

ARCH ACRES

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
3/5/2019
 BRIAN GERTH AUDITOR
792
 RECEIVED FOR RECORD
 DATE **3/5/2019**
 PLAT BOOK **U**
 PAGE **194**
 INSTR# **2019R00004119**
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

General Notes

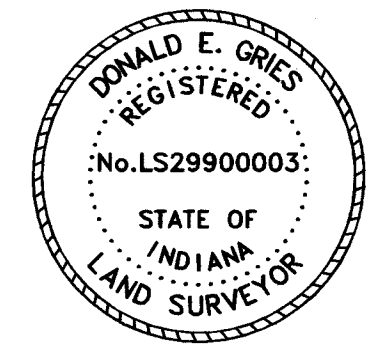
- PUBLIC UTILITIES - WATER:** Water is available and is provided by the Evansville Water & Sewer Utility.
- PUBLIC UTILITIES - SEWER:** Sanitary Sewer is available and will be provided by the Evansville Water & Sewer Utility for Lot 1. Lot 2 is connected to the existing sewer line along Laubscher Road.
- ACCESS:** Lots 1 and 2 have direct access to Laubscher Road.
- 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 0112 D, Community Panel 180256 dated March 17, 2011.
- 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.
- 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.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAV-2019-005 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2), was approved at Subdivision Review on 01/22/2019.

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 December 27th, 2018 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 6th day of February, 2019.



Donald E. Gries, PS
 Indiana Registration No. LS 2990003
 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 ARCH ACRES, a Minor Subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked Drainage Easement, are hereby dedicated for conveyance of surface water and/or subsurface water, provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences, or other obstructions that impede or reduce the flow of water.

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.

Arthur Douglas Johnson
 Arthur Douglas Johnson
 1344 Laubscher Road
 Evansville, IN 47710

Julie Kloke Johnson
 Julie Kloke Johnson
 1344 Laubscher Road
 Evansville, IN 47710

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, Arthur Douglas Johnson and Julie Kloke Johnson, 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 2nd day of February, 2019.

My commission expires 11/22/2022

Patricia E. Keith
 Signature
 Patricia E. Keith

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 January 22, 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-2019-005

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

Ronald S. London
 Executive Director: Ronald S. London

4/5/2019
 Plat Release Date

AE Andy Easley Engineering
 CIVIL ENGINEERING (812) 424-2481
 1133 WEST MILL ROAD
 EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION
1340 LAUBSCHER ROAD
 Client: Arthur & Julie Johnson
 VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.	CHECKED D.E.G.	DATE: 01/09/19	PROJECT NO.: S-10414
SCALE: 1"=80'		REVISIONS	
SHEET NO.:		1 OF 1	



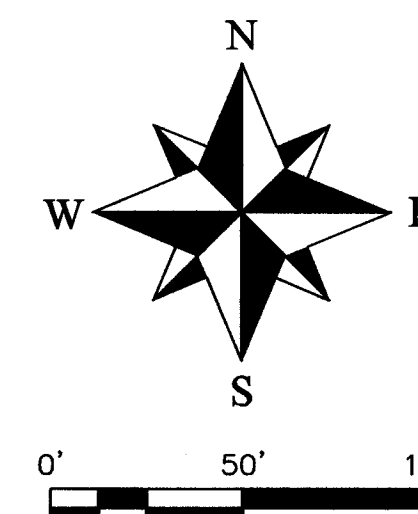
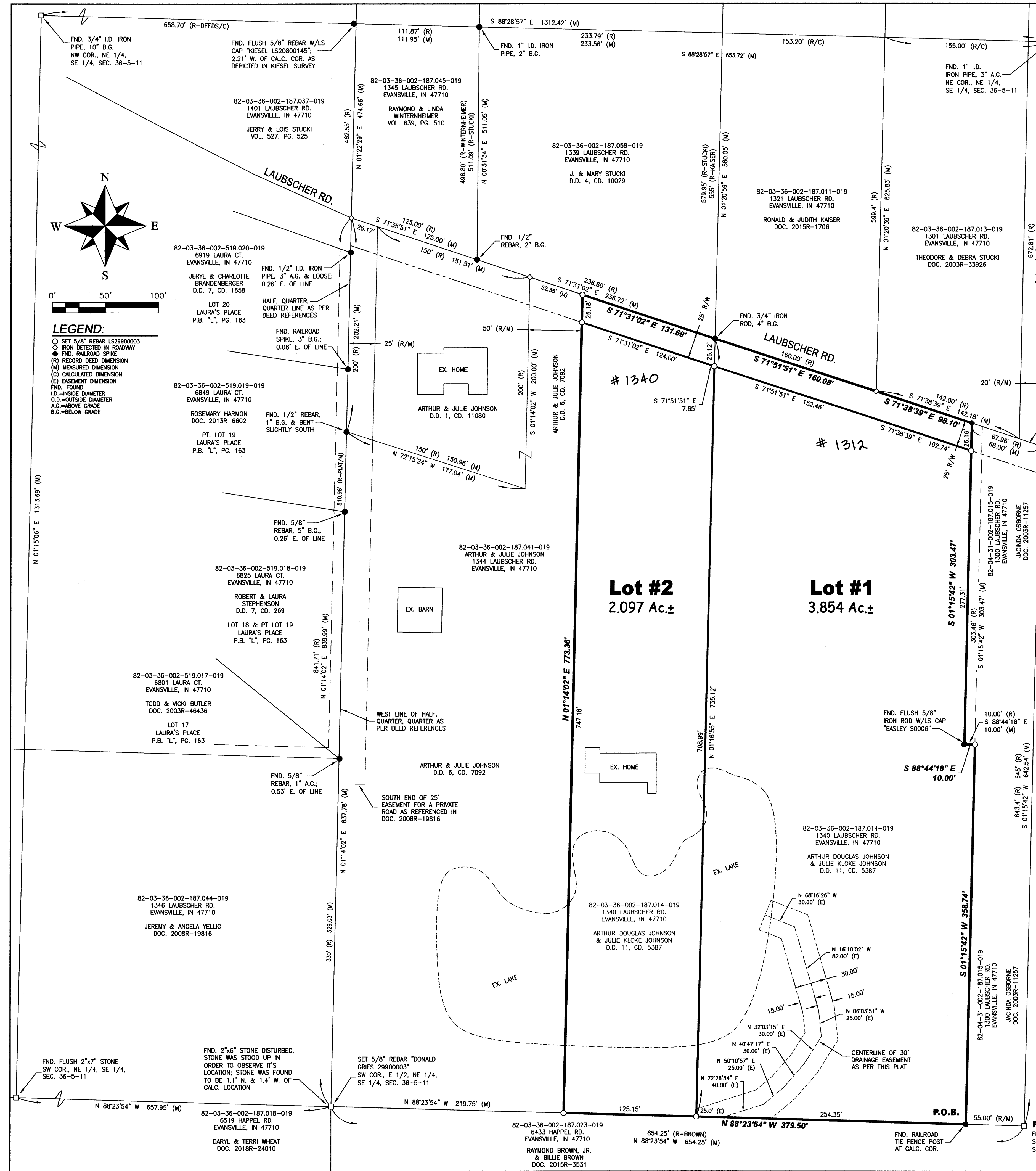
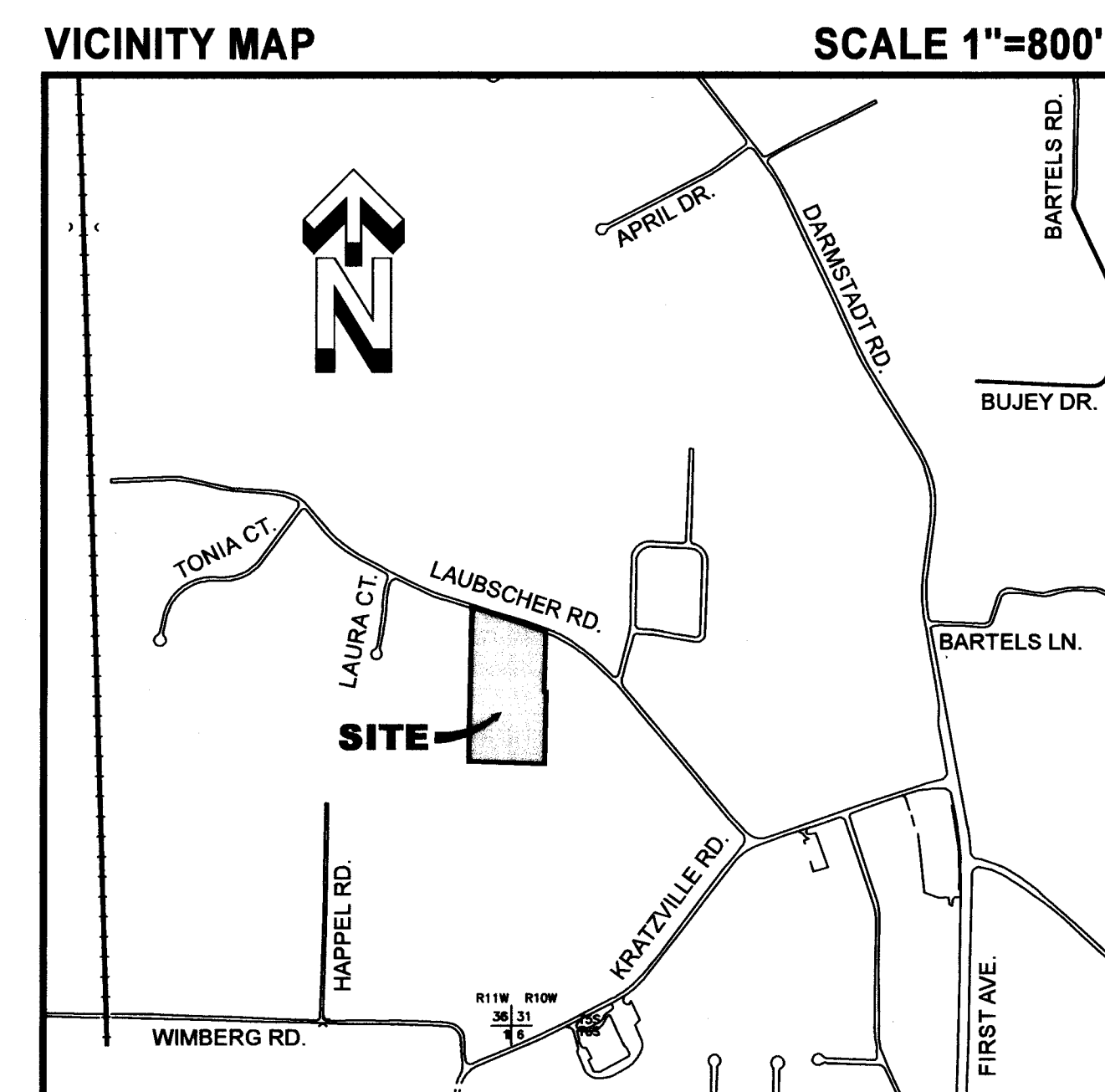
BOUNDARY DESCRIPTION

Part of the East Half of the Northeast Quarter of the Southeast Quarter of Section 36, Township 5 South, Range 11 West of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana as per a survey dated December 27, 2018 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. S-10414 and being more particularly described as follows:

Commencing at a 2"x7" stone at the Southeast corner of said Half, Quarter, Quarter Section; thence along the South line of said Half, Quarter, Quarter Section, North 88°23'54" West 55.00 feet to the true point of beginning; thence continue along said South line

- 1st: North 88°23'54" West 379.50 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence parallel with the West line of said Half, Quarter, Quarter Section
- 2nd: North 01°14'02" East 773.36 feet to a mag nail with washer stamped "Gries 29900003" in the centerline of Laubscher Road; thence along said centerline for the following 3 (three) courses
- 3rd: South 71°31'02" East 131.69 feet to a 3/4" iron rod; thence
- 4th: South 71°51'51" East 160.08 feet to an iron; thence
- 5th: South 71°38'39" East 95.10 feet to a railroad spike; thence parallel with the East line of said Half, Quarter, Quarter Section
- 6th: South 01°15'42" West 303.47 feet to a 5/8" iron rod with LS cap inscribed "Easley S0006"; thence
- 7th: South 88°44'18" East 10.00 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence parallel with the East line of said Half, Quarter, Quarter Section
- 8th: South 01°15'42" West 358.74 feet to the true point of beginning and containing 6.172 acres more or less.

Subject To: The right of way for Laubscher Road, lying Southwesterly of and coincident with courses three through five of the above described parcel.



- LEGEND:**
- SET 5/8" REBAR LS29900003
 - IRON DETECTED IN ROADWAY
 - FND. RAILROAD SPIKE
 - (R) RECORD DEED DIMENSION
 - (M) MEASURED DIMENSION
 - (C) CALCULATED DIMENSION
 - (E) EASEMENT DIMENSION
 - FND.=FOUND
 - I.D.=INSIDE DIAMETER
 - O.D.=OUTSIDE DIAMETER
 - A.G.=ABOVE GRADE
 - B.G.=BELOW GRADE

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