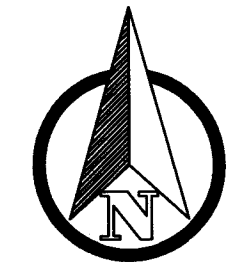


Weinzapfel's Walnut Hill



SCALE 1" = 40'

40 0 40 80

BEARINGS are based upon Indiana West State Plane Coordinates (NAD 83) established by RTK GPS observations, all distances shown are ground or plane values.

Legend

--- Center Line	(C)	Calculated Dimension
- - - Easement Line	(E)	East
--- Property Boundary Line	(Fnd)	Found
--- Right-of-way Line	(M)	Measured Dimension
--- Overhead Utilities	(N)	North
--- Guy Wire	P.O.B.	Point Of Beginning
--- Utility Pole	P.O.C.	Point Of Commencement
--- Utility Pole Transformer	(R)	Range
--- Stone (Found)	(RW)	Record Dimension
--- Found Monument	(S)	South
--- 5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023"	(T)	Township
	(W)	West

Owner's Certificate

The undersigned owner(s) of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Weinzapfel's Walnut Hill

Strips or areas of land, of the dimensions shown on this plat and marked "IEE" (Ingress, Egress and Regress Easement), are hereby dedicated for a private drive only for the purpose of ingress, egress and regress to and from Lots 1 and 2 as shown hereon. The maintenance responsibilities, financially or otherwise, are to be shared between the owners, successors and assigns of Lots 1 and 2.

Owners:
 Brett T. & Angela J. Weinzapfel
 2813 Harmony Way
 Evansville, IN 47720

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Brett T. Weinzapfel and Angela J. Weinzapfel, the said Owners and Subdividers, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 1 day of September 2017

My Commission Expires: Casey Dugan
 Notary Public
 Warrick
 County, Indiana
 (Typed or Printed Name)



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, May 22, 2017 (Subdivision Review).

Eric L. Obermeier, P.S.
 President

Attest Executive Director
 [Signature]

Secondary Plat complies with the Ordinance and is released for Recording.
 Executive Director
 [Signature]

PLAT RELEASE DATE: Sept. 12, 2017

Affirmation Statement

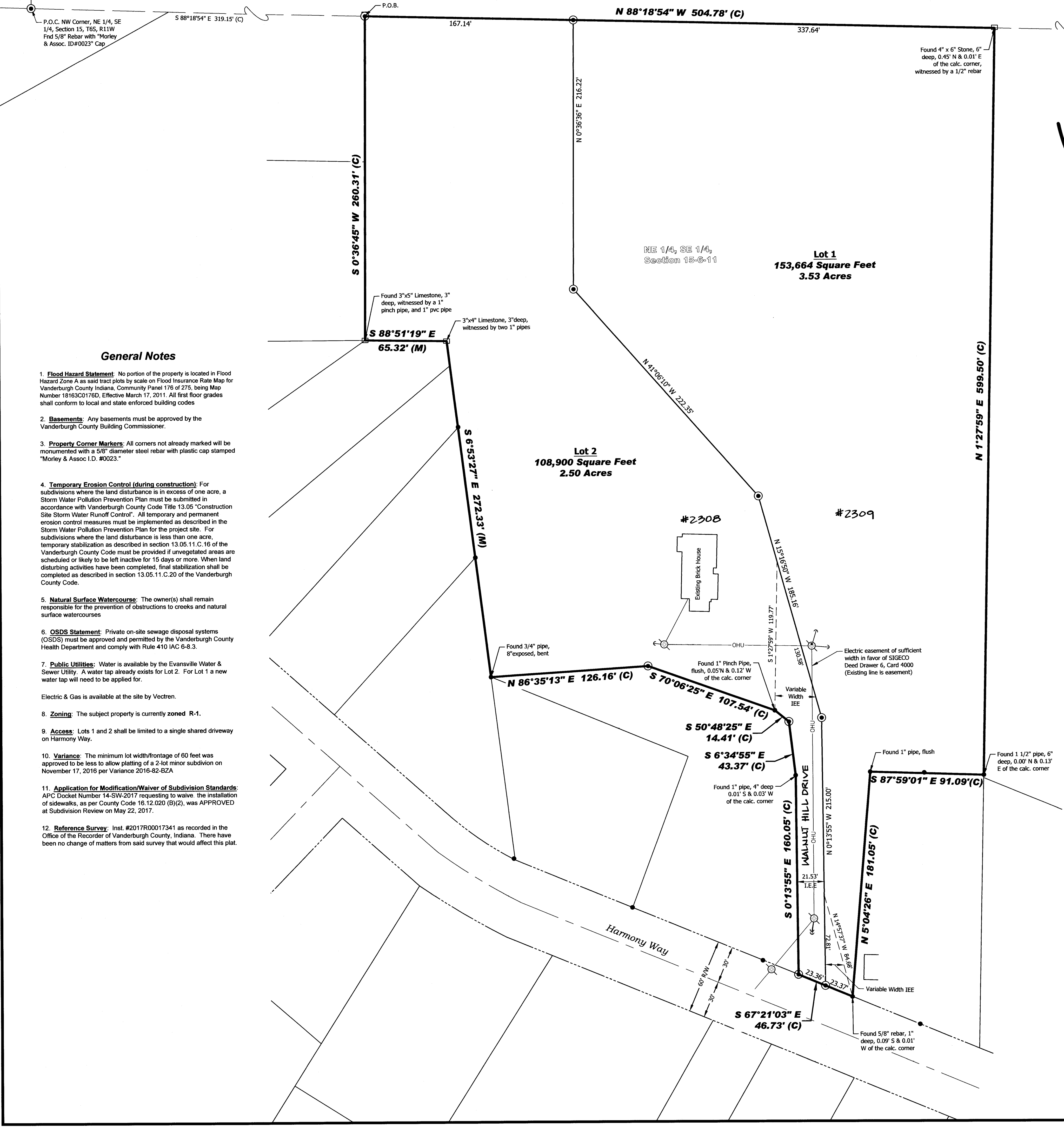
I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature: Eric L. Obermeier

Secondary Plat

Designed By: ELO
 Job Number: 9950.1.001-A
 Drawn By: ELO
 Date: 08/18/2017
 Filename: 9950 Secondary

MORLEY
 ARCHITECTS | ENGINEERS | SURVEYORS
 4800 Rosebud Ln., Newburgh, IN 47630
 812.464.9595 Phone 812.464.2514 Fax
 morleycorp.com



General Notes

- Flood Hazard Statement:** No portion of the property is located in Flood Hazard Zone A as said tract plots by scale on Flood Insurance Rate Map for Vanderburgh County Indiana, Community Panel 176 of 275, being Map Number 18183C0178D, Effective March 17, 2011. All first floor grades shall conform to local and state enforced building codes.
 - Basements:** Any basements must be approved by the Vanderburgh County Building Commissioner.
 - Property Corner Markers:** All corners not already marked will be monumented with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID. #0023".
 - 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.
 - Natural Surface Watercourse:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.
 - OSDS Statement:** Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with Rule 410 IAC 6-8.3.
 - Public Utilities:** Water is available by the Evansville Water & Sewer Utility. A water tap already exists for Lot 2. For Lot 1 a new water tap will need to be applied for.
- Electric & Gas is available at the site by Vectren.
- Zoning:** The subject property is currently zoned R-1.
 - Access:** Lots 1 and 2 shall be limited to a single shared driveway on Harmony Way.
 - Variance:** The minimum lot width/frontage of 60 feet was approved to be less to allow platting of a 2-lot minor subdivision on November 17, 2016 per Variance 2016-62-BZA.
 - Application for Modification/Waiver of Subdivision Standards:** APC Docket Number 14-SW-2017 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was APPROVED at Subdivision Review on May 22, 2017.
 - Reference Survey:** Inst. #2017R00017341 as recorded in the Office of the Recorder of Vanderburgh County, Indiana. There have been no change of matters from said survey that would affect this plat.