

# Barfuss Subdivision

**General Notes:**

- 1. Owners:** (Lot 1.) KENNETH AND JANELLA BAUMGART; 9800 BAUMGART ROAD; EVANSVILLE, IN 47725  
(Lot 2.) - Michael and Jennifer Stacy; 9450 Baumgart Road; Evansville, IN 47725  
(Lot 3.) - D CHRIS. BARFUSS & AMY BARFUSS 998 MINERS ROAD;
- 2. Developers:** D CHRIS. BARFUSS & AMY BARFUSS 998 MINERS ROAD; ST. JOSEPH, MICHIGAN 49085-9625
- 3. Utilities:** City of Evansville water is available. Vectren Gas and Electric service are available.
- 3a. OSDS Utility Statement:** Private onsite sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.1
- 4. Erosion Control:** Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading, shaping and seeding.
- 5. Flood Plain Data:** No portion of the property is located within Flood Hazard Area A zone according to FIRM panel 180256-0025C dated August 5, 1991 for Vanderburgh County, Indiana.
- 6. Soil Data:**  
HoC3 - Hosmer Silt Loam 6% to 12% slopes, severely eroded.  
HoC2 - Hosmer Silt Loam 2% to 6% slopes, eroded.  
HoC2 - Hosmer Silt Loam 6% to 12% slopes, eroded.  
WeD2 - Wellston Silt Loam, 12% to 18% slopes, eroded.  
ZaD2 - Zanesville Silt Loam 12% to 18% slopes, eroded.
- 7. FAA NOISE SENSITIVITY NOTE:** it is understood by the owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.
- 8. ACCESS TO LOT 3 SHOULD BE LOCATED AT THE SOUTHWEST CORNER OF THE LOT OR SHARED WITH LOT 2**

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
DEC. 28, 2007  
BILL FLUTY AUDITOR  
8288

RECEIVED FOR RECORD  
DATE 12-28-2007 10:24 AM  
PLAT BOOK 5  
PAGE 77  
INSTR# 2007R000 88733  
BETTY KNIGHT SMITH RECORDER  
VANDERBURGH COUNTY

**Owner's Certificate:**

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as "Barfuss Subdivision".

**RIGHT-OF-WAY DEDICATION:** All additional right-of-way shown and not previously dedicated are hereby dedicated to public use.

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.

Owner Lot 1  
*Janelle Baumgart, Kenneth Baumgart*  
KENNETH AND JANELLA BAUMGART  
9800 BAUMGART ROAD  
EVANSVILLE, IN 47725

Owner Lot 2  
*Michael and Jennifer Stacy*  
MICHAEL AND JENNIFER STACY  
9450 BAUMGART ROAD  
EVANSVILLE, IN 47725

**Notary Certificate:**

STATE OF INDIANA )  
COUNTY OF Vanderburgh )  
Before me, the undersigned Notary Public in and for said County and State, personally appeared, KENNETH AND JANELLA BAUMGART AND MICHAEL AND JENNIFER STACY, the said Owner(s) and Subdivider(s), 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 19th day of December, 2007.

My Commission Expires: 11/22/2014  
Notary resides in Vanderburgh County, Indiana.  
*Patricia E. Keith*  
Notary Public

Owner LOT 3  
*Chris Barfuss, Amy Barfuss*  
D CHRIS. BARFUSS & AMY BARFUSS  
998 MINERS ROAD  
ST. JOSEPH, MICHIGAN 49085-9625

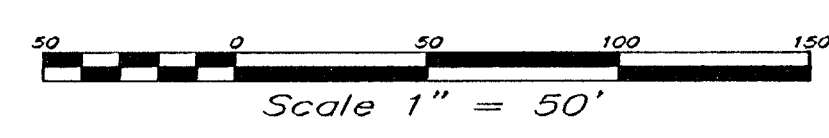
**Notary Certificate:**

STATE OF MICHIGAN, COUNTY OF BERRIEN )  
Before me, the undersigned Notary Public in and for said County and State, personally appeared, D CHRIS. BARFUSS & AMY BARFUSS, the said Owner(s) and Subdivider(s), 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 12th day of Dec., 2007.

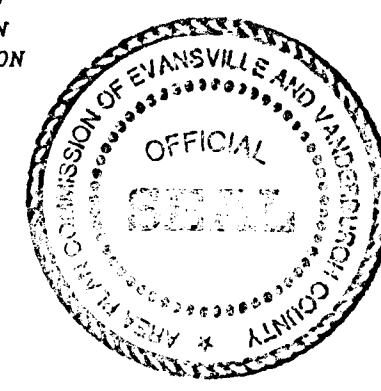
My Commission Expires: 10/03/2013  
Notary resides in Berrien County, Michigan.  
*Sukanya Malik*  
Notary Public

S-77



DATE: 07/31/07

- IRON PIPE FOUND AS NOTED
- (R) RECORDED DIMENSION
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION



**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:

*Blaine Oliver*  
President  
*Blaine Oliver*  
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for recording.  
*Blaine Oliver*  
Executive Director

DEC. 28, 2007  
Plat Release Date

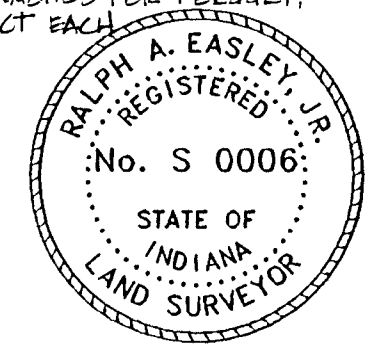
**Surveyor's Certificate**

I, Ralph A. Easley, Jr., hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on July 31st, 2007 and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 21st day of December 2007

AFFIRMATION STATEMENT: I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN OATHS TO BE TRUE (AS TO THE FACTS EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS OTHERWISE NOTED BY LAW).

*Ralph A. Easley, Jr.*  
Ralph A. Easley, Jr. L.S.  
Indiana Registration No. S-0006



Andy Easley Engineering, Inc.  
1133 West Mill Road  
Evansville, IN, 47710

**BOUNDARY DESCRIPTION**

Part of the Southwest Quarter of Section 21 Township 5 South, Range 10 West, in Center Township of Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a 3/4" I.D. Iron Pipe at the Southeast corner of said Southwest Quarter; thence along the South line of said Southwest Quarter

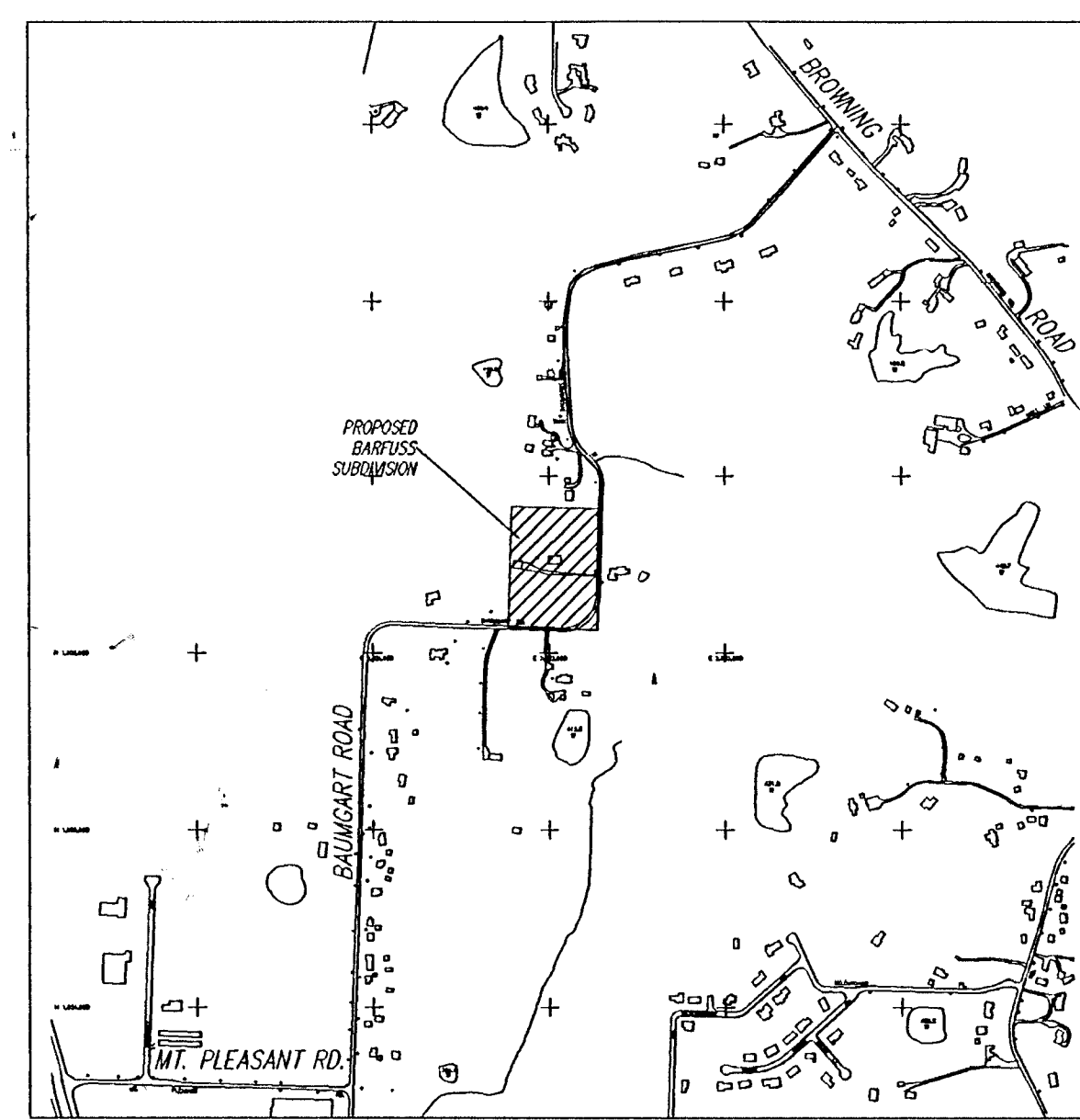
1st: South 89 Degrees 54 Minutes 30 Seconds West 509.50 feet; thence

2nd: North 00 Degrees 13 Minutes 48 Seconds East 683.15 feet; thence

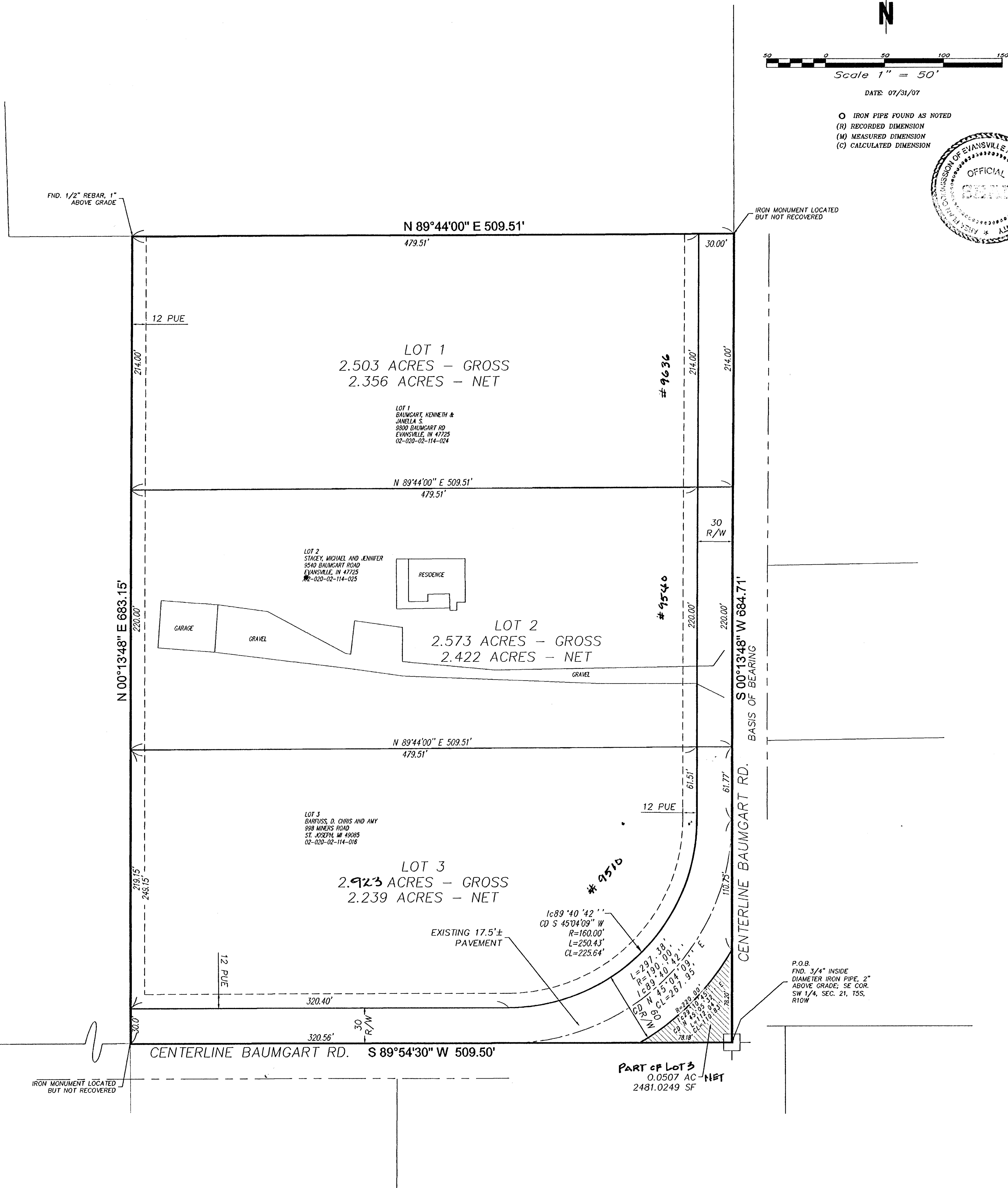
3rd: North 89 Degrees 44 Minutes 00 Seconds East 509.51 feet to a point on the East line of said Southwest Quarter; thence along said East line

4th: South 00 Degrees 13 Minutes 48 Seconds West 684.71 feet to the Point of Beginning and containing 348341.2237 square feet or 7.99 acres more or less.

SUBJECT TO: The right-of-way for Baumgart Road, lying Northerly of and coincident with the 1st course and Westerly of and coincident with the 4th course of the above described parcel.



VICINITY MAP SCALE: 1" = 1000'



Final Plat  
**BARFUSS SUBDIVISION**  
Chris Barfuss  
Vanderburgh County, Indiana

AE2 ANDY EASLEY ENGINEERING  
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING  
EVANSVILLE, INDIANA 47710  
1133 WEST MILL ROAD

DATE: 8/2/01	DRAWN BY: Y.K.
PROJECT NO: 1152	CHECKED: R.A.E.
REVISIONS:	SCALE: 1"=40'
SHEET NO: 7792	