

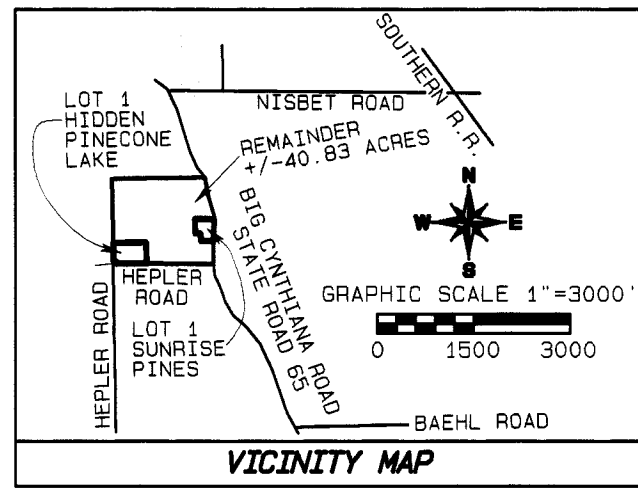
BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FOUR (4) SOUTH, RANGE ELEVEN (11) WEST, ARMSTRONG TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION SOUTH 89 DEGREES 08 MINUTES 56 SECONDS EAST 1211.50 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 19 MINUTES 17 SECONDS EAST 27.72 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 43 SECONDS EAST 471.02 FEET TO THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE CONTINUE NORTH 00 DEGREES 40 MINUTES 43 SECONDS EAST 238.73 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 17 SECONDS EAST 334.33 FEET TO THE CENTER LINE OF BIG CYNTHIANA ROAD (STATE ROAD 65); THENCE ALONG SAID CENTER LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 51 MINUTES 36 SECONDS WEST 43.60 FEET; THENCE SOUTH 01 DEGREES 01 MINUTES 49 SECONDS WEST 39.60 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 22 SECONDS WEST 39.75 FEET; THENCE SOUTH 01 DEGREES 39 MINUTES 22 SECONDS WEST 41.32 FEET; THENCE SOUTH 01 DEGREES 53 MINUTES 49 SECONDS WEST 208.63 FEET; THENCE LEAVING SAID CENTER LINE NORTH 89 DEGREES 19 MINUTES 17 SECONDS WEST 208.53 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 19 SECONDS WEST 73.81 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 54 SECONDS WEST 19.61 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 45 SECONDS WEST 62.50 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 56 SECONDS WEST 97.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.50 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.



SUNRISE PINES

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER MAR. 22, 2017 (DATE) BRIAN GERTH AUDITOR 1284 (AUDITORS NUMBER)	RECEIVED FOR RECORD DATE 03.22.17 3:04p PLAT BOOK U PAGE 83 INSTR# 2017R0006897 DEBBIE STUCKI RECORDER VANDERBURGH COUNTY
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OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS "SUNRISE PINES".

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

Herman Lee Edward Scheller DATE **2-20-2017**

HERMAN LEE EDWARD SCHELLER
17600 BIG CYNTHIANA ROAD
HAUBSTADT, INDIANA 47639

NOTARY CERTIFICATE:

STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR GIBSON COUNTY, STATE OF INDIANA, PERSONALLY APPEARED HERMAN LEE EDWARD SCHELLER THE ABOVE SIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGED THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 20TH DAY OF FEBRUARY 2017

MY COMMISSION EXPIRES: NOV. 16, 2024

NOTARY PUBLIC Jon N Wolfe PRINTED VON N WOLFE

RESIDENT OF GIBSON COUNTY, INDIANA

AREA PLAN COMMISSION CERTIFICATE:

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 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 MARCH 28 2016 (AT SUBDIVISION REVIEW).

[Signature] ATTEST EXECUTIVE DIRECTOR

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR [Signature]

PLAT RELEASE DATE MARCH 22, 2017



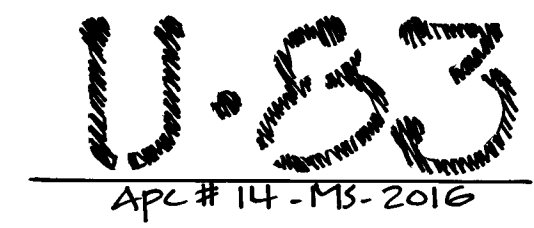
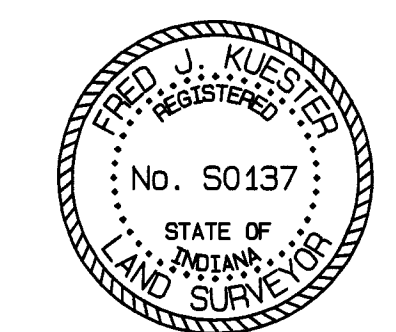
SURVEYOR'S CERTIFICATE:

I, FRED J. KUESTER, 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, AND THAT ALL MONUMENTS SHOWN EXIST AT LOCATIONS NOTED.

Fred J. Kuester DATE FEBRUARY 20, 2017

FRED J. KUESTER, LS #50137

FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
(812) 753-4843



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 REQUIRED BY LAW.

Fred J. Kuester

- CROSS REF:**
- 17-06896 WD
 - 17-06899 WD
 - 17-06900 WD
 - 17-06901 WD

GENERAL NOTES:

- UTILITIES - LOT 1 HAS VECTREN GAS SERVICE AVAILABLE.
- LOT 1 HAS VECTREN ELECTRICAL SERVICE AVAILABLE.
- LOT 1 HAS PRIVATE WATER SOURCE.

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.

TEMPORARY EROSION CONTROL (DURING CONSTRUCTION):

FOR SUBDIVISIONS WHERE THE LAND DISTURBANCE IS IN EXCESS OF ONE ACRE, A STORM WATER POLLUTION PREVENTION PLAN 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 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.

FLOOD PLAIN DATA:

THE PROJECT LIES WITHIN ZONE "X" AS INDICATED ON FIRM PANEL NO. 180256 0020 D (MAP NUMBER 18163C0020D) DATED MARCH 17, 2011, FOR VANDERBURGH COUNTY, INDIANA.

MAINTENANCE STATEMENT:

THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR LAKE MAINTENANCE AND PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATERCOURSES.

MAILBOX STATEMENT:

NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY ROAD RIGHT-OF-WAY.

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:

APC DOCKET NUMBER 19-SW-2016 REQUESTING TO WAIVE THE INSTALLATION OF SIDEWALKS, AS PER COUNTY CODE 16.12.020 (B) (2), WAS APPROVED AT SUBDIVISION REVIEW ON MARCH 28, 2016.

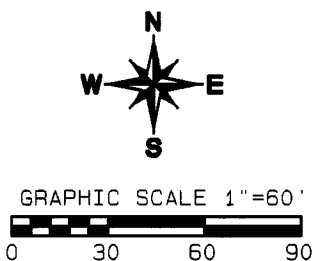
ACCESS STATEMENT:

ANY NEW ACCESS FOR LOT #1 ON SR 65 WILL REQUIRE APPROVAL FROM THE INDIANA DEPT. OF TRANSPORTATION.

- BASIS OF BEARINGS:
The south line of the SW 1/4, SW 1/4, Sec. 29-4s-11w (S89°08'56"E)

- LAST DATE OF FIELDWORK:
April 13, 2016

Relative Positional Accuracy:
Rural survey: 0.26 feet
plus 200 parts per million.



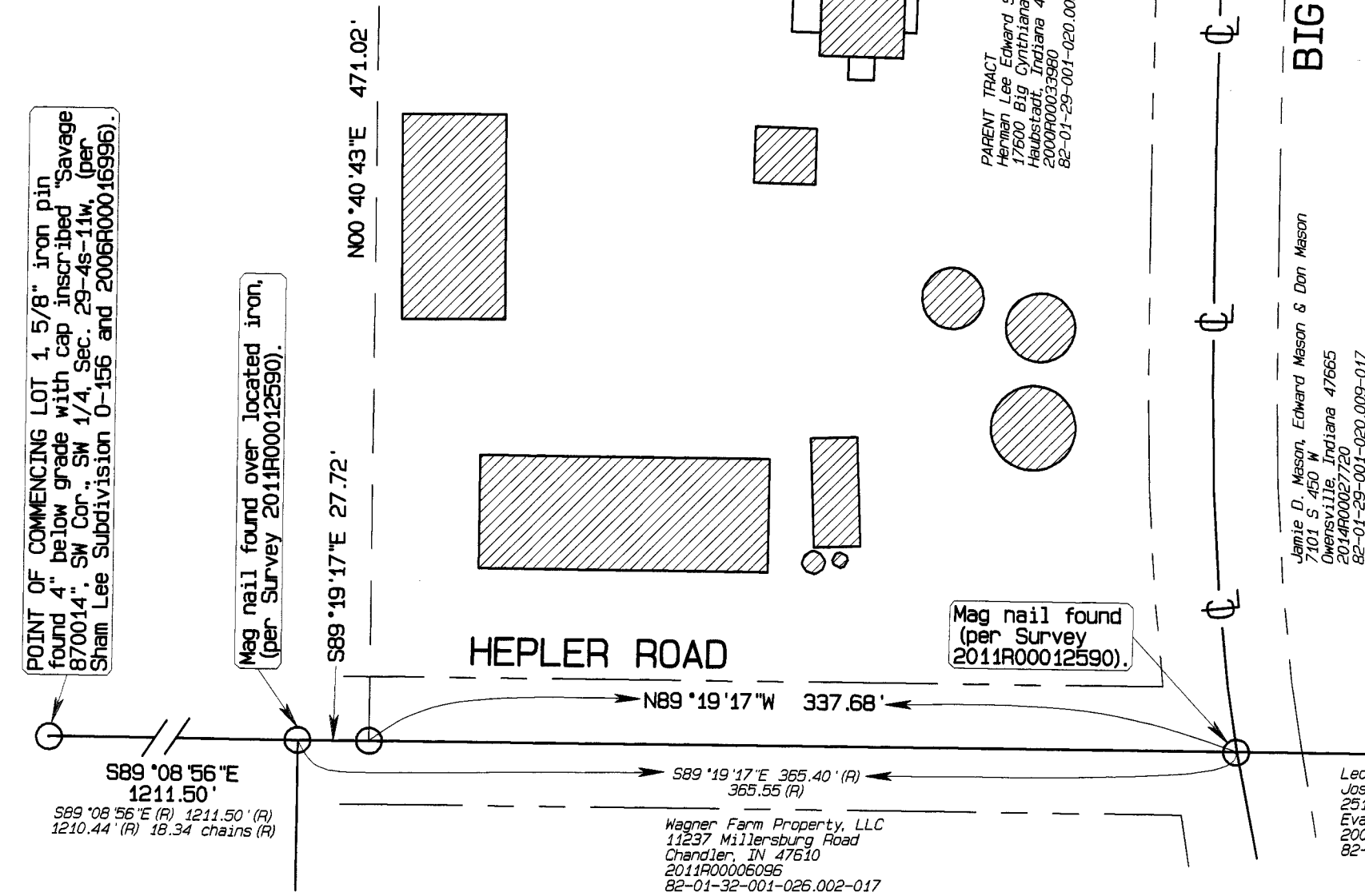
LEGEND

- Corner and/or monument as noted.
- 5/8" iron pin with cap inscribed "Fred Kuester IN RLS S0137" set.
- ⊠ Mag nail set.
- (R) Record dimension. Dimensions are field measured this survey unless noted record.

POINT OF COMMENCING LOT 1, 5/8" iron pin found 4" below grade with cap inscribed "Savage 870014", SW Cor. SW 1/4, Sec. 29-4s-11w, (per Survey 2011R00012950), Sham Lee Subdivision 0-156 and 2006R00016956).

Mag nail found over located iron, (per Survey 2011R00012950).

Mag nail found (per Survey 2011R00012950).



PARENT TRACT
Herman Lee Edward Scheller
17600 Big Cynthia Road
Haubstadt, Indiana 47639
2006R00016956
82-01-29-001-020.008-017

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17600 Big Cynthia Road
Haubstadt, Indiana 47639
2006R00016956
82-01-29-001-020.008-017

Jamie D. Mason, Edward Mason & Don Mason
7101 S 460 W
Evansville, Indiana 47655
82-01-29-001-020.008-017

Leo R. Rexing & Joseph L. Rexing, Jr.
2610 Windemere Drive
Evansville, Indiana 47725
2004R00001540
82-01-32-001-026.013-017

Wagner Farm Property, LLC
11237 Millersburg Road
Chandler, IN 47610
2011R00006036
82-01-32-001-026.002-017

This instrument prepared by: FRED J. KUESTER ENGINEER & LAND SURVEYOR 1792 E 600 S FORT BRANCH, INDIANA 47648 (812) 753-4843		
SUNRISE PINES		
BIG CYNTHIANA ROAD (SR 65), HAUBSTADT, IN 47639		
SCALE: 1" = 60	APPROVED BY: FJK	DRAWN BY: JJZ
DATE: FEB. 2017		REVISED: 0
Part of the SW 1/4 of Section 29, Township 4 South, Range 11 West, Armstrong Township, Vanderburgh County, Indiana.		
file: 2017-02-Sunrise Pines.smi		SHEET 1 OF 1
client: Herman Lee Edward Scheller		