

STEINKUHL HOME PLACE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 02-15-2013
 PLAT BOOK 7
 PAGE 72
 INSTR# 2013 R 0000 4002
 Z TULEY RECORDER
 VANDERBURGH COUNTY

General Notes

- UTILITIES:** Water is available by the German Township Water Department. 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 4101AC 6-8.1.
- FLOOD PLAIN DATA:** A 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 0105 D, Community Panel 180256 dated March 17, 2011. The Base Flood Elevation for Lot 1 is 438.8 feet (NAVD 88) as per Indiana Department of Natural Resources/Division of Water Floodplain Analysis and Regulatory Assessment (File Number GN-27110-0).
- TEMPORARY EROSION CONTROL (during construction):** Slopes 0% to 6% shall be mulched and seeded, i.e. ryegrass, red top, or wheat, within 45 days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within 5 days of disturbance of soil which must remain in place until final grading and seeding. Developer is responsible for submitting an erosion control plan with the necessary state and local agencies if more than one acre of ground is to be disturbed during construction.
- 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.

Certificates

SURVEYOR'S CERTIFICATE

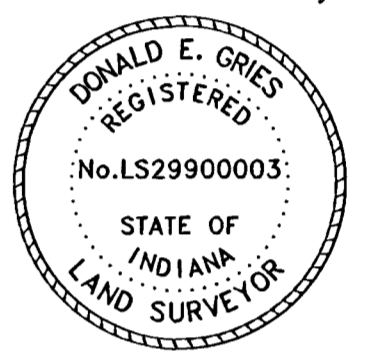
I, Donald E. Gries, certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on September 25, 2012 and that all monuments shown to exist at all locations as noted.

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 5th day of Feb., 2013.

Donald E. Gries
 Donald E. Gries
 Indiana Registration No. LS 29900003



OWNER'S CERTIFICATE

I, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Steinkuhl Home Place.

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 and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. 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.

Raymond Steinkuhl
 Raymond Steinkuhl
 14700 N. Saint Joseph Avenue
 Evansville, IN 47725

Evelyn Steinkuhl
 Evelyn Steinkuhl
 14700 N. Saint Joseph Avenue
 Evansville, IN 47725

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 the above signed owners 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 12th day of February, 2013.

My commission expires 11/21/2014

Patricia E. Keith
 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 November 13, 2012 (at Subdivision review).

Blaine Oliver
 Blaine Oliver
 President

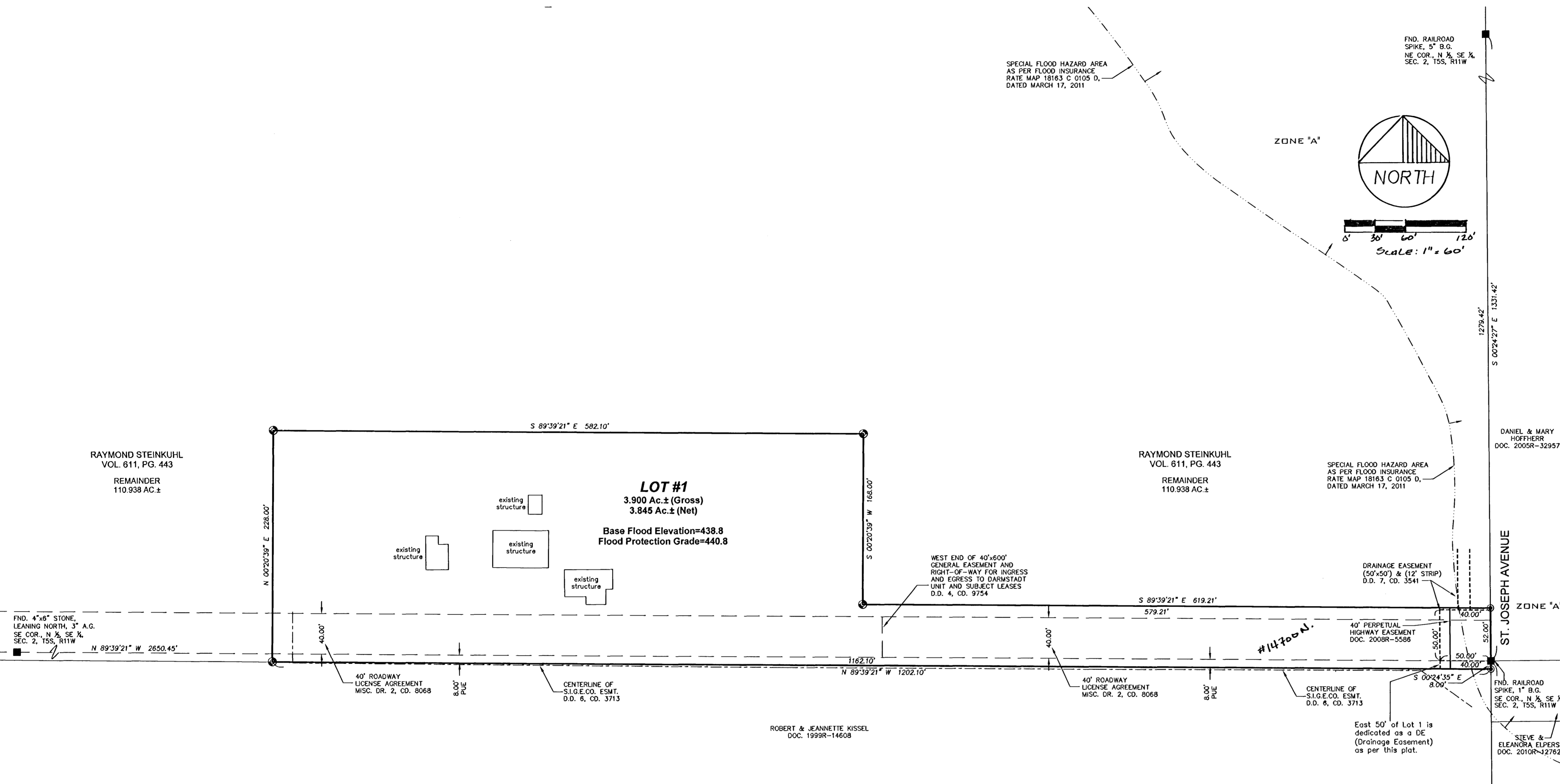
Blaine Oliver
 Blaine Oliver
 Attest Executive Director

PLAT RELEASE

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

Blaine Oliver
 Executive Director

Feb. 15, 2013
 Plat Release Date



Cross References:
 2013 R 0000 4002

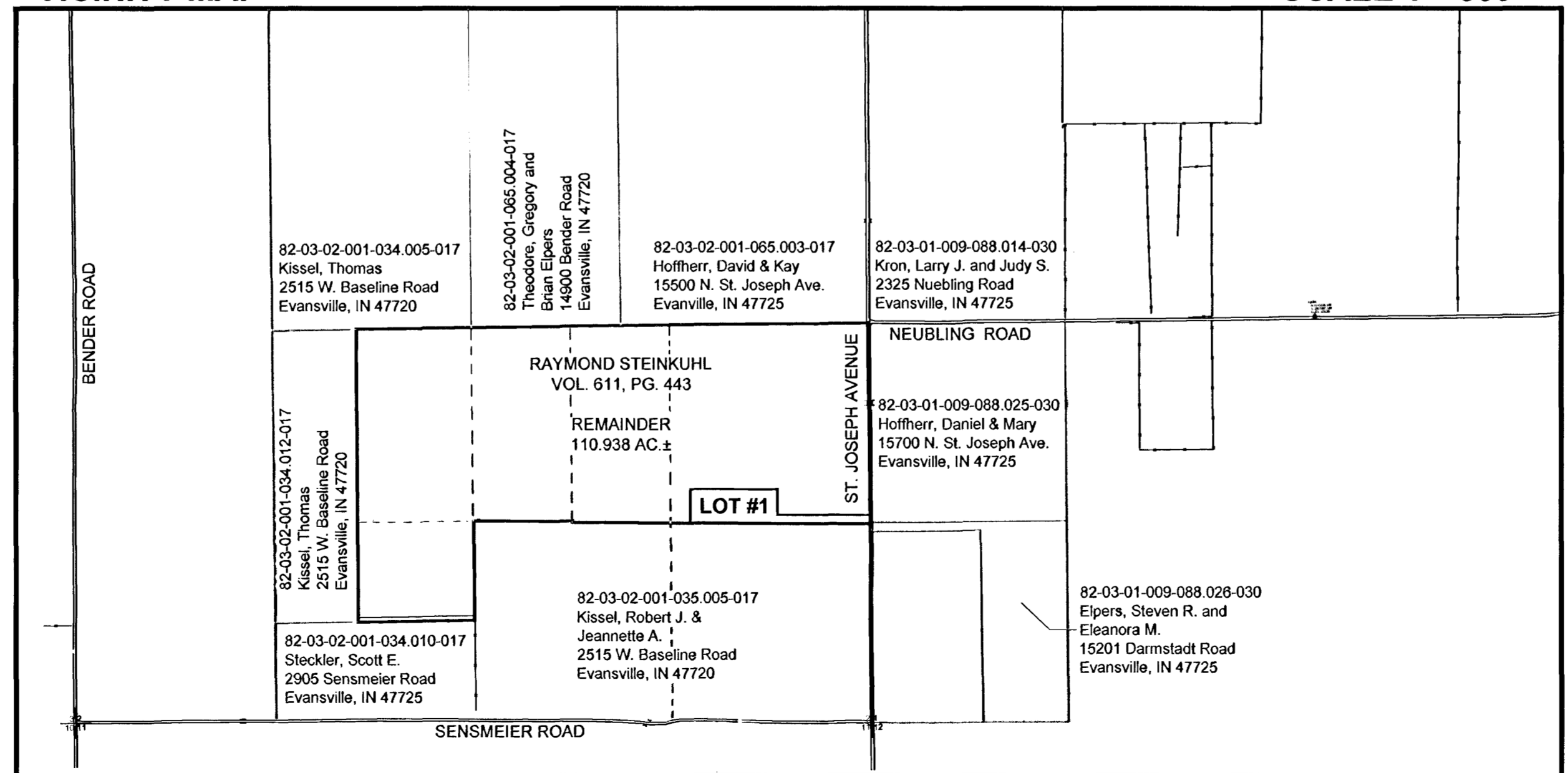
BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 2, 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:

- 1st: South 00°24'35" East 8.00 feet to a mag nail; thence parallel with the North line of said Half, Quarter Section
- 2nd: North 89°39'21" West 1202.10 feet to a 5/8" rebar with LS cap 29900003; thence
- 3rd: North 00°20'39" East 228.00 feet to a 5/8" rebar with LS cap 29900003; thence parallel with said North line
- 4th: South 89°39'21" East 582.10 feet to a 5/8" rebar with LS cap 29900003; thence
- 5th: South 00°20'39" West 168.00 feet to a 5/8" rebar with LS cap 29900003; thence parallel with said North line
- 6th: South 89°39'21" East 619.21 feet to a mag nail in the East line of the North Half of the Southeast Quarter of said Section 2; thence along said East line and the centerline of North Saint Joseph Avenue
- 7th: South 00°24'27" East 52.00 feet to the point of beginning and containing 3.900 acres more or less.

Subject To: A forty foot perpetual highway easement for North Saint Joseph Avenue as described in Document Number 2008R-5686 in the office of the Recorder of Vanderburgh County, Indiana.

VICINITY MAP



SCALE 1"=800'

ANDY EASLEY ENGINEERING
 CIVIL ENGINEERING (612) 424-2481
 EVANSVILLE, INDIANA 47710
 1133 WEST MILL ROAD

MINOR SUBDIVISION
 14700 N. SAINT JOSEPH AVE.
 Client: Raymond & Evelyn Steinkuhl
 VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
 CHECKED: D.E.C.
 SCALE: 1"=40'
 DATE: 10/02/12
 PROJECT NO.: S-3462
 REVISIONS:
 SHEET NO.: 1 OF 1