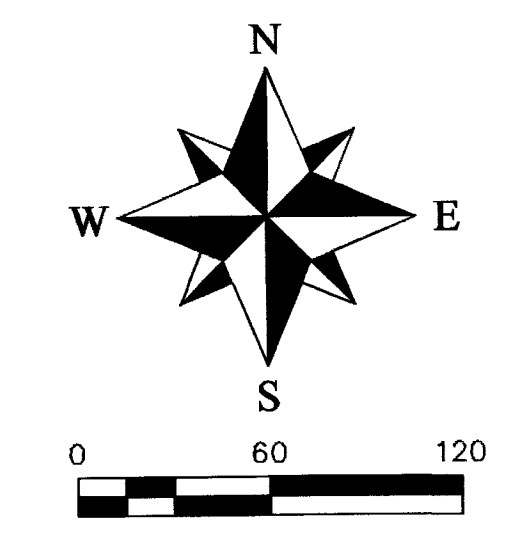
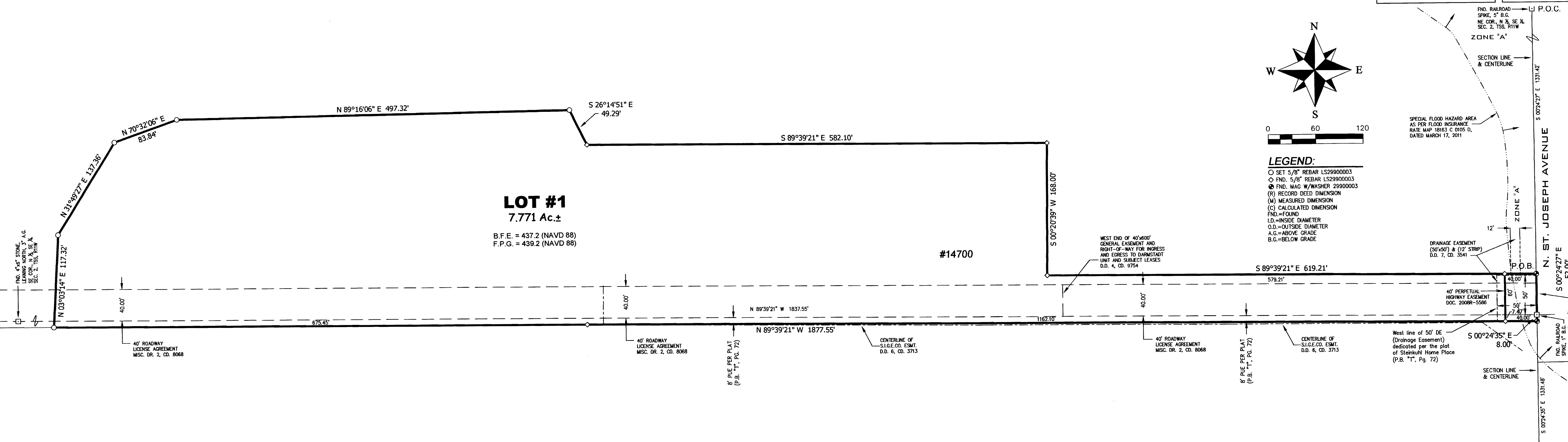


BOHLEN ESTATE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE: 6/9/2023 03:06PM
 PLAT BOOK: V 178
 PAGE: 178
 INSTRUMENT: 2023-00010913
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



LEGEND:
 ○ SET 5/8" REBAR LS29900003
 ◊ FND. 5/8" REBAR LS29900003
 ● FND. MAG W/WASHER 29900003
 (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

BOUNDARY DESCRIPTION

A replat of Lot 1 in Steinkuhl Home Place Minor Subdivision, as per plat thereof, recorded in Plat Book "T", Page 72 in the office of the Recorder of Vanderburgh County, Indiana; Also part of the Southeast Quarter of Section 2, Township 5 South, Range 11 West of the 2nd P.M., lying in Armstrong Township, Vanderburgh County, Indiana as per a survey dated April 3, 2023 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. 11245 and being more particularly described as follows:
 Beginning at a railroad spike at the Northeast corner of the South Half of the Southeast Quarter of said Section 2 and being in the East boundary of said Lot 1; thence along East line of said Half, Quarter Section and the East line of said Lot 1

- 1st: South 00°24'35" East 8.00 feet to a mag nail with washer stamped "Gries 29900003" at the Southeast corner of said Lot 1; thence parallel with the North line of said Half, Quarter Section and along the South line of said Lot 1 and the extension thereof
- 2nd: North 89°39'21" West 1877.55 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence
- 3rd: North 03°03'14" East 117.32 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence
- 4th: North 31°49'27" East 137.36 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence
- 5th: North 70°32'06" East 83.84 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence
- 6th: North 89°16'06" East 497.32 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence
- 7th: South 26°14'51" East 49.29 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence along the North boundary of said Lot 1 for the following 3 (three) courses
- 8th: South 89°39'21" East 582.10 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence
- 9th: South 00°20'39" West 168.00 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence
- 10th: South 89°39'21" East 619.21 feet to a mag nail with washer stamped "Gries 29900003" in the East line of the North Half of the Southeast Quarter of said Section 2; thence along said East line and the East line of Lot 1
- 11th: South 00°24'27" East 52.00 feet to the point of beginning and containing 7.826 acres more or less.

5th: North 70°32'06" East 83.84 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence

6th: North 89°16'06" East 497.32 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence

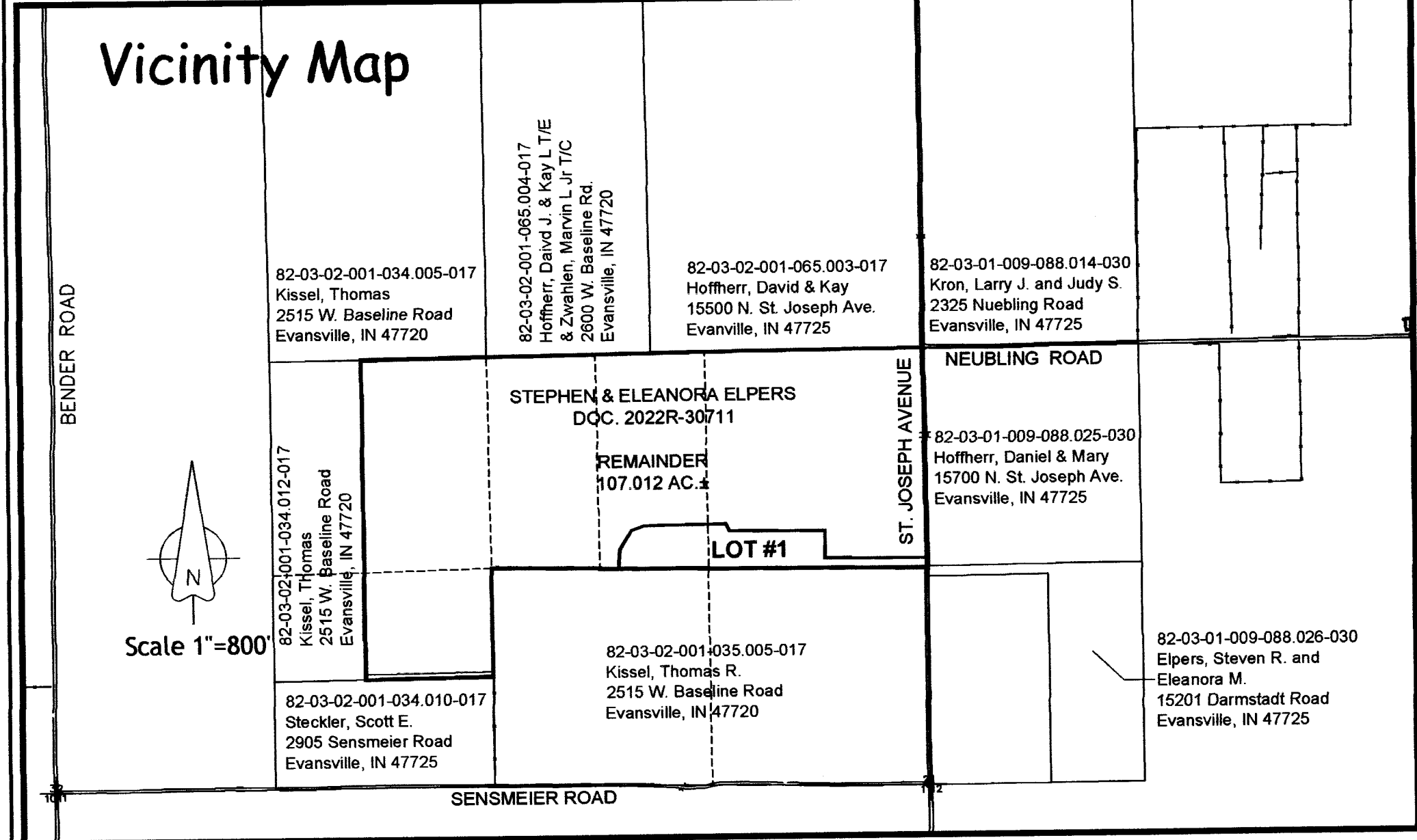
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11th: South 00°24'27" East 52.00 feet to the point of beginning and containing 7.826 acres more or less.



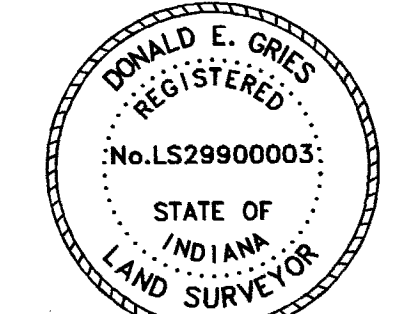
General Notes

- PUBLIC UTILITIES - WATER:** Water is available and is provided by the German Township Water District.
- PUBLIC UTILITIES - SEWER:** Sanitary Sewer is not available by a Public Utility.
- 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.
- ACCESS:** Lot 1 has direct access to North St. Joseph Avenue along the East boundary.
- FLOOD PLAIN DATA:** A 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 0105 D, Community Panel 180256 dated March 17, 2011. The base flood elevation for Lot 1 is 437.2 (NAVD 88) as per Indiana Department of Natural Resources/Division of Water Floodplain Analysis and Regulatory Assessment.
- 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.
- NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for the 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-2023-011 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2), was approved at Subdivision Review on 04/24/2023.

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 April 17, 2023 and that all monuments shown exist at all locations as noted.
 Witness my hand and seal this 2nd day of JUNE, 2023.

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 **BOHLEN ESTATE**, a Minor Subdivision.

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.

Strips or areas of land, of the dimensions shown on this plat and marked DE (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 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.

Stephen R. Elpers
 Stephen R. Elpers
 15201 Darmstadt Road
 Evansville, IN 47725

Eleanora M. Elpers
 Eleanora M. Elpers
 15201 Darmstadt Road
 Evansville, IN 47725

Paul Bohlen
 Paul Curtis Bohlen
 14700 N. Saint Joseph Avenue
 Evansville, IN 47725

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, Stephen R. Elpers and Eleanora M. Elpers, 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 June, 2023.

My commission expires 11/22/2030
 Patricia E. Keith
 Signature
 Printed Name: Patricia E. Keith
 Notary Resides in Vanderburgh County, Indiana (state)

Patricia E. Keith
 NOTARY PUBLIC
 SEAL
 STATE OF INDIANA
 MY COMMISSION EXPIRES NOVEMBER 22, 2030
 COMMISSION NUMBER NP0660141

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

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, Paul Curtis Bohlen, the owner 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 June, 2023.

My commission expires 11/22/2030
 Patricia E. Keith
 Signature
 Printed Name: Patricia E. Keith
 Notary Resides in Vanderburgh County, Indiana (state)

Patricia E. Keith
 NOTARY PUBLIC
 SEAL
 STATE OF INDIANA
 MY COMMISSION EXPIRES NOVEMBER 22, 2030
 COMMISSION NUMBER NP0660141

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 April 24, 2023.

President: Stacy Stevens
 Attest Executive Director: Ronald S. London

PLAT RELEASE for APC Docket No.: MIN-2023-011
 The Secondary Plat complies with the Ordinance and is released for recording.

Executive Director: Ronald S. London
 Plat Release Date: 6/8/2023

Patricia E. Keith
 NOTARY PUBLIC
 SEAL
 STATE OF INDIANA
 MY COMMISSION EXPIRES NOVEMBER 22, 2030
 COMMISSION NUMBER NP0660141

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

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

MINOR SUBDIVISION
 14700 N. SAINT JOSEPH AVE.
 Client: Stephen Elpers
 VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
 CHECKED: D.E.G.
 PROJECT NO.: 11245
 REVISIONS: 6/1/2023
 SCALE: 1"=60'

SHEET NO.: 1 OF 1

V. 178

