49°32'18"	225.00'	S 19°06'00" E	188.53'
C3	115.50'	3°56'45"	225.00'	N 03°41'47" E	115.49'

FND. 1/2" I.D. IRON PIPE  
 DRIVEN IN STONE, 3" A.G.  
 SW COR., SW 1/4, SE 1/4,  
 SEC. 19-5-11

P.O.C.  
 FND. 1" I.D.  
 IRON PIPE, 4" B.G.  
 SE COR., SE 1/4,  
 SEC. 19-5-11

**U-149**