

MCDONALD FARMS

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 05.12.17 3:34 P.
 PLAT BOOK U
 PAGE 97
 INST# 2017R00011391
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

General Notes

- UTILITIES:** Water is available by the German Township Water District. Sanitary Sewers are not available.
- 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.
- FLOOD PLAIN DATA:** A portion of the parent tract 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. However, no portion of the proposed subdivision lies within the Special Flood Hazard Area Zone "A".
- TEMPORARY EROSION CONTROL (during construction):** For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan (SWP3) must be submitted in accordance with Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan (SWP3) for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in section 13.05.11.C.16 of the Vanderburgh County Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.
- SITE CONDITIONS:** No obstructions shall be placed within the natural watercourse on this site.
- MAILBOX STRUCTURES:** No brick or other non-breakaway mailbox structures can be placed in County Road Rights-of-way.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number 52-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on 01/03/2017.
- DRIVEWAY STATEMENT:** Any new driveways connecting to State Highway 65, or any desired improvements to be made to existing drives within the right-of-way for State Highway 65, will require an application for a permit from INDOT.

OWNER'S CERTIFICATE

We, the undersigned owner(s) of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **MCDONALD FARMS**.

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.

David H. McDonald, Pres.
 David H. McDonald (President & Treasurer)
 McDonald Family Farms of Evansville, Inc.
 15620 Big Cynthiana Road
 Evansville, IN 47720

Tara L. McDonald, Sec.
 Tara L. McDonald (Secretary)
 McDonald Family Farms of Evansville, Inc.
 15620 Big Cynthiana 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, David H. McDonald, the above signed owner 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 27 day of March, 2017.

My commission expires 7-20-24

Signature: *Susan R. Backes*
 Printed Name: Susan R. Backes
 Notary Resides in Vanderburgh County, IN (State)

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, Tara L. McDonald, the above signed owner 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 27 day of March, 2017.

My commission expires 7-20-24

Signature: *Susan R. Backes*
 Printed Name: Susan R. Backes
 Notary Resides in Vanderburgh County, IN (State)

Certificates

SURVEYOR'S CERTIFICATE

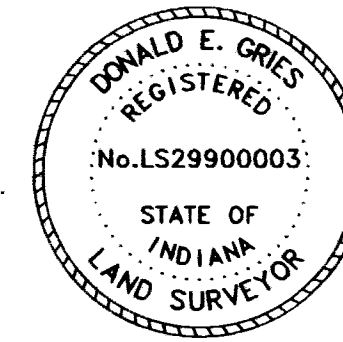
I, Donald E. Gries, certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on December 5, 2016 and that all monuments shown to exist at all locations as noted.

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.

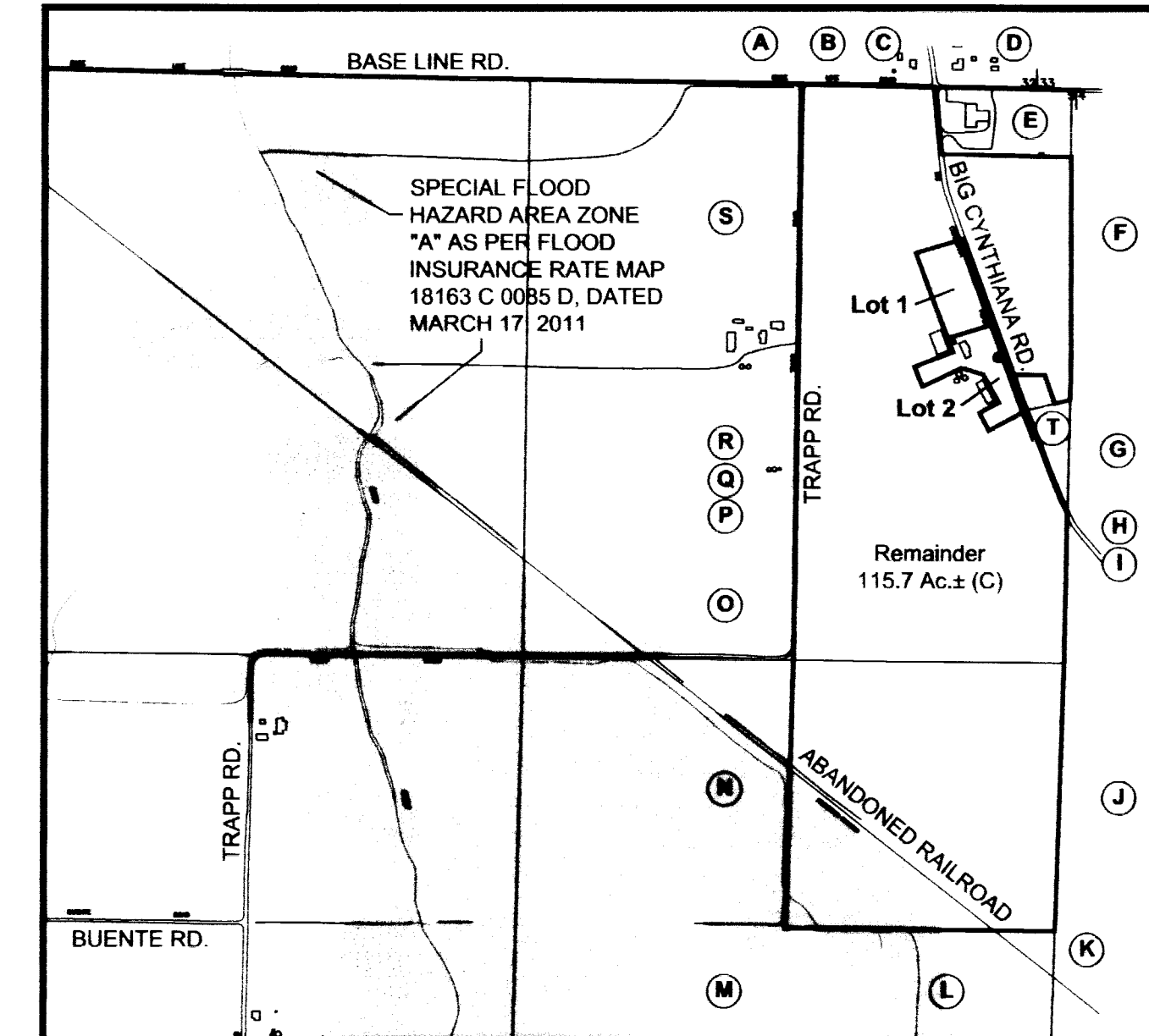
Witness my hand and seal this 28th day of March, 2017.

Donald E. Gries
 Indiana Registration No. LS 29900003



VICINITY MAP

SCALE 1"=800'



- | | | |
|--|--|---|
| (A) 82-01-32-001-027.013-017
Blankenberger, Steven W & Judy
15447 Big Cynthiana Rd.
Evansville, IN 47720 | (H) 82-03-04-001-038.003-017
Maurer, Michael J
15455 Cynthiana Rd.
Evansville, IN 47720 | (N) 82-03-05-001-041.004-017
Luigs, William L & Dorothy J L/E & Luigs, Lawrence W
15300 Trapp Rd.
Evansville, IN 47720 |
| (B) 82-01-32-001-027.014-017
Fehrenbacher, George L
7001 W. Baseline Rd.
Evansville, IN 47720 | (I) 82-03-04-001-038.011-017
Maurer, Michael J
15455 Cynthiana Rd.
Evansville, IN 47720 | (O) 82-03-05-001-041.012-017
Luigs, Lawrence W & Jennifer T/E
15300 Trapp Rd.
Evansville, IN 47720 |
| (C) 82-01-32-001-028.006-017
Fehrenbacher, Wayne A
6425 W. Baseline Rd.
Evansville, IN 47720 | (J) 82-03-04-001-038.017-017
Wunderlich, Dianne M
14818 Big Cynthiana Rd.
Evansville, IN 47712 | (P) 82-03-05-001-041.014-017
Luigs, Lawrence W & Jennifer T/E
15300 Trapp Rd.
Evansville, IN 47720 |
| (D) 82-01-32-001-028.009-017
Armstrong Recreation Center, Inc.
P.O. Box 101
Inglesfield, IN 47618 | (K) 82-03-04-001-041.007-017
Lyke, Brent K & Kelly J T/E
4911 Armstrong Rd.
Evansville, IN 47720 | (R) 82-03-05-001-041.013-017
Luigs, Lawrence W & Jennifer T/E
15400 Trapp Rd.
Evansville, IN 47720 |
| (E) 82-03-04-001-041.009-017
Armstrong Recreation Center, Inc.
P.O. Box 101
Inglesfield, IN 47618 | (L) 82-03-04-001-041.007-017
Lyke, Brent K & Kelly J T/E
4911 Armstrong Rd.
Evansville, IN 47720 | (S) 82-03-05-001-041.001-017
Fehrenbacher, Jon A & Patricia A T/E
15600 Trapp Rd.
Evansville, IN 47720 |
| (F) 82-03-04-001-038.001-017
Calvert, Stephen B 5/12 Int. & Calvert, Robert A 5/12 Int.
7339 W. Hestert Rd.
Haubstadt, IN 47639 | (M) 82-03-04-001-038.012-017
Blankenberger, Judith A Trustee
15447 Big Cynthiana Rd.
Evansville, IN 47720 | (T) 82-03-04-001-041.010-017
Maasberg, Cynthia M.
15465 Cynthiana Rd.
Evansville, IN 47720 |

Casey D. McDonald, V.P.
 Casey D. McDonald (Vice President)
 McDonald Family Farms of Evansville, Inc.
 15501 Big Cynthiana Road
 Evansville, IN 47720

Jared P. McDonald, V.P.
 Jared P. McDonald (Vice President)
 McDonald Family Farms of Evansville, Inc.
 48 S. Sharp Street
 Poseyville, IN 47633

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, Casey D. McDonald, the above signed owner 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 27 day of March, 2017.

My commission expires 7-20-24

Signature: *Susan R. Backes*
 Printed Name: Susan R. Backes
 Notary Resides in Vanderburgh County, IN (State)

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, Jared P. McDonald, the above signed owner 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 27 day of March, 2017.

My commission expires 7-20-24

Signature: *Susan R. Backes*
 Printed Name: Susan R. Backes
 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, this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on January 3, 2017 (at Subdivision review).

John J. Jones
 President

Patricia A. Backes
 Attest Executive Director

PLAT RELEASE

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

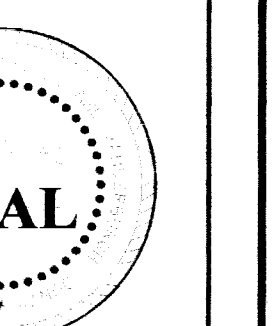
Patricia A. Backes
 Executive Director

May 12, 2017
 Plat Release Date

MINOR SUBDIVISION
15620 BIG CYNTHIANA RD.
 McDonald Family Farms
 VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
 CHECKED: J.R.F.
 PROJECT NO.: 02/73/77
 REVISIONS: 02/73/77
 SHEET NO.: 1 OF 1
 SCALE: 1"=400'

DATE: 12/08/16
 PROJECT NO.: 02/73/77
 REVISIONS: 02/73/77
 SHEET NO.: 1 OF 1
 SCALE: 1"=400'



BOUNDARY DESCRIPTION

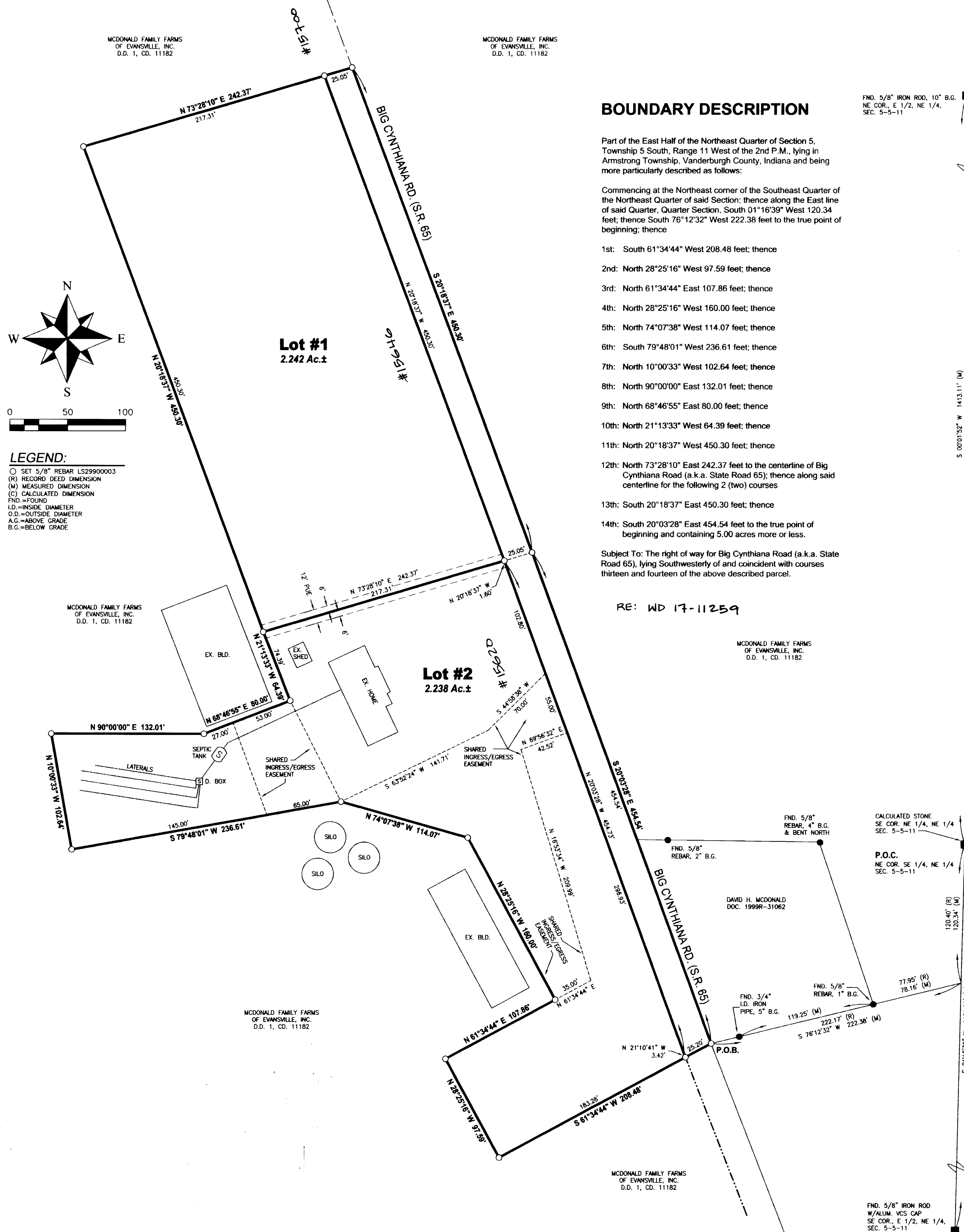
Part of the East Half of the Northeast Quarter of Section 5, Township 5 South, Range 11 West of the 2nd P.M., lying in Armstrong Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section; thence along the East line of said Quarter, Quarter Section, South 01°16'39" West 120.34 feet; thence South 76°12'32" West 222.38 feet to the true point of beginning; thence

- 1st: South 61°34'44" West 208.48 feet; thence
- 2nd: North 28°25'16" West 97.59 feet; thence
- 3rd: North 61°34'44" East 107.86 feet; thence
- 4th: North 28°25'16" West 160.00 feet; thence
- 5th: North 74°07'38" West 114.07 feet; thence
- 6th: South 79°48'01" West 236.61 feet; thence
- 7th: North 10°00'33" West 102.64 feet; thence
- 8th: North 90°00'00" East 132.01 feet; thence
- 9th: North 68°46'55" East 80.00 feet; thence
- 10th: North 21°13'33" West 64.39 feet; thence
- 11th: North 20°18'37" West 450.30 feet; thence
- 12th: North 73°28'10" East 242.37 feet to the centerline of Big Cynthiana Road (a.k.a. State Road 65); thence along said centerline for the following 2 (two) courses
- 13th: South 20°18'37" East 450.30 feet; thence
- 14th: South 20°03'28" East 454.54 feet to the true point of beginning and containing 5.00 acres more or less.

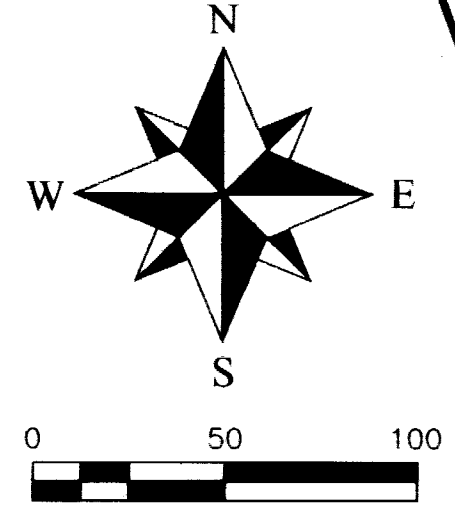
Subject To: The right of way for Big Cynthiana Road (a.k.a. State Road 65), lying Southwesterly of and coincident with courses thirteen and fourteen of the above described parcel.

RE: WD 17-11259



MCDONALD FAMILY FARMS OF EVANSVILLE, INC. D.D. 1, CD. 11182

MCDONALD FAMILY FARMS OF EVANSVILLE, INC. D.D. 1, CD. 11182



LEGEND:
 ○ SET 5/8" REBAR LS29900003
 (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

MCDONALD FAMILY FARMS OF EVANSVILLE, INC. D.D. 1, CD. 11182

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FND. 5/8" IRON ROD W/ALUM. VCS CAP SE COR., E 1/2, NE 1/4, SEC. 5-5-11

FND. 5/8" IRON ROD, 10" B.G. NE COR., E 1/2, NE 1/4, SEC. 5-5-11

CALCULATED STONE SE COR. NE 1/4, NE 1/4 SEC. 5-5-11

P.O.C. NE COR. SE 1/4, NE 1/4 SEC. 5-5-11

FND. 3/4" I.D. IRON PIPE, 5" B.G.

FND. 5/8" REBAR, 1" B.G.

FND. 5/8" REBAR, 4" B.G. & BENT NORTH

FND. 5/8" REBAR, 1" B.G.

FND. 5/8" REBAR, 1" B.G.

FND. 5/8" REBAR, 1" B.G.

FND. 5/8" IRON ROD W/ALUM. VCS CAP SE COR., E 1/2, NE 1/4, SEC. 5-5-11