

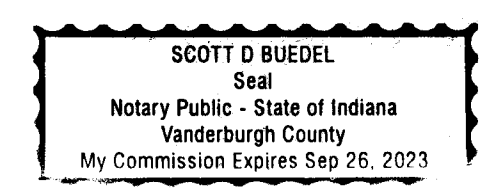
WRIGHT ESTATE

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **Wright Estate**, a minor subdivision.

All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Marvin Wright
 Marvin Wright, Authorized Signatory
 5301 S. Posey County Line Road
 Evansville, IN 47712



NOTARY CERTIFICATE

State of Indiana)
 County of Vanderburgh) SS:

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner, Marvin Wright, Authorized Signatory of Wright Acres, LLC, who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 12th day of SEPTEMBER, 2019.

9-26-2023 Notary Public
Scott D. Buebel

Vanderburgh County, Indiana
 Typed or printed name Scott D. Buebel

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 31, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of said Section 31; thence along the east line of the Southeast Quarter of Section 36, Township 6 South, Range 12 West, North 01 degree 07 minutes 40 seconds East 2326.65 feet to the point of beginning; thence continue along the east line of the Southeast Quarter of said Section 36, North 01 degree 07 minutes 40 seconds East 336.40 feet to the Northeast Corner of the Southeast Quarter of said Section 36; thence along the east line of the Southeast Quarter of the Northeast Quarter of said Section 36, North 01 degree 08 minutes 30 seconds East 56.15 feet; thence South 89 degrees 52 minutes 10 seconds East 245.00 feet; thence South 09 degrees 54 minutes 23 seconds East 60.43 feet; thence South 88 degrees 52 minutes 20 seconds East 375.50 feet; thence South 01 degree 07 minutes 40 seconds West 337.50 feet; thence North 88 degrees 52 minutes 20 seconds West 632.04 feet to the point of beginning and containing a gross area of 5.226 Acres, more or less.

Subject to the right-of-way for Posey County Line Road off the west side.
 Also, subject to a 6-foot easement in favor of Southern Indiana Gas and Electric Company in Deed Book 553, page 104 and 105 in the Office of said Recorder.
 Also, subject to a 16-foot easement in favor of German Township Water District, Inc. in Deed Drawer 8, card 556 and 557 in the Office of said Recorder.
 Also, subject to all other easements and rights-of-ways of record.

LEGEND

P.O.B. Point of Beginning
 P.O.C. Point of Commencement

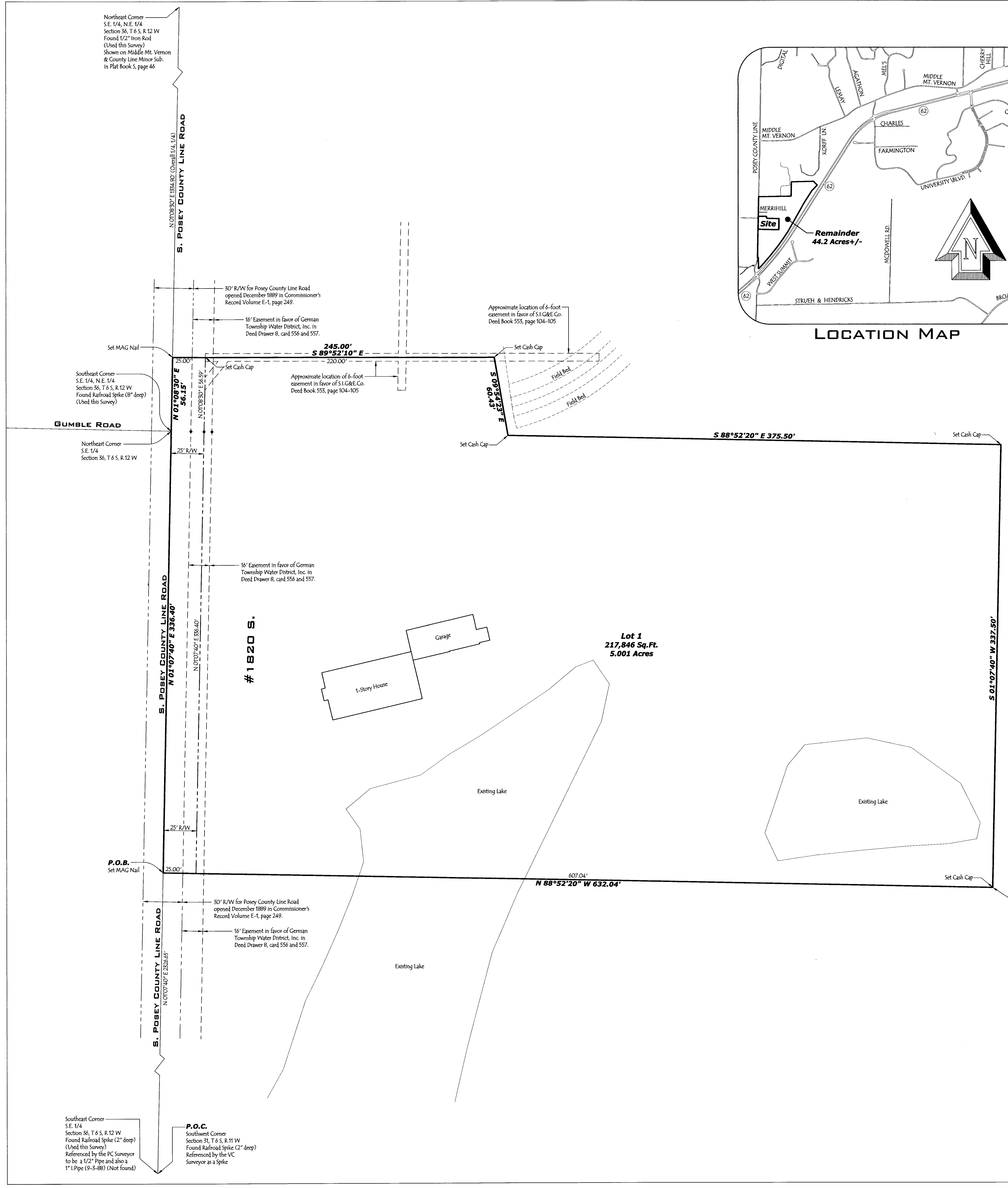
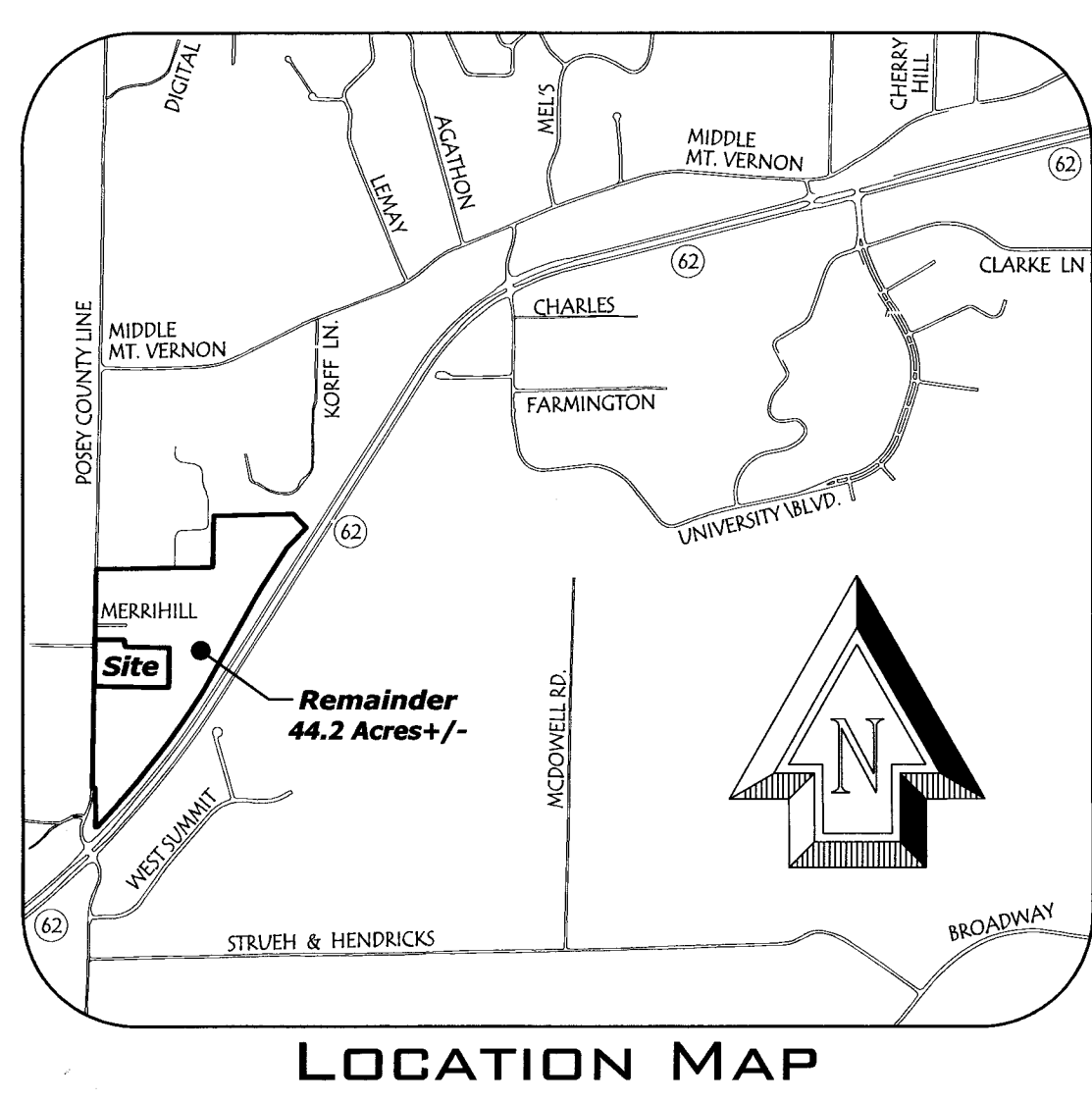
AFFIRMATION STATEMENT

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: Scott D. Buebel
 PRINTED NAME: Scott D. Buebel

GENERAL NOTES

- Private Utilities - WATER:** Water is provided by a private on-site water well system and must be approved and permitted by the State Board of Health.
- PRIVATE UTILITIES - OSDS:** Sewage disposal is provided by a private on-site sewage disposal system (OSDS) and must be approved and permitted by the Vanderburgh County Health Department and comply with Rule 410 IAC 6-8.3.
- Access:** Lot 1 shall have access to S. Posey County Line Road, only.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18165C0175D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone (Zone AE).
- Monuments:** Monuments either exist or have been set as noted. Monuments set are 5/8 inch rebar with plastic cap stamped "Cash Waggoner & Associates #0096"
- Sidewalks:** APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number WAV-2019-037 requesting to waive the installation of sidewalks as per County Code 16.12.020(B)(2), was APPROVED at SUBDIVISION REVIEW on August 12, 2019.
- Natural Surface Watercourse:** The owner shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.
- Covenants & Restrictions:** 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 plat has absolutely no effect on any private covenants and restrictions that may or may not exist.
- Survey:** The boundary of the subject property is based on a partial retracement boundary survey prepared by Cash Waggoner & Associates, PC, dated September 10, 2019 and recorded in Document Number 2019R00020057.



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 August 12, 2019 (at Subdivision Review)

Stacey Stevens
 President: STACEY STEVENS
Ronald S. London
 Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: MIN-2019-038
 The Secondary plat complies with the Ordinance and is released for recording.

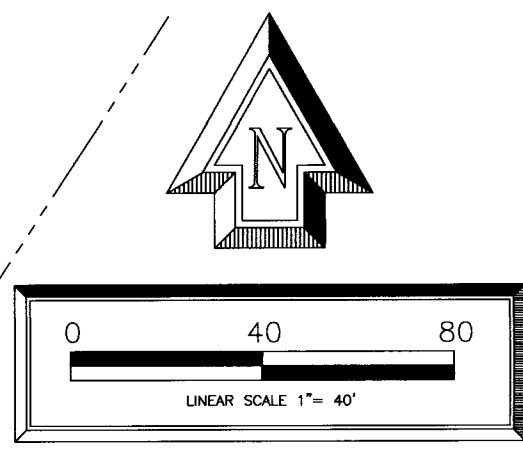
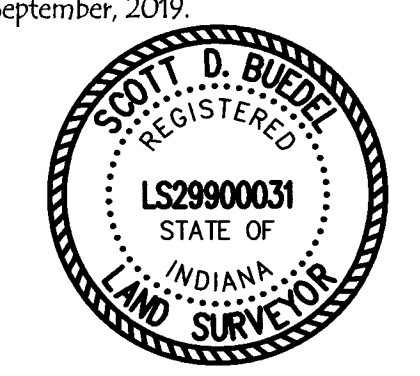
Ronald S. London
 Executive Director: RONALD S. LONDON
9/18/2019
 Plat Release Date



SURVEYOR'S CERTIFICATE

I, Scott D. Buebel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 11th day of September, 2019.
Scott D. Buebel
 Scott D. Buebel, PLS
 Indiana Registration Number 29900031
 Cash Waggoner & Associates, PC
 414 Citadel Circle, Suite B
 Evansville, IN 47715



CASH WAGGONER & ASSOCIATES, PC
 CONSULTING ENGINEERS - LAND SURVEYORS

414 CITADEL CIRCLE SUITE B
 EVANSVILLE, IN 47715
 PH: 812.401.5561

332 THIRD AVENUE SUITE 13
 JASPER, IN 47546
 PH: 812.634.5015

2019