

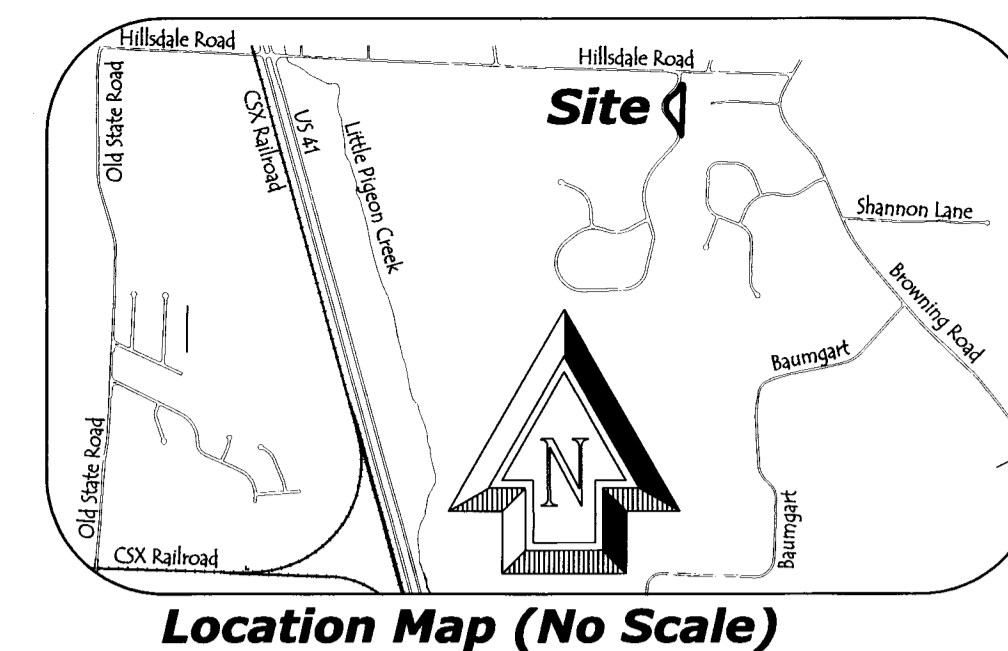
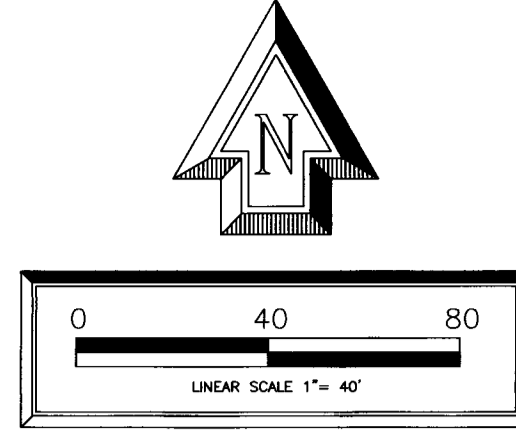
Lot 16
The Amended Plat of
Tall Timbers Subdivision
Plat Book M, page 179

Lot 15
The Amended Plat of
Tall Timbers Subdivision
Plat Book M, page 179

CLIVE DATA

NUMBER	C-1	C-2	C-3	C-4
DELTA ANGLE	50°23'10"	90°18'34"	80°04'33"	40°02'16"
CHORD DIRECTION	S 25°12'10" W	S 05°14'28" W	S 00°07'27" W	N 19°53'41" W
TANGENT	108.00	150.81	126.03	63.76
RADIUS	229.58	150.00	150.00	175.00
ARC LENGTH	201.89	236.43	209.64	122.29
CHORD LENGTH	195.45	212.70	192.99	119.82

NUMBER	C-5	C-6	C-7	C-8	C-9
DELTA ANGLE	90°18'34"	30°57'55"	20°41'20"	90°18'34"	05°02'50"
CHORD DIRECTION	N 05°14'28" E	N 34°54'47" E	S 40°03'05" W	S 05°14'28" W	S 38°23'24" E
TANGENT	125.68	70.52	55.60	75.41	5.98
RADIUS	125.00	254.58	304.58	75.00	225.00
ARC LENGTH	197.02	137.59	109.98	118.21	11.97
CHORD LENGTH	177.25	135.92	109.38	106.35	11.96



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
10/11/2020
BRIAN GERTH AUDITOR
2139
RECEIVED FOR RECORD
DATE 10/11/2020 2:20 PM
PLAT BOOK V
PAGE 071
INSTR# 2020R0025B35
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

PLANTATION OUTLOTS
(A RE-PLAT OF LOT 34 IN PLANTATION ESTATES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK N, PAGED 61)

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #509, 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 August 17, 2020 (at subdivision review)

President: STACEY STEVENS
Attest Executive Director: RONALD S. LONDON
PLAT RELEASE FOR APC DOCKET NO.: MIN-2020-016
The Secondary Plat complies with the Ordinance and is released for recording.
Executive Director: RONALD S. LONDON
Plat Release Date: 10/11/2020



GENERAL NOTES

- Public Utilities:** PUBLIC UTILITIES - WATER: Water is not available by a Public Utility. PUBLIC UTILITIES - SEWER: Sewer is not available by a Public Utility.
- Access:** C: shall access Old Plantation Drive, only. D: has access to Old Plantation Drive and dedicated by this plat.
- Natural Surface Watercourse:** The owner(s) shall be responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18163C0108D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone.
- Outlot C & D:** Outlot C and D will be maintained by the owner of record. Both Outlot C and D are both non-buildable Outlots for the purpose of landscaping and lawns. Access to Outlot D through Outlot C is provided through the Ingress and Egress Easement shown and dedicated by this plat.
- Monuments:** Monuments exist as noted at all exterior boundary corners and all interior monuments will be a set 5/8" Rebar with plastic cap stamped "Cash Waggoner & Associates #0096"
- Covenants & Restrictions:** PRIOR COVENANTS AND 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.
- Sidewalks:** Application for Modification/Waiver of Subdivision Standards: APC Docket Number WAV-2020-008 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on August 17, 2020.
- Owner:** An Affidavit of Trust for the Gayle W. Begley Revocable Trust Agreement dated the 15th day of February 1990 is recorded in Document 2020R00021726 in the Office of the Recorder of Vanderburgh County, Indiana. This document names Carolyn G. Begley and Diane Begley Goss as Co-Trustees to execute and deliver this plat.

OWNER'S CERTIFICATE

We undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Plantation Outlots**, a minor subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked "I.E.E." (Ingress & Egress Easement) are dedicated for pedestrian and vehicular traffic to access Outlot "C". Public Utilities, drainage structures and landscape features are permitted to cross or lie within the Ingress & Egress Easement provided that such facilities do not impede or prevent its use. A sidewalk, path or drive may be constructed in this easement by the owner of Outlot E and any maintenance and repair will be the responsibility of the Owner of Outlot E. If Outlot E is owned by an adjoining land owner to the east, this easement shall only be used for vehicular traffic on a temporary or emergency basis.

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

Owner & Subdivider
Gayle W. Begley, as Trustee of the "Gayle W. Begley Revocable Trust Agreement dated the 15th day of February, 1990 19238 Browning Road, Evansville, IN 47725

Carolyn G. Begley, Co-Trustee
Affidavit of Trust recorded in 2020R00021726
Diane Begley Goss, Co-Trustee
Affidavit of Trust recorded in 2020R00021726

NOTARY CERTIFICATE

State of Indiana)
County of Vanderburgh)
Notary Public
Samantha Kay King
My Commission Expires May 8, 2026
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carolyn G. Begley, Co-Trustee, who acknowledged the execution of this plat to be their voluntary act and deed.
Witness my hand and seal this 25th day of September, 2020.
My Commission expires: 5/8/2026
Notary Resides in: 2801 E. Buck Cadillac Blvd, Vanderburgh County, Indiana

NOTARY CERTIFICATE

State of Indiana)
County of Boone)
Notary Public
Michael Thad Depalma
My Commission Expires 02/11/2028
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Diane Begley Goss, Co-Trustee, who acknowledged the execution of this plat to be their voluntary act and deed.
Witness my hand and seal this 28th day of Sept, 2020.
My Commission expires: 2/11/2028
Notary Resides in: Hamilton County, Indiana

BOUNDARY DESCRIPTION

Lot 34 in Plantation Estates, as per plat thereof, recorded in Plat Book N, page 61 in the Office of the Recorder of Vanderburgh County, Indiana which is a part of the Northeast Quarter of the Northwest Quarter of Section 21, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 21; thence along the north line of said Quarter Quarter Section, North 89 Degrees 45 Minutes 30 Seconds East 229.63 feet to a corner of said Plantation Estates; thence along the east line of said Plantation Estates, South 00 Degrees 00 Minutes 35 Seconds West 130.00 feet to the northeast corner of said Lot 34 and being the point of beginning; thence along the boundary of said Lot 34 the following eight (8) calls: South 00 Degrees 00 Minutes 35 Seconds West 539.46 feet; thence

North 88 Degrees 52 Minutes 05 Seconds West 4.99 feet to the beginning of a curve to the left having a central angle of 40 Degrees 02 Minutes 16 Seconds, a radius of 175.00 feet and a chord dimension of North 19 Degrees 55 Minutes 41 Seconds West 119.82 feet; thence

along the arc of said curve 122.29 feet; thence

North 39 Degrees 54 Minutes 49 Seconds West 153.19 feet to the beginning of a curve to the right having a central angle of 90 Degrees 18 Minutes 34 Seconds, a radius of 125.00 feet and a chord dimension of North 05 Degrees 14 Minutes 28 Seconds East 177.25 feet; thence

along the arc of said curve 197.02 feet; thence

North 50 Degrees 23 Minutes 45 Seconds East 33.32 feet to the beginning of a curve to the left having a central angle of 30 Degrees 57 Minutes 55 Seconds, a radius of 254.58 feet and a chord dimension of North 34 Degrees 54 Minutes 47 Seconds East 135.92 feet; thence

along the arc of said curve 137.59 feet; thence South 89 Degrees 59 Minutes 25 Seconds East 24.48 feet to the point of beginning and containing a gross area of 1.156 Acres, more or less.

Subject to a Public Utility Easement along the east side of Lot 34 in Plantation Estates, as per plat thereof, recorded in Plat Book N, page 61 in the Office of the Recorder of Vanderburgh County, Indiana.

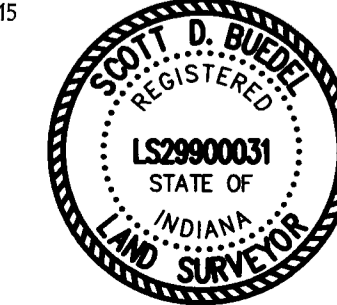
Also, subject to all other easements, rights-of-ways, and restrictions of record.

SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 22nd day of September, 2020

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggoner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715



AFFIRMATION STATEMENT
I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.
SIGNATURE: [Signature]
PRINTED NAME: Scott D. Buedel

CASH WAGGNER & ASSOCIATES, PC
CONSULTING ENGINEERS • LAND SURVEYORS
WWW.CASHWAGGNER.COM
414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401.5561
332 THIRD AVENUE SUITE 13 JASPER, IN 47546 PH: 812.634.5015

