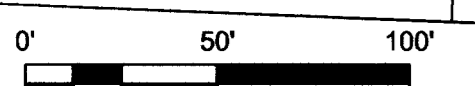
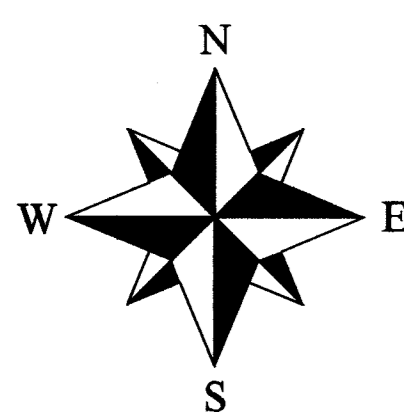


# WESTLAKE



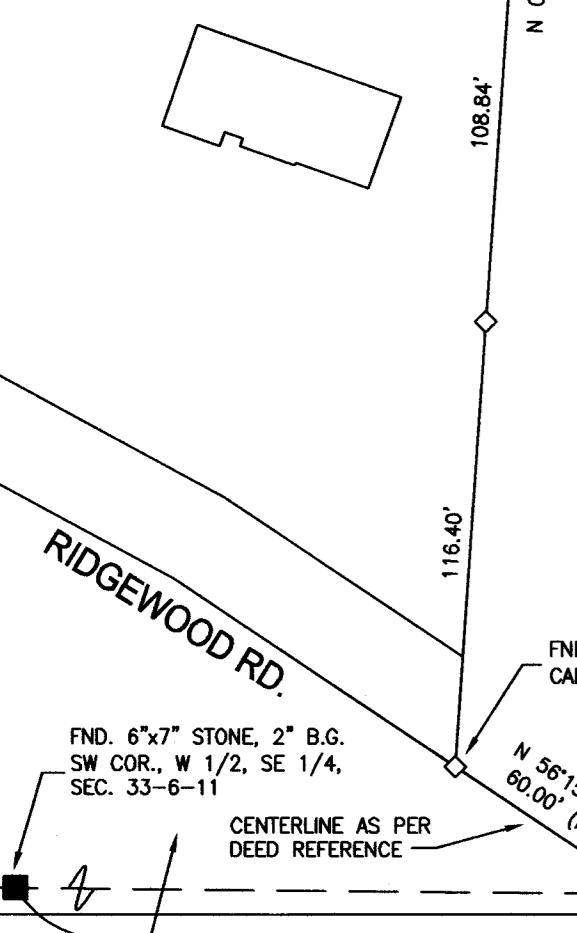
### LEGEND:

- SET 5/8" REBAR LS2990003
- FND. 5/8" REBAR LS2990003
- CALCULATED CORNER
- (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

82-05-33-007-547.001-024  
DANNY MAYER  
5619 RIDGEWOOD DR.  
EVANSVILLE, IN 47712

DANNY MAYER  
DOC. 2018R-9644

LOT #1  
MAYER PLACE  
P.B. "T", PG. 107



82-05-33-007-064.042-024  
JON THOMAS  
2311 CRESTWOOD RD.  
EVANSVILLE, IN 47712

JON THOMAS  
DOC. 2018R-17940

82-05-33-007-064.042-024  
JON THOMAS  
2311 CRESTWOOD RD.  
EVANSVILLE, IN 47712

PARCEL #1  
MATHEWS FARMS LLC  
PARCELIZATION  
DOC. 2017R-12451

MATHEWS FARMS LLC  
DOC. 2017R-12452

ADJUSTED AREA  
7.806 Ac.± (M)

82-05-33-007-064.036-024  
MATHEWS FARMS LLC  
MAIN ST.  
EVANSVILLE, IN 47702

### BOUNDARY DESCRIPTION

Part of the West Half of the Southeast Quarter of Section 33, Township 6 South, Range 11 West of the 2nd P.M., lying in Perry Township, Vanderburgh County, Indiana and a Replat of Lots 1 and 24 in Westlake Hills Subdivision, as per plat thereof, recorded in Plat Book "T", page 204 in the office of the Recorder of Vanderburgh County, Indiana, being a part of the Northeast Quarter of the Northeast Quarter of Section 4, Township 7 South, Range 11 West and Part of the Southeast Quarter of the Southeast Quarter of Section 33, Township 6 South, Range 11 West of the 2nd P.M., lying in Perry Township, Vanderburgh County, Indiana as per a survey dated October 31st, 2018 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. S-9426-C and being more particularly described as follows:

Commencing at a 5/8" rebar with LS cap inscribed "Donald Gries 29900003" at the Southeast corner of said Half, Quarter Section, said point also being a corner of Lot 24 in said Westlake Hills; thence along the South line of said Half, Quarter Section and the boundary of said Lot 24

- 1st: North 89°55'04" West 125.45 feet to a 6"x6" concrete marker at the Northwest corner of the Northeast Quarter of Section 4, Township 7 South, Range 11 West, said point also being a corner of Lot 24;
- 2nd: North 48°27'44" East 110.66 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence
- 3rd: South 85°26'15" East 45.45 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003" in the East line of the West Half of the Southeast Quarter of said Section 33 and in the West line of said Lot 24; thence along said Half, Quarter Section line and the West line of Lots 1 and 24 in said Westlake Hills
- 4th: North 02°12'25" East 356.98 feet to the Northwest corner of said Lot 1; thence along the North line of said Lot 1, being the Southerly right of way line of Westlake Drive
- 5th: South 56°02'35" East 189.15 feet to the Northeast corner of said Lot 1; thence along the East line of said Lot 1
- 6th: South 19°03'55" West 222.00 feet to the Southeast corner of said Lot 1; thence along the Northern boundary of said Lot 24
- 7th: South 63°26'05" East 222.09 feet to the most Easterly corner of said Lot 24; thence along the Southeast boundary of said Lot 24
- 8th: South 50°17'24" West 401.56 feet to a corner of said Lot 24; thence along the South boundary of said Lot 24
- 9th: North 87°47'36" West 118.45 feet to the Southwest corner of said Lot 24; thence along the West line of said Lot 24, being the West line of the Northeast Quarter of the Northeast Quarter of said Section 4, Township 7 South, Range 11 West
- 10th: North 00°33'54" East 240.32 feet to the true point of beginning and containing 2.968 acres more or less.

FND. 6"x6" CONCRETE MARKER, 2" A.G.  
NW COR., NE 1/4, NE 1/4,  
SEC. 33-6-11  
(COR. OF WESTLAKE HILLS  
P.B. "T", PG. 204)

82-08-04-007-125.012-024  
ANGELA & JANET WILSON  
5515 RIDGEWOOD DR.  
EVANSVILLE, IN 47712

82-08-04-007-217.024-024  
VICTOR W. HART  
5318 WESTLAKE DR.  
EVANSVILLE, IN 47712

82-08-04-007-217.023-024  
WILLIAM JR. & MARY  
FRANKENBERGER  
5360 SKYLINE DR.  
EVANSVILLE, IN 47712

82-08-04-007-217.024-024  
STEPHEN & JANIS  
HOLLINGSWORTH  
2924 SKYLINE DR.  
EVANSVILLE, IN 47712

STEPHEN & JANIS  
HOLLINGSWORTH  
D.D. 1, CD. 20055

FND. REBAR WITH ALUM.  
VAND. CO. SURVIVOR DISK  
SW COR., NE 1/4, NE 1/4,  
SEC. 4-7-11  
(SW COR., WESTLAKE HILLS  
P.B. "T", PG. 204)

FND. 3/4" STONE, 3" A.G.  
NE COR., SW 1/4, SE 1/4,  
SEC. 33-6-11

FND. 5/8" REBAR W/LS  
CAP "GRES 29900003"

FND. 1" I.D. IRON PIPE,  
2" A.G.; 0.28' S. OF  
CALC. NW COR. OF  
WESTLAKE HILLS

TREVOR KOONTZ  
DOC. 2018R-10042

82-05-33-007-062.024-024  
PEGGY BARNETT  
5313 WESTLAKE DR.  
EVANSVILLE, IN 47712

PEGGY BARNETT  
D.D. 5, CD. 2833

Arc=78.12' (M)  
Delta=2590'00" (R/W)  
Radius=179.05' (R-C/M)  
Chord=58'32"35" E  
77.51' (M)

Lot #1  
2.968 Ac.±

CROSS REFERENCE  
WD 2019R00001009

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

1/14/19  
(DATE)

BRIAN GERTH AUDITOR  
151  
(AUDITOR NUMBER)

RECEIVED FOR RECORD

DATE 1/14/2019 2:13 PM

PLAT BOOK 11

PAGE 187

INSTR# 2019R00001011

DEBBIE STUCKI RECORDER  
VANDERBURGH COUNTY

- ### General Notes
1. **PUBLIC UTILITIES - WATER:** Water is available and is provided by the Evansville Water & Sewer Utility.
  2. **PUBLIC UTILITIES - SEWER:** Sanitary Sewer is not available by a Public Utility.
  3. **PRIVATE UTILITIES - OSDS:** Sewage disposal will be provided by a private on-site sewage disposal system (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.3.
  4. **ACCESS:** Lot 1 had direct access to Westlake Drive.
  5. **FLOOD PLAIN DATA:** No portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tract(s) plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0159 D, Community Panel 180256, dated March 17, 2011. A portion of the Eastside section of the parcel is located within a wetlands area. Any development within the boundaries of the wetlands area may require a permit from the Army Corps of Engineers.
  6. **NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses on this site.
  7. **PRIOR COVENANTS & RESTRICTIONS:** The Area Plan Commission does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.
  8. **APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAV-2018-037 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2), was approved at Subdivision Review on 11/19/2018.

### Certificates

#### SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 October 30th, 2018 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 2nd day of January, 2019.

Donald E. Gries, PS  
Indiana Registration No. LS 29900003  
Andy Easley Engineering, Inc.  
1133 West Mill Road, Suite 205  
Evansville, IN 47710

#### 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. (Donald E. Gries)

#### OWNER'S CERTIFICATE

I, the undersigned owner(s) of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Westlake, a Minor Subdivision.

Victor W. Hart  
5318 Westlake Drive  
Evansville, IN 47712

#### 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, Victor W. Hart, the owner(s) of the real estate shown and described hereon and acknowledged 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 9th day of January, 2019.

Patricia E. Keith  
Signature

Printed Name: Patricia E. Keith  
Notary Resides in Vanderburgh County, Indiana (state)

#### 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 November 19, 2018 (at Subdivision Review).

President: Stacey Stevens

Attest Executive Director: Ronald S. London

#### PLAT RELEASE for APC Docket No.: MIN-2018-032

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

Executive Director: Ronald S. London

JANUARY 14, 2019

Plat Release Date

1 OF 1

AE2 ANDY EASLEY ENGINEERING SURVEYING LAND SURVEYING  
 CIVIL ENGINEERING (812) 424-2461 LAND SURVEYING INDIANA 47710  
 1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

DRAWN BY: J.R.F.

CHECKED: D.E.G.

SCALE: 1"=80'

DATE: 10/31/18

PROJECT NO.: S-9426 C

REVISIONS