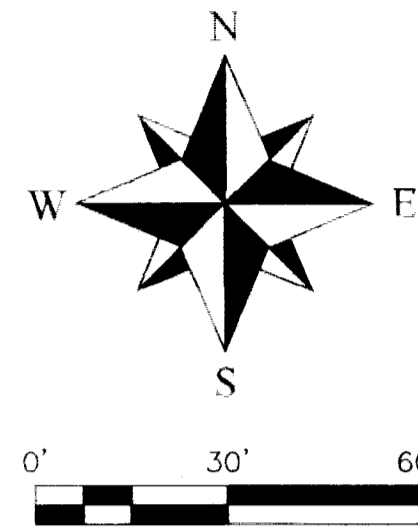


ALTSTADT ACRES

Lot #1
3.123 Ac.±



LEGEND:

- SET 5/8" REBAR LS2990003
- (R) RECORD DEED DIMENSION
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- FD=FOUND
- ID=INSIDE DIAMETER
- OD=OUTSIDE DIAMETER
- A.G.=ABOVE GRADE
- B.G.=BELOW GRADE

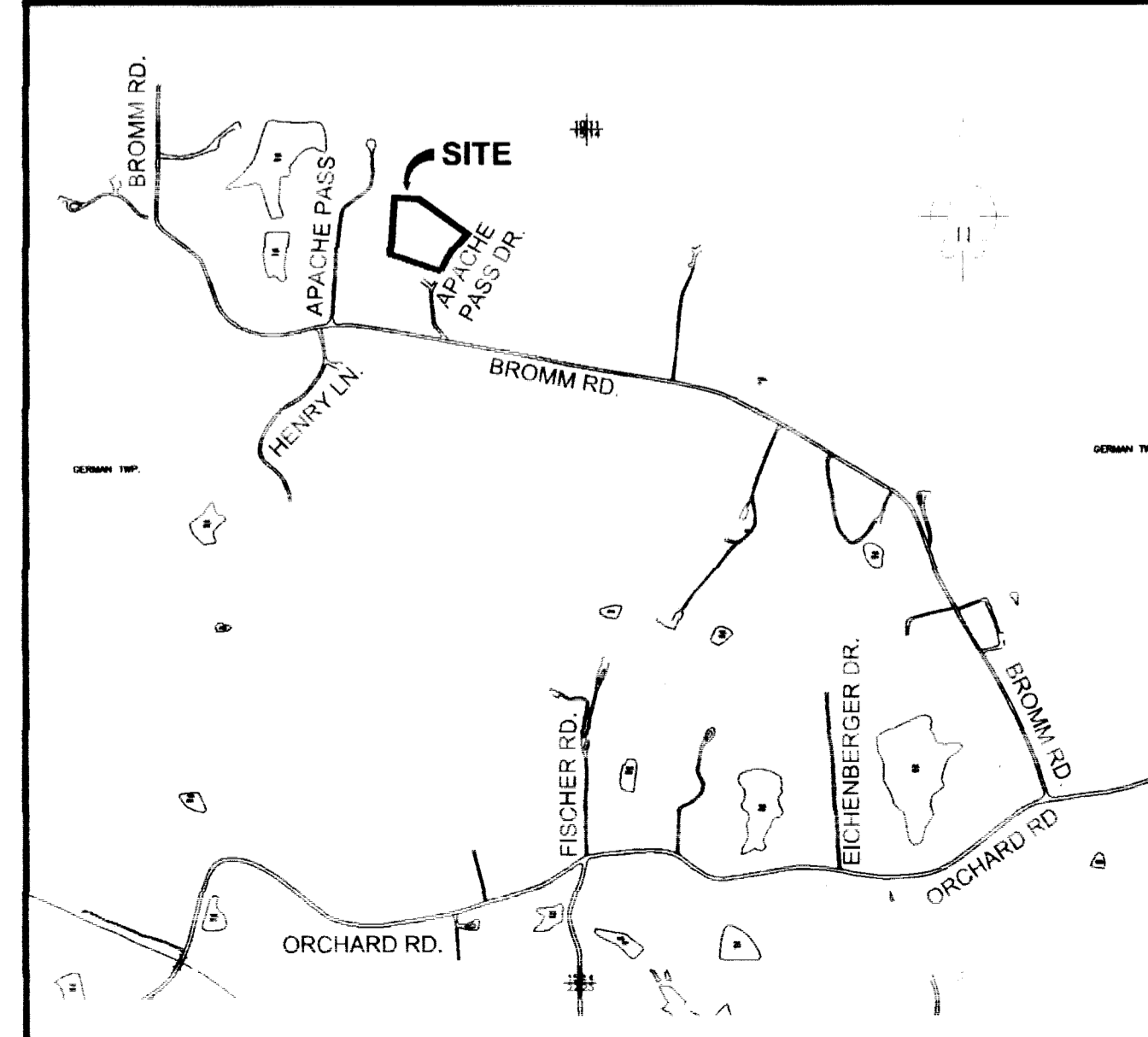
BOUNDARY DESCRIPTION

A re-plot of Lots 3, 4 and Outlot "A" in Lake Placid Estates Section "C", as per plat thereof, recorded in Plat Book "L", page 148 in the office of the Recorder of Vanderburgh County, Indiana, said subdivision being a part of the Northwest Quarter of Section 15, Township 5 South, Range 11 West of the 2nd P.M., lying in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section; thence along the West line of said Quarter, Quarter Section, South 00°02'20" East 1343.92 feet to the centerline of Bromm Road; thence along said centerline, South 84°00'00" East 10.59 feet to the Southwest corner of Lake Placid Estates Section "C"; thence along the West boundary of said subdivision, North 04°57'40" East 464.04 feet to the Southwest corner of Lot 3 in said subdivision and being the true point of beginning; thence along the West boundary of Lot 3 and Outlot "A" in said subdivision

- 1st: North 04°57'40" East 347.40 feet to the Northwest corner of said Outlot "A"; thence along the North line of said Outlot "A"
- 2nd: South 85°00'20" East 150.00 feet to the most Easterly corner of said Outlot "A", also being the most Northerly corner of Lot 4 in said subdivision; thence along the Northeast boundary of said Lot 4
- 3rd: South 53°11'37" East 364.94 feet to the most Easterly corner of said Lot 4, also being the Northwesterly right of way line of Apache Pass Drive as per the recorded plat of Lake Placid Estates Section "C"; thence along the Southeast boundary of said Lots 3 and 4 and the Northwesterly right of way of Apache Pass Drive for the following 2 (two) courses
- 4th: South 42°53'44" West 83.10 feet; thence
- 5th: along a curve to the left with an arc length of 195.91 feet, through a deflection angle of 22°33'50", having a radius of 500.00 feet and bearing a chord of South 31°36'49" West 195.64 feet to the most Southerly corner of Lot 3; thence along the Southwest boundary of said Lot 3
- 6th: North 70°06'34" West 332.38 feet to the true point of beginning and containing 3.123 acres more or less.

VICINITY MAP SCALE 1"=1000'



General Notes

1. **UTILITIES:** Water is available by the German Township Water Department. 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.

DULY ENTERED FOR LIAISON SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
July 7, 2017
BRIAN GERTH AUDITOR
3364

RECEIVED FOR RECORD
DATE 07-07-17 8:47A
PLAT BOOK U
PAGE 102
INSTR# 2017R00016421
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

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 0105 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 06-SW-2017 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on 03/13/2017.

8. **APACHE PASS STREET CONDITIONS:** Street, road and other minimum improvements have not been made and the public is notified that Vanderburgh County, Indiana will not accept the same for maintenance until the owners of the various lots herein and within Lake Placid Estates Section "C" improve the same up to County minimum Standards, 16.12.030(K).

Certificates

SURVEYOR'S CERTIFICATE

I, Donald F. 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 on February 14, 2017 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 reflect each Social Security number in this document, unless it is required by law.

Witness my hand and seal this 17th day of April, 2017.

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



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 **Altstadt Acres**.

Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked PUE (Public Utility Easement), are hereby dedicated for the installation, maintenance, operation, enlargement, and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance, or reconstruction.

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

David P. Altstadt
David P. Altstadt, Jr. (Owner)
12825 Apache Pass Drive
Evansville, IN 47720

Megan Altstadt
Megan Altstadt (Owner)
12825 Apache Pass Drive
Evansville, IN 47720

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David P. Altstadt, Jr. and Megan Altstadt the above signed owners 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 17th day of April, 2017.

My commission expires 11/22/2022

Patricia E. Keith
Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana

AREA PLAN CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #389, 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 March 13, 2017 (at Subdivision review).

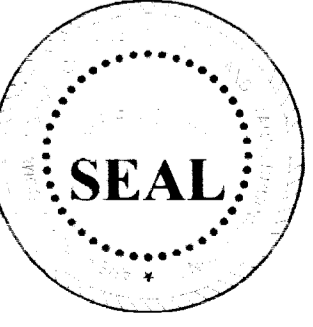
Patricia E. Keith
President

Patricia E. Keith
Attest Executive Director

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

Patricia E. Keith
Executive Director
July 7, 2017
Plat Release Date

U-102
APC # B-MS-2017



MINOR SUBDIVISION
12825 APACHE PASS
CLIENT: DAVID P. ALTSTADT, JR.
VANDERBURGH COUNTY, INDIANA

ANDY EASLEY ENGINEERING
LAND SURVEYING
EVANSVILLE, INDIANA 47710
(812) 424-2481
1133 WEST MILL ROAD

DRAWN BY: J.R.F.
CHECKED: J.R.F.
DATE: 02/15/17
PROJECT NO: 12825
SHEET NO: 1 OF 1
REVISIONS: 1-2017