

# NELLIS ESTATES

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 DATE 10-01-14 10:05 AM  
 PLAT BOOK 7  
 PAGE 149  
 INSTR# 2014 R000 21929  
 JOE GRIES  
 5315  
 (LAND SURVEYOR)  
 RECEIVED FOR RECORD  
 DATE 10-01-14 10:05 AM  
 PLAT BOOK 7  
 PAGE 149  
 INSTR# 2014 R000 21929  
 Z TULEY RECORDER  
 VANDERBURGH COUNTY

## BOUNDARY DESCRIPTION

Part of East Half of the Southwest Quarter of Section 4, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at an 1" iron pipe at the Southwest corner of said Half, Quarter Section, thence along the South line of said Half, Quarter Section, South 89°49'35" East 458.30 feet; thence North 00°53'46" East 695.88 feet to a 5/8" rebar with LS cap 29900003 at the true point of beginning; thence

- 1st: North 06°46'54" West 358.18 feet to a 5/8" rebar with LS cap 29900003; thence
- 2nd: North 22°59'29" West 149.79 feet to a 5/8" rebar with LS cap 29900003; thence
- 3rd: North 33°53'26" East 28.80 feet to a 5/8" rebar with LS cap 29900003; thence
- 4th: North 53°44'34" East 85.46 feet to a 5/8" rebar with LS cap 29900003; thence
- 5th: North 43°06'27" West 227.74 feet to a 5/8" rebar with LS cap 29900003; thence
- 6th: North 33°40'00" West 356.60 feet to a mag spike in the centerline of Old State Road; thence along said centerline for the following 3 (three) courses
- 7th: North 47°33'01" East 69.85 feet to a mag spike; thence
- 8th: North 55°35'28" East 100.00 feet to a mag spike; thence
- 9th: North 63°58'58" East 100.00 feet to a mag spike; thence
- 10th: South 22°59'29" East 761.17 feet to a 5/8" iron rod with LS cap S0006; thence
- 11th: North 75°58'14" West 75.14 feet to a 5/8" iron rod with LS cap S0006; thence
- 12th: South 22°59'29" East 321.90 feet to a 5/8" iron rod with LS cap S0006; thence
- 13th: South 45°43'42" West 286.16 feet to the true point of beginning and containing 5.072 acres more or less.

SUBJECT TO & TOGETHER WITH: An easement for a private roadway as recorded in Deed Drawer 5, Card 284 & 285.

## General Notes

1. **UTILITIES:** Water is available by the Evansville Water Department. Sanitary Sewers are not available. VECTREN gas and electric are available.
2. **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.
3. **FLOOD PLAIN DATA:** No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0106 D, Community Panel 180256/180257 dated March 17, 2011.
4. **TEMPORARY EROSION CONTROL (during construction):** For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan (SWPPP) 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 (SWPPP) 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.
5. **SITE CONDITIONS:** No obstructions shall be placed within the natural watercourse on this site.
6. **Property Corner Markers:** All corners not already marked will be marked with a 5/8" diameter rebar with plastic cap inscribed "Donald E. Gries #29900003" or as noted.

## 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 August 4, 2009 and that all monuments shown exist at the 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 22 day of SEPTEMBER 2014.



Donald E. Gries  
 Indiana Registration No. LS 29900003

### OWNER'S CERTIFICATE

We, the undersigned owner of the real estate shown and described herein, do hereby plat and subdivide said real estate and designate same as **Nellis Estates**.

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

John W. Nellis  
 14841 Old State Road  
 Evansville, IN 47725

Rebecca A. Nellis  
 14841 Old State Road  
 Evansville, IN 47725

### 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 the above signed owners of the real estate shown and described herein and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 22nd day of September, 2014.

My commission expires 1/22/2014

Patricia E. Keith  
 Notary Resides in Vanderburgh County, Indiana



### 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 27, 2014. (at Subdivision review).

President  
 Attest Executive Director

### PLAT RELEASE

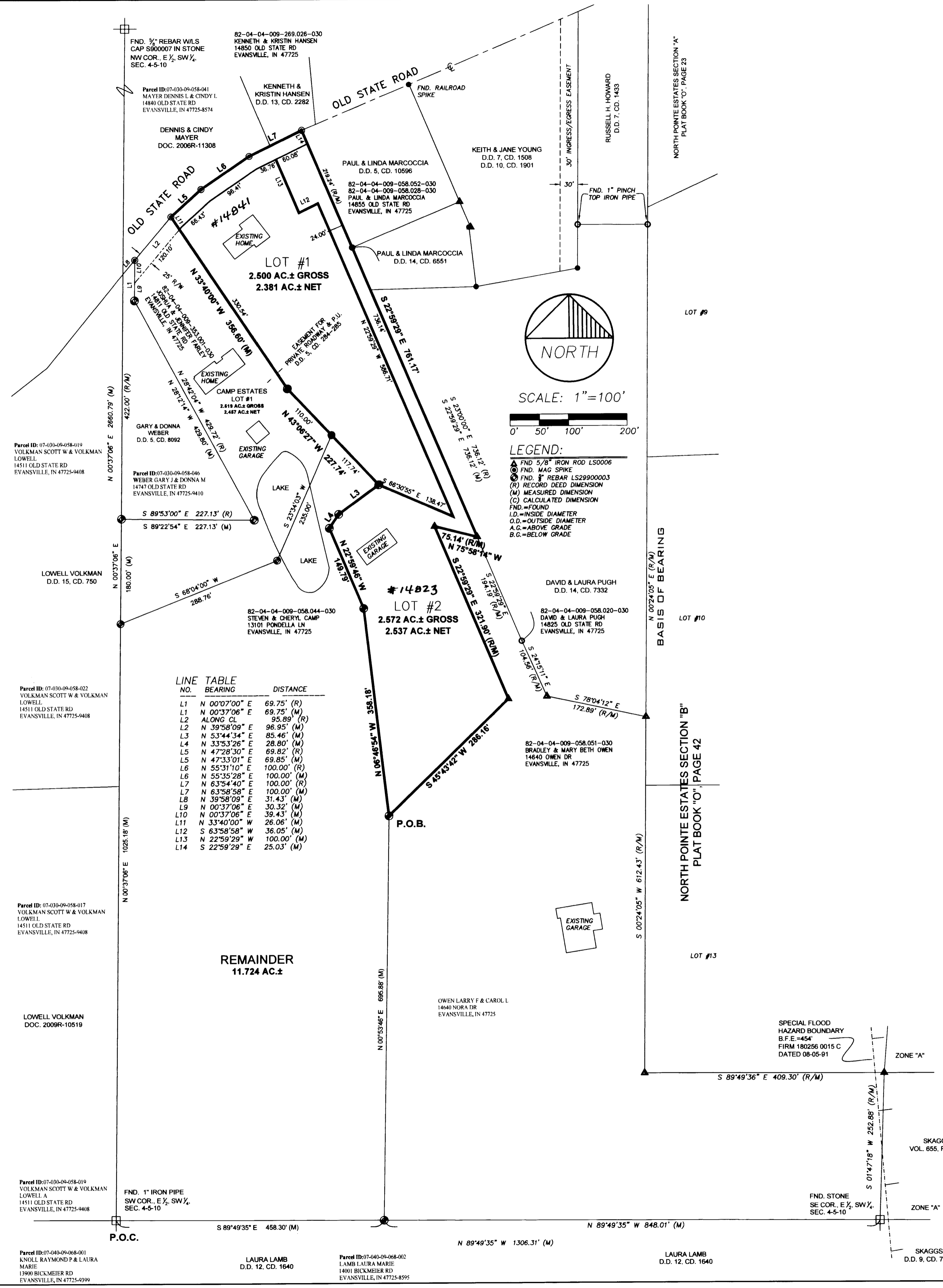
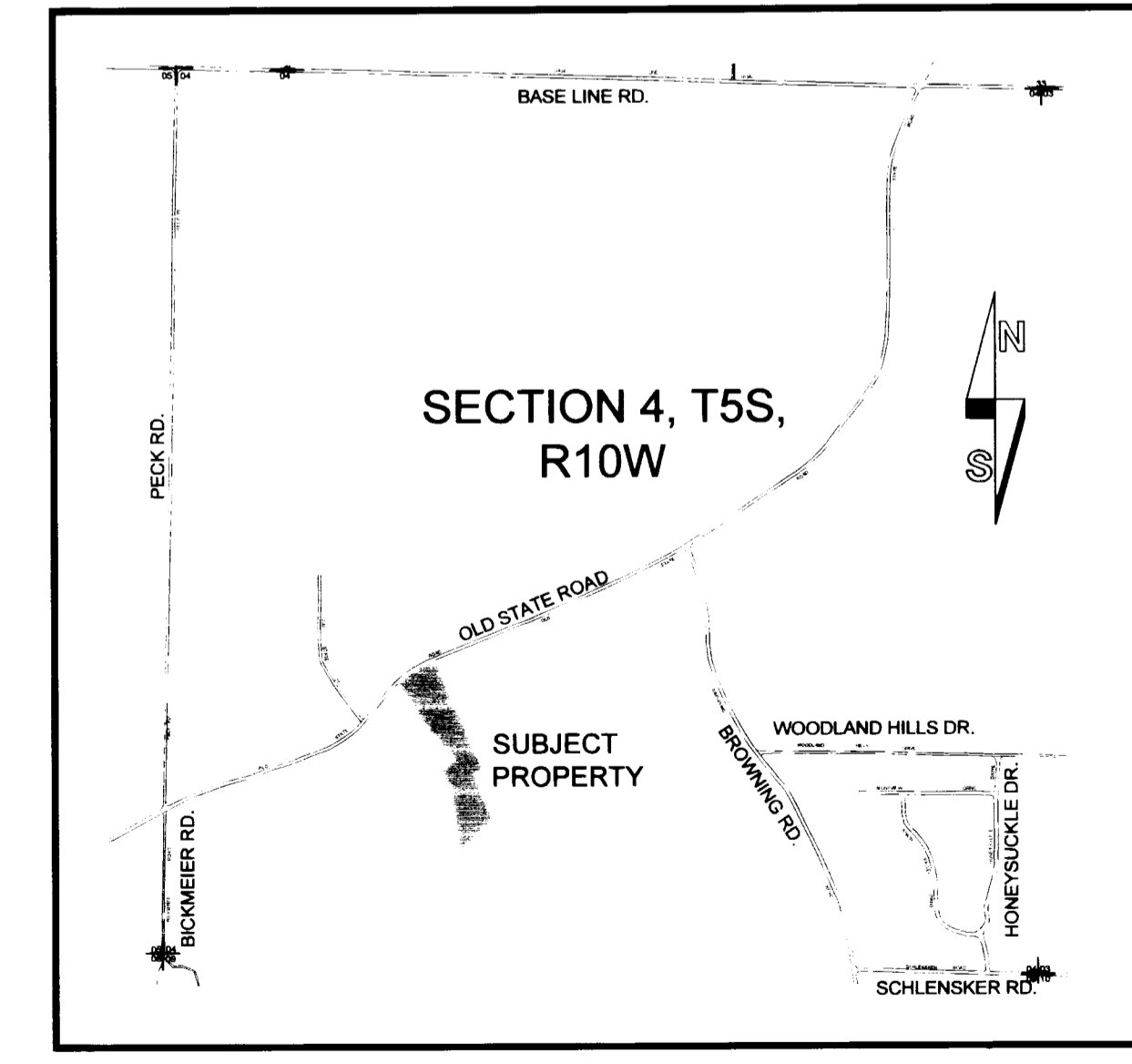
Secondary Plat complies with the Ordinance and is released for recording.

Executive Director  
 Plat Release Date

APC# 2-MS-2014



## VICINITY MAP



**LINE TABLE**

NO.	BEARING	DISTANCE
L1	N 00°07'00" E	69.75' (R)
L1	N 00°37'06" E	69.75' (M)
L2	ALONG CL	95.89' (R)
L2	N 39°58'09" E	96.95' (M)
L3	N 53°44'34" E	85.46' (M)
L4	N 33°53'26" E	28.80' (M)
L5	N 47°28'30" E	69.82' (R)
L5	N 47°33'01" E	69.85' (M)
L6	N 55°31'10" E	100.00' (R)
L6	N 55°35'28" E	100.00' (M)
L7	N 63°54'40" E	100.00' (R)
L7	N 63°58'58" E	100.00' (M)
L8	N 39°58'09" E	31.43' (M)
L9	N 00°37'06" E	30.32' (M)
L10	N 00°37'06" E	39.43' (M)
L11	N 33°40'00" W	26.06' (M)
L12	S 63°58'58" W	36.05' (M)
L13	N 22°59'29" W	100.00' (M)
L14	S 22°59'29" W	25.03' (M)

Parcel ID: 07-030-09-058-022  
 VOLKMAN SCOTT W & VOLKMAN  
 LOWELL  
 14511 OLD STATE RD  
 EVANSVILLE, IN 47725-4408

LOWELL VOLKMAN  
 DOC. 2009R-10519

Parcel ID: 07-030-09-058-019  
 VOLKMAN SCOTT W & VOLKMAN  
 LOWELL A  
 14511 OLD STATE RD  
 EVANSVILLE, IN 47725-4408

Parcel ID: 07-046-09-068-001  
 ANNEE RAYMOND P & LAURA  
 MARIE  
 DREW BECKMEIER RD  
 EVANSVILLE, IN 47725-4996

Parcel ID: 07-046-09-068-002  
 LAMB LAURA MARIE  
 1801 BECKMEIER RD  
 EVANSVILLE, IN 47725-4996

LAURA LAMB  
 D.D. 12, CD. 1640

LAURA LAMB  
 D.D. 9, CD. 7035

ANDY EASLEY ENGINEERING  
 CIVIL ENGINEERING (617) 924-2481  
 1133 WEST HILL ROAD  
 EVANSVILLE, INDIANA 47710

SECONDARY PLAT  
 14841 OLD STATE ROAD  
 JOHN & REBECCA NELLIS  
 VANDERBURGH COUNTY, INDIANA

DRAMA BY: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 PROJECT NO: 8860  
 REVISIONS: JK8 08-30-13  
 09-17-14  
 SCALE: 1"=100'  
 SHEET NO: 1 OF 1