

KRATOCHVIL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 8/19/2019
 BRIAN GERTH AUDITOR
 3270
 (AUDITOR NUMBER)

RECEIVED FOR RECORD
 DATE 8/19/2019 9:36 AM
 PLAT BOOK
 PAGE 020
 INSTR# 2019R00016902
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

Certificates

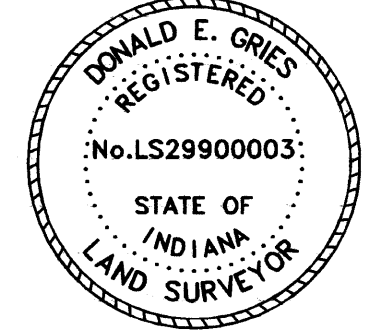
SURVEYOR'S CERTIFICATE

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 June 3, 2019 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 25th day of June, 2019.

Donald E. Gries

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

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Kratochvil, 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.

Strips or areas of land, of the dimensions shown on this plat and marked DE (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences, or other obstructions that impede or reduce the flow of water.

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.

James M. Kratochvil

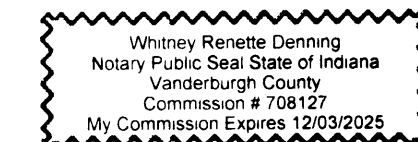
James M. Kratochvil
 2120 Kratochvil Lane
 Evansville, IN 47720

Jane A. Kratochvil

Jane A. Kratochvil
 2120 Kratochvil Lane
 Evansville, IN 47720

NOTARY CERTIFICATE

STATE OF)
 COUNTY OF)



Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, 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 10 day of August, 2019.

My commission expires 12/03/2025

Whitney Denning

Printed Name: Whitney Denning

Notary Resides in Vanderburgh County, IN, (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 June 17, 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-2019-030

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

Ronald S. London

Executive Director: Ronald S. London

8/19/2019

Plat Release Date



BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northwest Quarter of Section 21, Township 8 South, Range 11 West of the 2nd P.M., lying in Perry Township, Vanderburgh County, Indiana as per a survey dated June 5, 2019 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. S-10472 and being more particularly described as follows:

Beginning at a 1/2" inside diameter iron pipe at the Southwest corner of said Quarter, Quarter Section; thence along the West line of said Quarter, Quarter Section

1st: North 00°20'43" East 857.23 feet to a stone at the Northwest corner of the South Half of said Quarter, Quarter Section; thence along the North line of said Half, Quarter, Quarter Section

2nd: South 87°48'34" East 468.73 feet to the centerline of Diefenbach Road; thence along said centerline

3rd: South 23°15'39" East 120.34 feet; thence

4th: South 20°45'37" West 573.04 feet to the South line of said Quarter, Quarter Section; thence along said South line

5th: North 88°40'09" West 316.83 feet to the point of beginning and containing 6.447 acres more or less.

General Notes

1. PUBLIC UTILITIES - WATER:

Water is available to Lot 2 and is provided by the Evansville Water & Sewer Utility.

2. PRIVATE UTILITIES - WATER:

Water will be provided to Lot 1 by a private on-site water well system that must be approved and permitted by the State Board of Health.

3. PUBLIC UTILITIES - SEWER:

Sanitary Sewer is not available by a Public Utility.

4. 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.

5. ACCESS:

Lot 1 has direct access to Little Schaefer Road and is not permitted to access Diefenbach Road. Lot 2 has direct access to Upper Mount Vernon Road.

6. FLOOD PLAIN DATA:

A 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 0157 D, Community Panel 180256 dated March 17, 2011.

7. NATURAL SURFACE WATERCOURSES:

The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses on this site.

8. PRIOR COVENANTS & RESTRICTIONS:

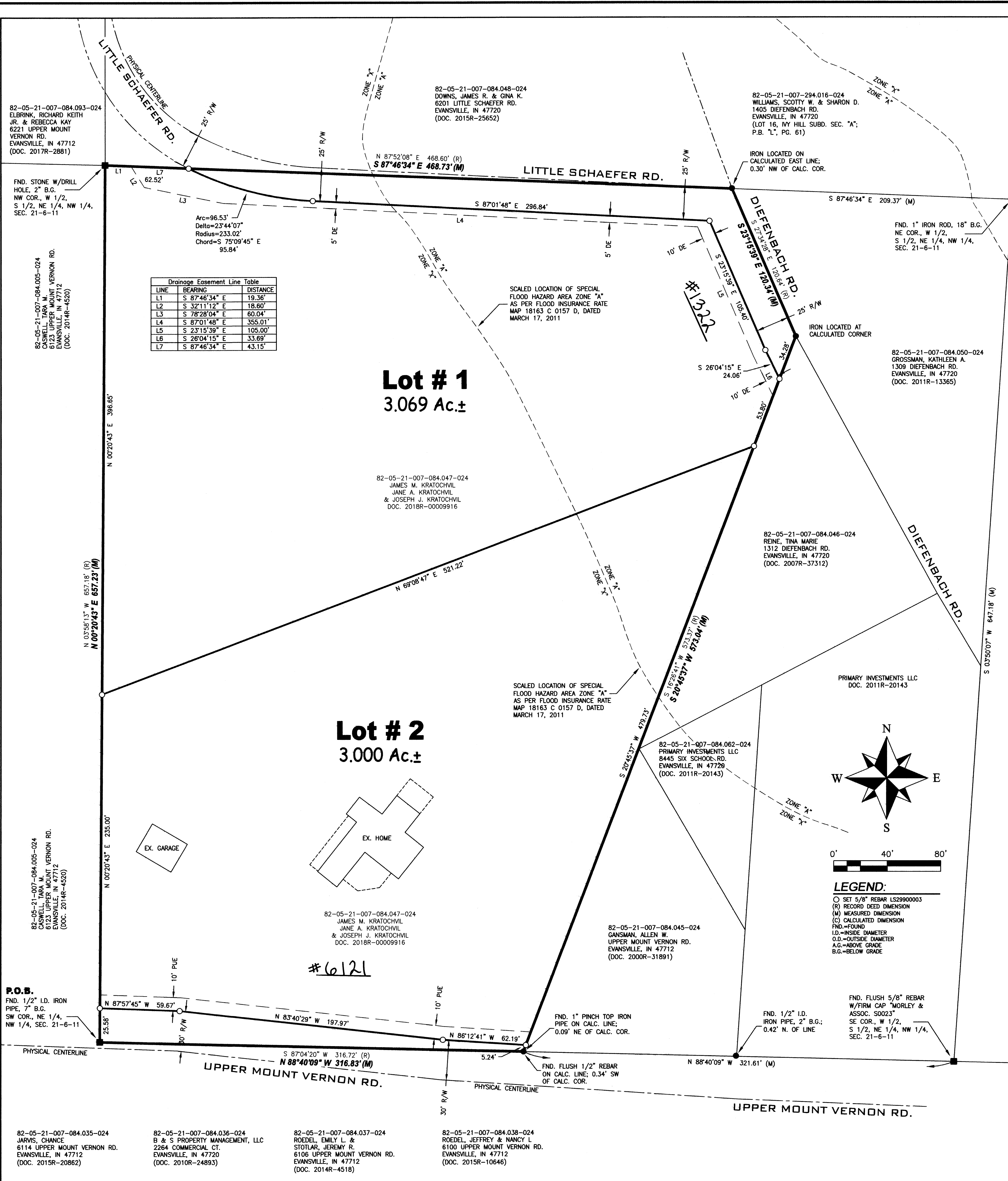
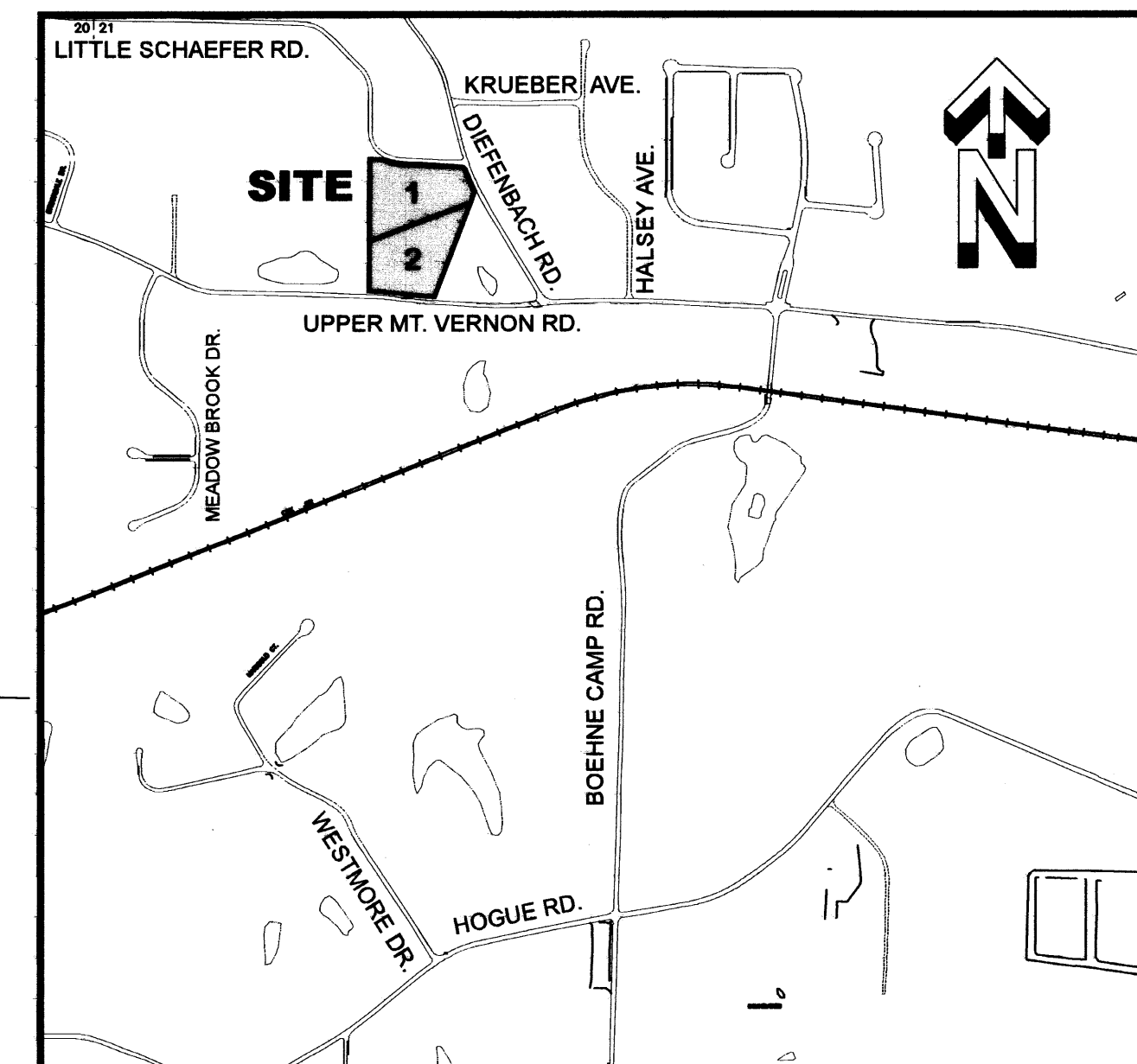
The Area Plan Commission does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.

9. APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:

APC Docket Number WAV-2019-030 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2), was approved at Subdivision Review on 06/17/2019.

VICINITY MAP

SCALE 1"=800'



MINOR SUBDIVISION
 CLIENT: JAMES KRATOCHVIL
 6121 Upper Mount Vernon Rd.
 VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
 CHECKED: J.E.S.
 PROJECT NO: S-10472
 SCALE: 1"=400'

DATE: 08/05/19
 SHEET NO: 1 OF 1