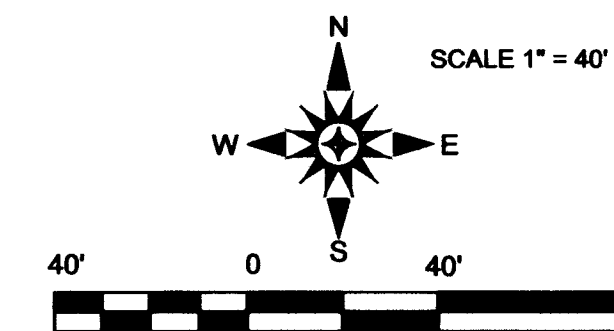
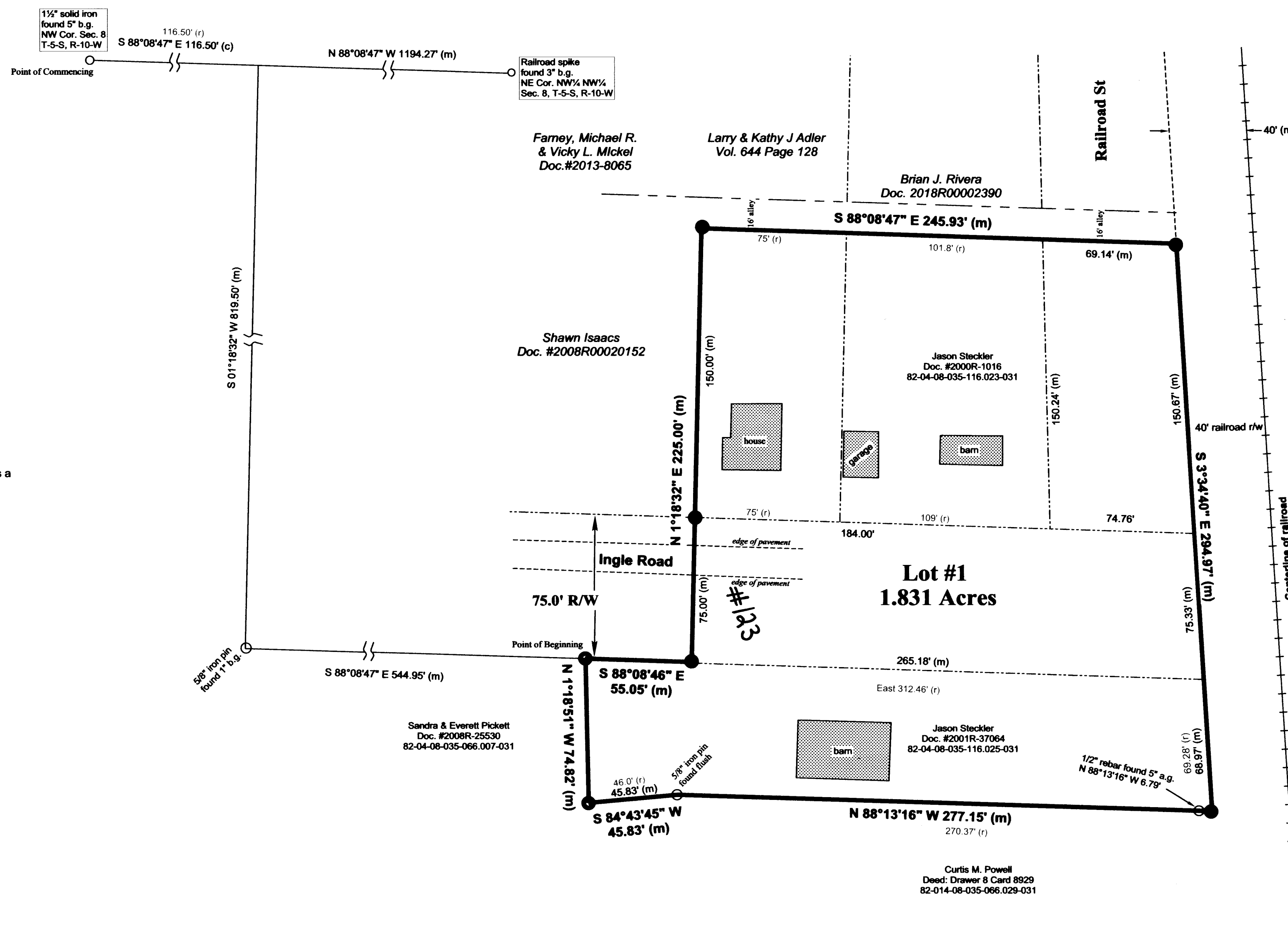
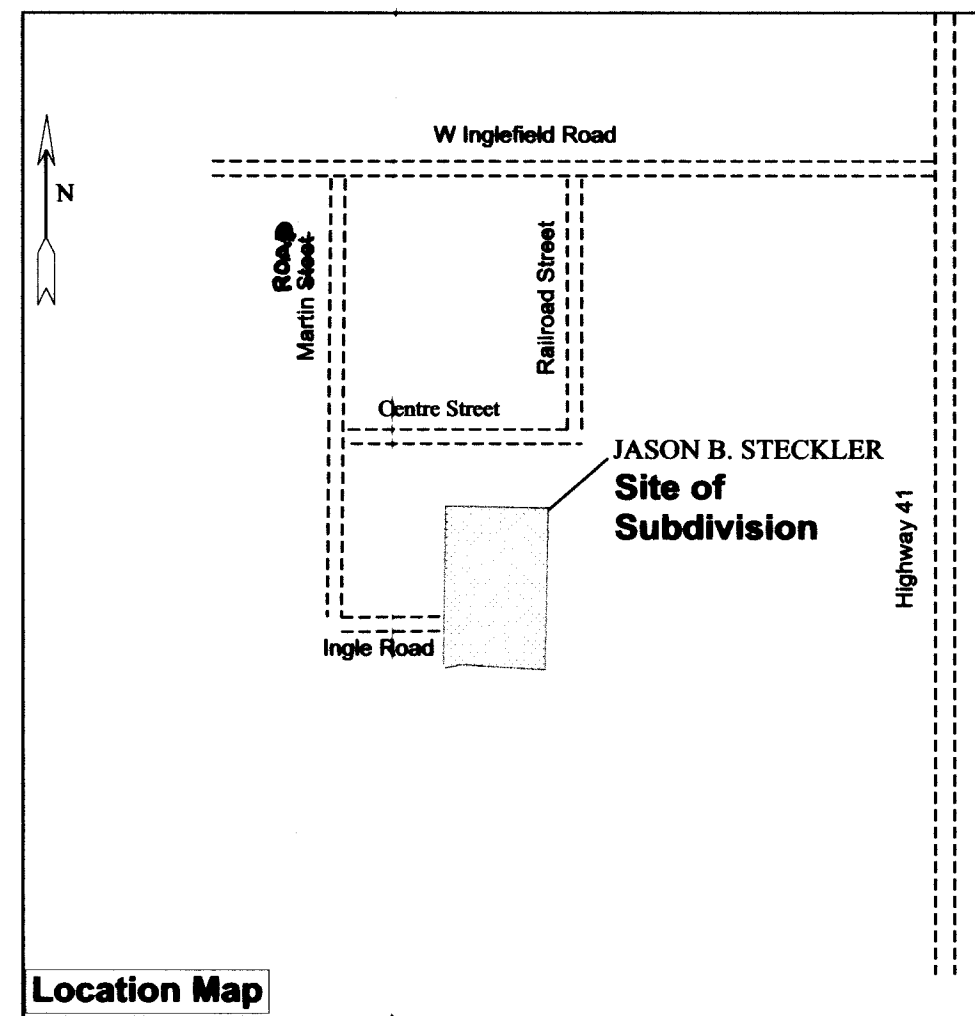


TRACKSIDE ESTATES



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 4/20/2020
 (DATE)
 BRIAN GERTH AUDITOR
 1218
 (AUDITORS NUMBER)

RECEIVED FOR RECORD
 DATE 4/20/20 2:29 PM
 PLAT BOOK V
 PAGE 051
 INSTR# 202000008880
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



OWNERS CERTIFICATE:
 I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate same as Trakside Estates a minor subdivision.
 All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Jason B. Steckler 4/17/2020
 Jason B. Steckler
 123 Ingle Rd
 Evansville, IN 47725

NOTARY CERTIFICATE:
 State of Indiana
 County of Dubois
 Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Jason B. Steckler, the owner of the real estate shown and described hereon and acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.
 Witness my hand and Notary Seal this 17th day of April, 2020.
Summer R. Kissel
 Notary Public
 My Commission Expires May 1, 2020
 Notary resides in Dubois County.

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, 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 March 23, 2020 (at Subdivision Review).

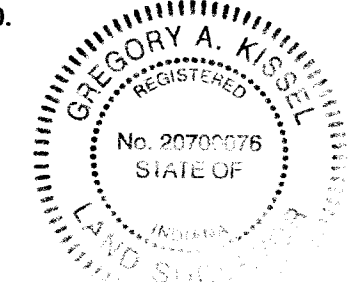
President: Stacey Stevens
 Attest Executive Director: Ronald S. London

PLAT RELEASE for APC DOCKET NO.: MIN-2020-004
 Secondary Plat complies with the Ordinance and is released for recording.
Ronald S. London
 Executive Director: Ronald S. London
April 20, 2020
 Plat Release Date



Land Surveyor's Certificate
 I, Gregory A. Kissel, 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 on February 26, 2020, and that all monuments shown exist at all locations as noted.
 Witness my hand and seal this 8th day of April, 2020.

Gregory A. Kissel
 Gregory A. Kissel
 IN PLS 20700076



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.
Gregory A. Kissel
 Gregory A. Kissel

BOUNDARY DESCRIPTION
 A Replat of Lots Seven (7) and Eight (8) in Block Four (4); and a part of Ingle Street and Railroad Street in the Plat of Inglefield, as per plat thereof, recorded in Plat Record "B", Page 64 in the office of the Recorder of Vanderburgh County, and a part of the northwest quarter of Section (8), Township (5) South, Range (10) West, in Scott Township, Vanderburgh County, Indiana; and more particularly described as follows:

Commencing at a 1 1/2" solid iron found 5' below grade marking the northwest corner of the northwest quarter of the northwest quarter of said section; thence South 88 degrees 08 minutes 47 seconds East [bearings are based on State Plane Coordinates, Indiana Zone West, NAD 83] along the north line of said quarter quarter section one hundred sixteen and fifty hundredths (116.50) feet to a point; thence South 01 degrees 18 minutes 32 seconds West along the west line of the Plat of Inglefield, as per plat thereof recorded in Plat Book "B", page 64 eight hundred nineteen and fifty hundredths (819.50) feet to a 5/8" iron pin found 1" below grade; thence South 88 degrees 08 minutes 47 seconds East along the south line of said Plat of Inglefield five hundred forty-four and ninety-five (544.95) feet to a 5/8" rebar found flush MARKING THE INITIAL POINT OF BEGINNING; thence South 88 degrees 08 minutes 47 seconds East along said south line fifty-five and five hundredths (55.05) feet to a 5/8" rebar set flush (with plastic cap inscribed "Greg Kissel RLS 20700076"; thence North 01 degrees 18 minutes 32 seconds East along the west line of Lot #7 in Block #4 of said Inglefield (and the extension thereof) two hundred twenty-five and no hundredths (225.00) feet to a 5/8" rebar set flush (with plastic cap inscribed "Greg Kissel RLS 20700076" marking the northwest corner of said Lot #7; thence South 88 degrees 08 minutes 47 seconds East along the north lines of Lot #7 and Lot #8, of said Inglefield (and the extension thereof) two hundred forty-five and ninety-three hundredths (245.93) feet to a 5/8" rebar set flush (with plastic cap inscribed "Greg Kissel RLS 20700076" on the west railroad right-of-way line; thence South 03 degrees 34 minutes 40 seconds East along said right-of-way line two hundred ninety-four and ninety-seven hundredths (294.97) feet to a 5/8" rebar set flush (with plastic cap inscribed "Greg Kissel RLS 20700076"); thence North 88 degrees 13 minutes 16 seconds West along the south line of the tract of land deeded to Jason Steckler as described in Document #2001R0037064 two hundred seventy-seven and fifteen hundredths (277.15) feet to a 5/8" iron pin found flush; thence South 84 degrees 43 minutes 45 seconds West along said south line forty five and eighty-three hundredths (45.83) feet to a 5/8" rebar found flush; thence North 01 degree 18 minutes 51 seconds West seventy-four and eighty-two hundredths (74.82) feet to the point of beginning.

CONTAINING 1.831 ACRES, MORE OR LESS.
 Subject to all legal right-of-ways and/or easements.

- GENERAL NOTES:**
- 1) 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 replat has absolutely no effect on any private covenants and restrictions that may or may not exist.
 - 2) PUBLIC UTILITIES-WATER: Water is available and is provided by the Evansville Water & Sewer Utility.
 - 3) PUBLIC UTILITIES-SEWER: Sanitary sewer for Lot #1 is available and is provided by the Town of Darmstadt Sewer Utility.
 - 4) FLOOD PLANE DATA: The within described tract of land DOES NOT lie within that Special Flood Hazard Area (SFHA) as said tract plots on Community Panel No. 18163C0106D of the Flood Insurance Rate Map (FIRM) of Vanderburgh County, Indiana, dated 03/17/2011.
 - 5) NATURAL SURFACE WATERCOURSE: The Owner shall remain responsible for the prevention of obstructions to creeks and natural watercourses.
 - 6) APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number WAV-2020-003 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B) (2) was approved at Subdivision Review meeting on March 23, 2020.

- LEGEND**
- - monument found as noted
 - - 5/8" rebar set flush or as noted with plastic cap inscribed "Greg Kissel RLS 20700076"
 - ⊕ - no monument found or set
 - - 5/8" rebar found flush or as noted
 - b.g. - below ground level
 - a.g. - above ground level
 - Bearings are based on State Plane Coordinates, Indiana Zone West, NAD 83
 - Last date of fieldwork: 02/26/2020
 - (m) - field measured
 - (f) - deed record
 - (c) - calculated
- This survey is incomplete without the attached surveys report.

V.051

Prepared by: Gregory A. Kissel

TRACKSIDE ESTATES

SCALE	DATE	DRAWN BY
40 Ft/in	03-16-2020	Z.B.
JOB	REVISION	SHEET
2020-12	04-08-2020	1/1

1263 E. 900 S. Fort Branch, IN 47648
 (812) 753-1233 office
 (812) 632-8831 cell
 www.kisselsurveying.com