

BOSSE BASELINE VOLKMAN

PART OF THE SOUTHWEST QUARTER (SW 1/4)
OF THE SOUTHWEST QUARTER (SW 1/4) OF
SECTION THIRTY-FIVE (35), TOWNSHIP FOUR
(4) SOUTH, RANGE TEN (10) WEST, SCOTT
TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

DEED RECORD OF PARENT TRACT:
- 2005R00033058
OWNERS OF RECORD:
- ARNOLD R. BOSSE REVOCABLE TRUST
82-02-35-009-042.018-030

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER 1/7/19 (DATE) BRIAN GERTH AUDITOR 93 (AUDITORS NUMBER)	RECEIVED FOR RECORD DATE <u>1/7/2019 1:58pm</u> PLAT BOOK <u>U</u> PAGE <u>185</u> INSTR# <u>2019R0000423</u> DEBBIE STUCKI RECORDER VANDERBURGH COUNTY
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OWNER'S CERTIFICATE

We, 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 BOSSE BASELINE VOLKMAN, a minor subdivision.

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

Arnold R. Bosse

Arnold R. Bosse, Trustee
Arnold R. Bosse Revocable Trust
1308 E Boonville New Harmony Road
Evansville, Indiana 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 ARNOLD R. BOSSE the owners 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 a voluntary act and deed for the uses and purposes therein set forth.

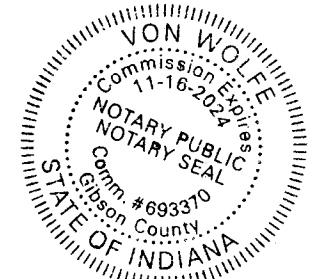
Witness my hand and seal this 21 day of DECEMBER, 2018

My commission expires Nov. 16, 2024

Von N. Wolfe

VON N. WOLFE (printed)

Notary resides in SIBSON County, INDIANA



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 December 3, 2018 (at SUBDIVISION REVIEW).

Stacey Stevens

President: STACEY STEVENS

Ronald S. London

Attest Executive Director: RONALD S. LONDON



PLAT RELEASE for APC DOCKET NO.: MIN-2018-033

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

Ronald S. London

Executive Director: RONALD S. LONDON

JANUARY 4, 2019

Plat Release Date

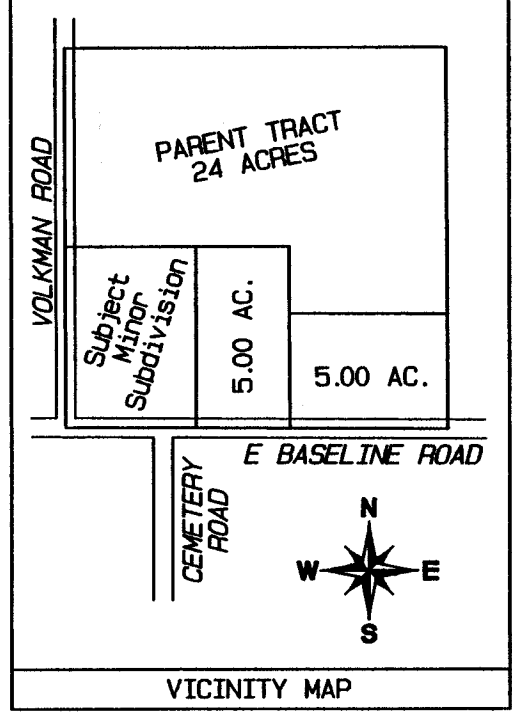
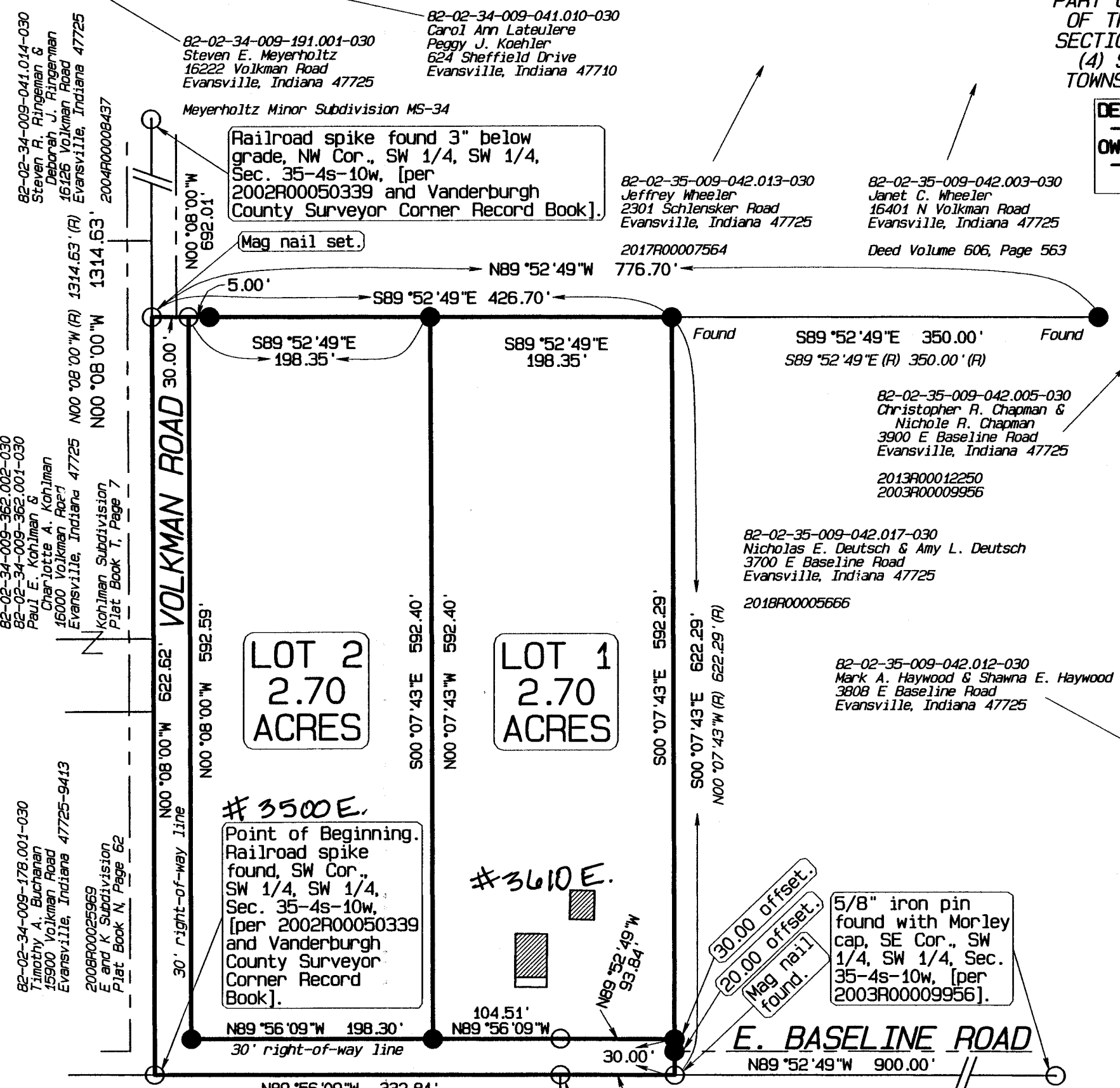
BOUNDARY DESCRIPTION (6.10 ACRES):

Part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-five (35), Township Four (4) South, Range Ten (10) West, Scott Township, Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at the Southwest Corner of said quarter quarter section; thence along the west line of said quarter quarter section North 00 degrees 08 minutes 00 seconds West 622.62 feet; thence South 89 degrees 52 minutes 49 seconds East 426.70 feet; thence South 00 degrees 07 minutes 43 seconds East 622.29 feet to the south line of said quarter quarter section; thence along said south line North 89 degrees 52 minutes 49 seconds West 93.84 feet to the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 2, Township 5 South, Range 10 West; thence continue along said south line North 89 degrees 56 minutes 09 seconds West 332.81 feet to the point of beginning.

CONTAINING 6.10 ACRES, MORE OR LESS.

Subject to all legal rights-of-way and/or easements.



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.

Fred J. Kuester

Fred J. Kuester

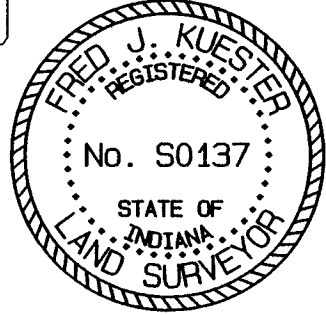
SURVEYOR'S CERTIFICATE

I, Fred J. Kuester, 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 November 30, 2018 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 17th day of December, 2018

Fred J. Kuester

Fred J. Kuester
Indiana Registration LS #S0137
1792 E 600 S
Fort Branch, Indiana 47648



GENERAL NOTES

FLOOD PLAIN DATA: NONE of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone A as said tracts plots on Community Panel No. 180256 0045 D (Map Number 18163C0045D) and Community Panel No. 180256 0107 D (Map Number 18163C0107D) of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

PUBLIC UTILITIES - WATER:
Water is available and is provided by Evansville Water & Sewer Utility.

PRIVATE UTILITIES - OSDS:
Sewage disposal will be provided by a private on-site sewage disposal systems (OSDS) and must be approved and permitted by the Vanderburgh County Health Department and comply with Rule 410 IAC 6-8.3.

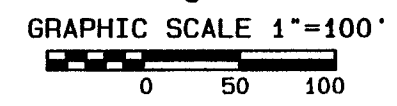
NATURAL SURFACE WATERCOURSE: The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:
APC Docket Number WAV-2018-038 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B) (2), was APPROVED at SUBDIVISION REVIEW on December 3, 2018.

CROSS-REFERENCED DOCUMENTS:

LEGEND

- - Corner and/or monument as noted.
- - 5/8" iron pin with cap inscribed "Fred Kuester IN RLS S0137".
- (R) - Record dimension. Dimensions are field measured this surveyor unless noted record.



Relative Positional Accuracy:
Rural survey; 0.26 feet plus 200 parts per million.

- BASIS OF BEARINGS:
The west line of the NW 1/4, SW 1/4, Sec. 35-4s10w, [N00°00'00"E per 2002R00050339].
- LAST DATE OF FIELDWORK:
November 30, 2018

W-135

This instrument prepared by:
FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
(812) 753-4843

BOSSE BASELINE VOLKMAN MINOR SUBDIVISION Baseline & Volkman Roads, Evansville, Indiana		
SCALE: 1"= 100	APPROVED BY: FJK	DRAWN BY: CAK
DATE: DECEMBER 2018		REVISED: 0
Part of the SW 1/4, SW 1/4, Section 35, Township 4 South, Range 10 West, Scott Township, Vanderburgh County, Indiana.		
file: 2018-12-bosse 35-4s-10w minor subdivision.smi		SHEET
client: Bosse		1 OF 1