

TREETOP

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Feb. 23, 2018
 (DATE)
 BRIAN GERTH AUDITOR
 770
 (AUDITOR NUMBER)

RECEIVED FOR RECORD
 DATE **02-23-18 11:04A**
 PLAT BOOK **U**
 PAGE **130**
 INSTR# **201800003748**
Debbie Spucki, RECORDER
 VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Northeast Quarter of Section 20, Township 6 South, Range 11 West of the 2nd P.M., lying in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a 5"x5" stone at the Southwest corner of said Quarter, Quarter Section, thence along the West line of said Quarter, Quarter Section, North 01°17'44" East 1087.65 feet; thence South 60°52'05" East 118.03 feet; thence South 38°04'58" East 337.24 feet to a 5/8" rebar with LS cap 29900003 at the true point of beginning; thence

- 1st: North 20°54'29" East 179.26 feet to a 5/8" rebar with LS cap 29900003; thence
- 2nd: North 80°36'30" East 17.37 feet to a 5/8" rebar with LS cap 29900003; thence
- 3rd: North 20°54'29" East 196.97 feet to a mag nail in Treetop Lane; thence along said lane
- 4th: North 80°36'30" East 69.49 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence
- 5th: South 20°54'29" West 300.00 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence
- 6th: South 34°48'12" East 257.91 feet to a 5/8" iron rod with LS cap S0006; thence
- 7th: South 59°11'46" East 258.62 feet to a 5/8" iron rod with LS cap S0006; thence
- 8th: South 28°37'36" West 239.46 feet to a 3/4" inside diameter iron pipe; thence
- 9th: North 38°04'58" West 595.85 feet to the true point of beginning and containing 2.511 acres more or less.

Subject To: The right-of-way for Treetop Lane, being 25 feet in width and lying Southerly and Easterly of the fourth course of the above described parcel.

Also Subject To: An easement for right-of-way in favor of Southern Indiana Gas and Electric Company and being described in Deed Record 314, page 395 and Deed Record 478, page 191 in the Office of the Recorder of Vanderburgh County, Indiana.

General Notes

1. **UTILITIES:** Water is available by privately installed water well. Water is also available by the Evansville Water Sewer Utility by means of extension. Sanitary Sewers are not 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 0157 D and 18163 C 0175 D, Community Panel 180256 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 (SWP3) 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 (SWP3) 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. **MAILBOX STRUCTURES:** No brick or other non-breakaway mailbox structures can be placed in County Road Rights-of-way.
7. **APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number 48-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on 11/28/2016.

Certificates

SURVEYOR'S CERTIFICATE

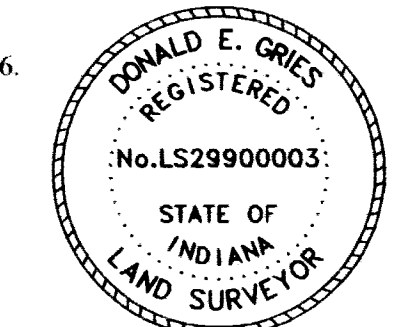
I, Donald E. Gries, certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me in January of 2012 and that all monuments shown to exist at all locations as noted.

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 12th day of December, 2016.

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



OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Treetop.

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

Danny R. Atchison
 Danny R. Atchison (P.O.A. for Timothy J. Dunphy & Maureen E. Dunphy)
 2509 Caren Drive
 Evansville, IN 47720

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 owner's Power of Attorney, Danny R. Atchison, 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 22nd day of December, 2016.

My commission expires 4/22/2022
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 10, 2014 (at Subdivision review).

Patricia E. Keith
 President

Patricia E. Keith
 Attest Executive Director

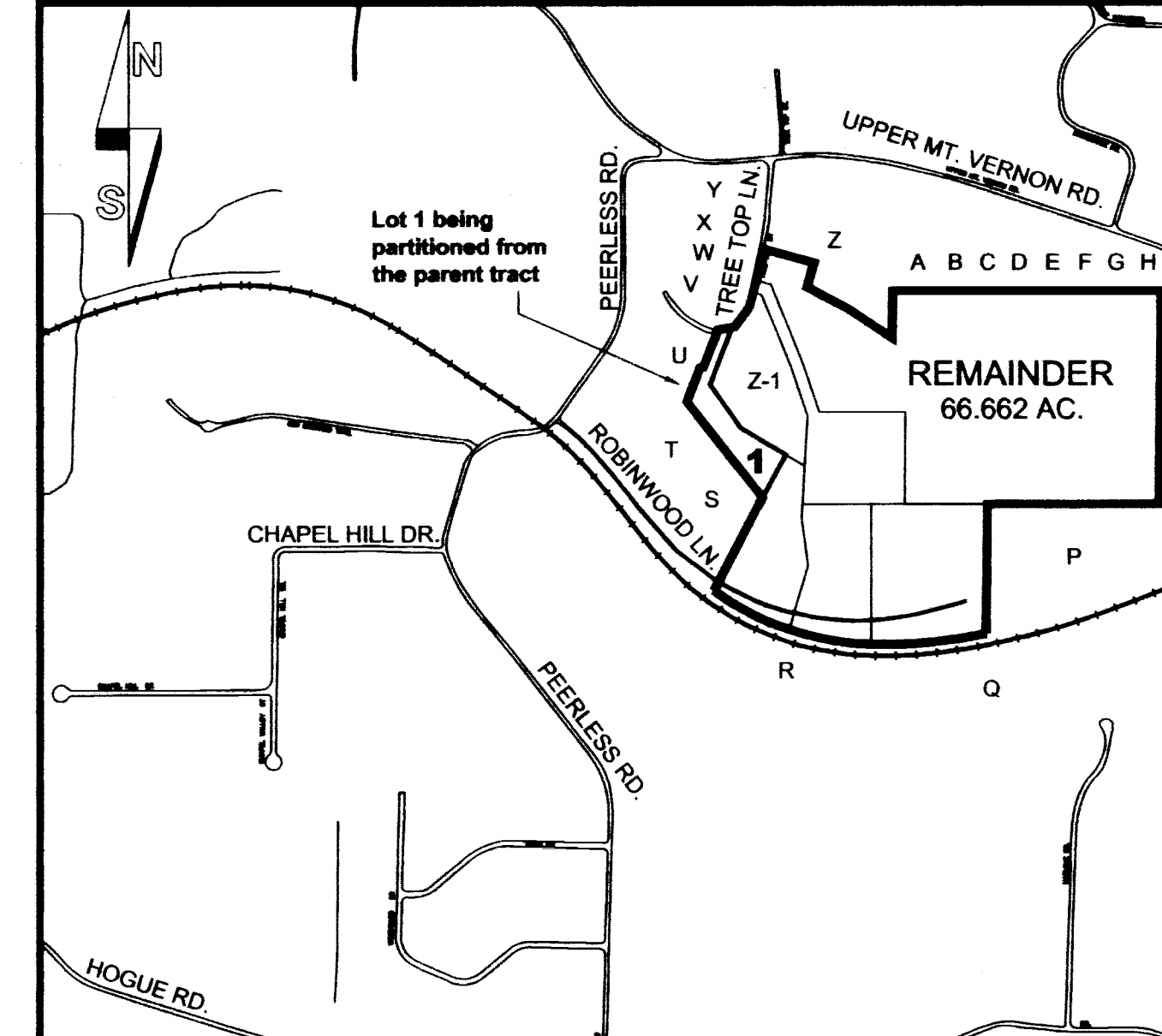
PLAT RELEASE
 Secondary Plat complies with the Ordinance and is released for recording.

Patricia E. Keith
 Executive Director
Feb. 23, 2018
 Plat Release Date

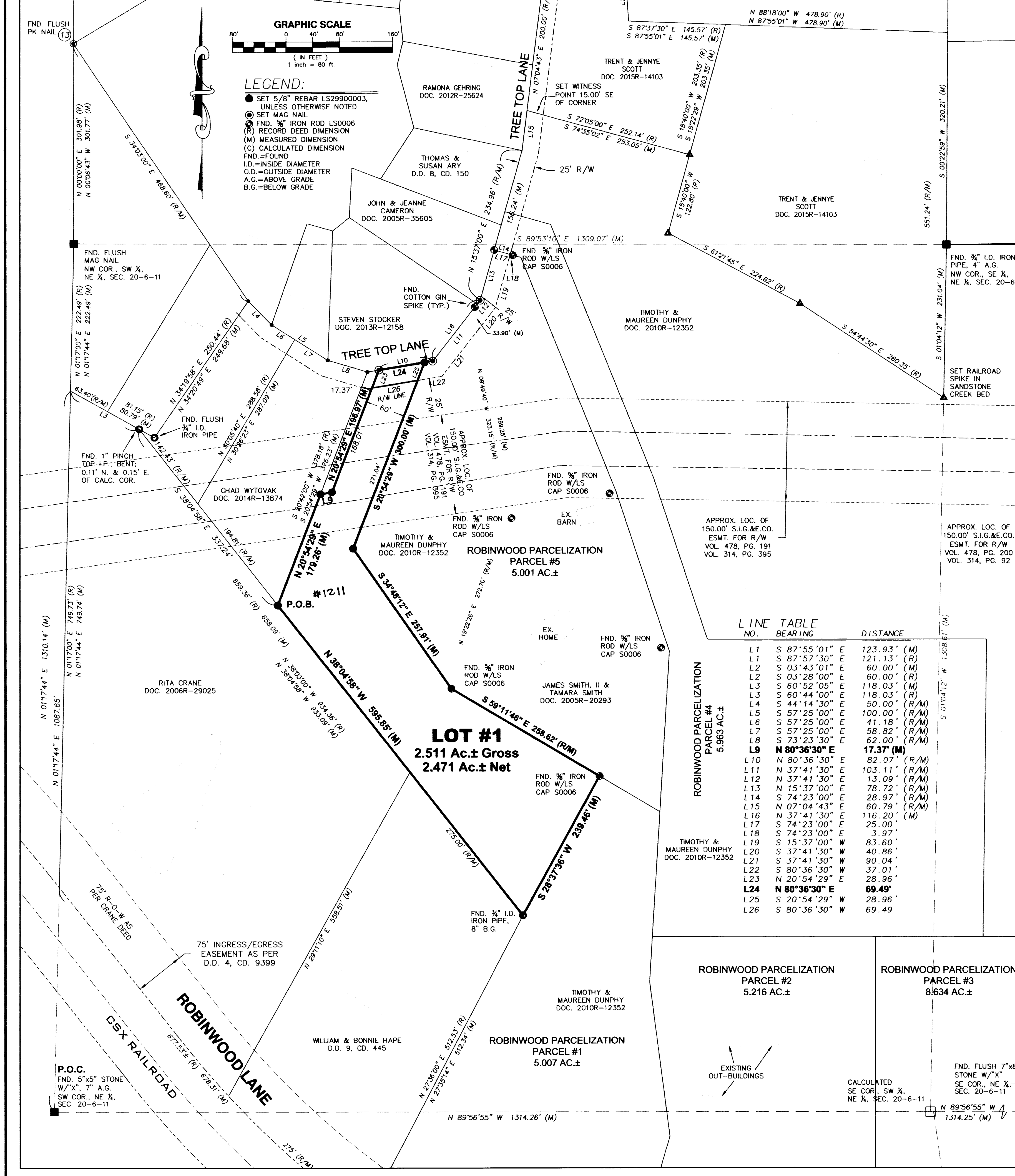
U-130
 APC # 36-MS-2014



VICINITY MAP



LINE NO.	BEARING	DISTANCE
L1	S 87°55'01" E	123.93' (M)
L1	S 87°57'30" E	121.13' (R)
L2	S 03°43'01" E	60.00' (M)
L2	S 03°28'00" E	60.00' (R)
L3	S 60°52'05" E	118.03' (M)
L3	S 60°44'00" E	118.03' (R)
L4	S 44°14'30" E	50.00' (R/M)
L5	S 57°25'00" E	100.00' (R/M)
L6	S 57°25'00" E	41.18' (R/M)
L7	S 57°25'00" E	58.82' (R/M)
L8	S 73°23'30" E	62.00' (R/M)
L9	N 80°36'30" E	17.37' (M)
L10	N 80°36'30" E	82.07' (R/M)
L11	N 37°41'30" E	103.11' (R/M)
L12	N 37°41'30" E	13.09' (R/M)
L13	N 15°37'00" E	78.72' (R/M)
L14	S 74°23'00" E	28.97' (R/M)
L15	N 07°04'43" E	60.79' (R/M)
L16	N 37°41'30" E	116.20' (M)
L17	S 74°23'00" E	25.00' (M)
L18	S 74°23'00" E	3.97' (M)
L19	S 15°37'00" W	83.60' (M)
L20	S 37°41'30" W	40.86' (M)
L21	S 37°41'30" W	90.04' (M)
L22	S 80°36'30" W	37.01' (M)
L23	N 20°54'29" E	28.96' (M)
L24	N 80°36'30" E	69.49' (M)
L25	S 20°54'29" W	28.96' (M)
L26	S 80°36'30" W	69.49' (M)



GRAPHIC SCALE
 0 40 80 160
 (IN FEET)
 1 inch = 80 ft.

LEGEND:
 ● SET 5/8" REBAR LS29900003, UNLESS OTHERWISE NOTED
 ○ SET MAG NAIL
 ⊙ FND. 3/4" IRON ROD L50006
 (R) RECORD DEED DIMENSION
 (M) MEASURED DIMENSION
 (C) CALCULATED DIMENSION
 FND.=FOUND
 I.D.=INSIDE DIAMETER
 O.D.=OUTSIDE DIAMETER
 A.G.=ABOVE GRADE
 B.G.=BELOW GRADE

P.O.C.
 FND. 5"x5" STONE
 W/X", 7" A.G.
 SW COR., NE 1/4,
 SEC. 20-6-11

MINOR SUBDIVISION
TREETOP LANE
 CLIENT: Danny Atchison
 VANDERBURGH COUNTY, INDIANA

DRAWN BY:
 J.R.F.
 CHECKED
 DATE: 07/18/12
 PROJECT NO.:
 REVISIONS: 11/19/16

SHEET NO.:
1 OF 1