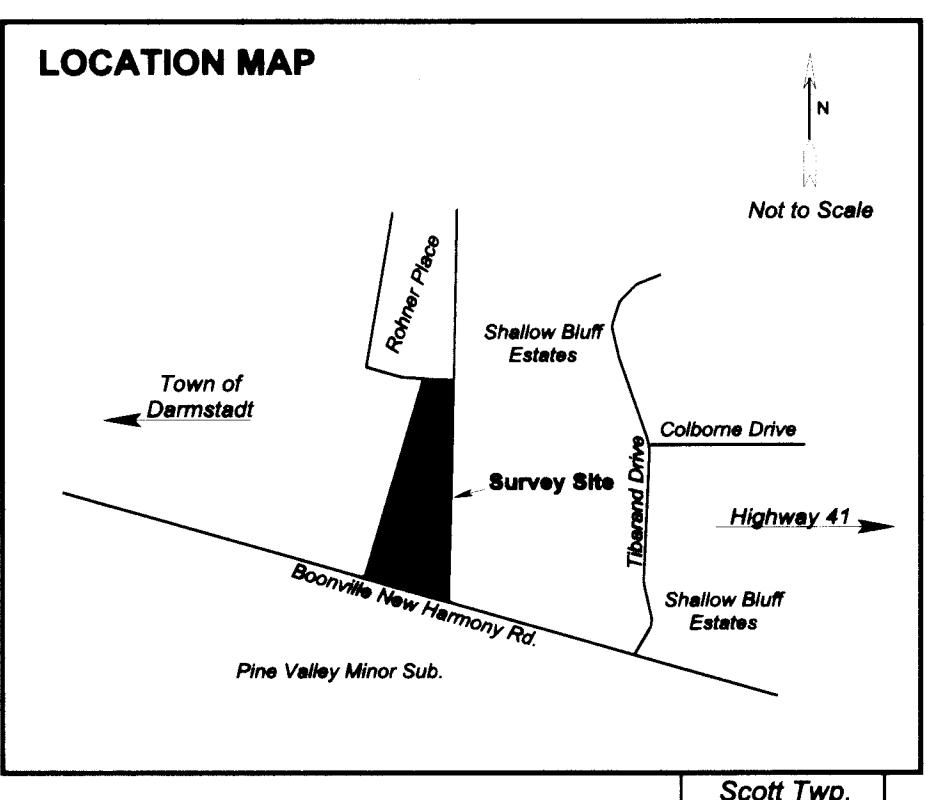


DAN EFFINGER

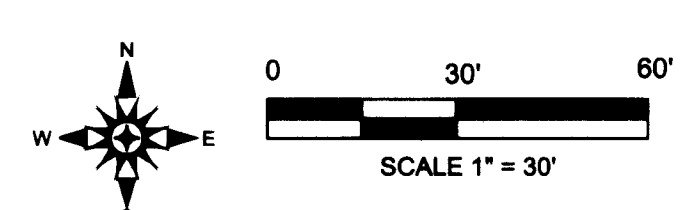
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUNE 16, 2017
 (DATE)
 BRIAN GERTH AUDITOR
2975
 (AUDITORS NUMBER)

RECEIVED FOR RECORD
 DATE **06-16-17 1:48p**
 PLAT BOOK **U**
 PAGE **100**
 INSTR# **2017R001429**
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



Current Deed Reference
 Owner: Jarrell & Rita Effinger - Vol 417, Pg 369,
 Jarrell Effinger - Vol 692, Pg 475, AND Daniel
 & Elaine Effinger - Vol 692, Pg 474

guarded by a 3/4" rebar
 found flush & 1-post, 4' tall
Point of Commencing
 5"x5" concrete
 monument found flush
 NW Cor. E. 1/2 SW 1/4
 Sec. 7, T-5-S, R-10-W



This survey is incomplete without the attached surveyors report
 Last date of fieldwork: 10/26/2016
 Bearings are based on State Plane Coordinates Indiana West, NAD 83

- LEGEND**
- - monument found as noted
 - - 5/8" rebar set flush or as noted with plastic cap inscribed "Greg Kissel IN RLS 20700076"
 - - mag nail with washer inscribed "Kissel LS 20700076" set flush
 - (rp) - dimension from a survey of Rohrer Place by Ralph Easley dated October 24, 1991 (MS-121)
 - (m) - field measured
 - (r) - deed record
 - (c) - calculated
 - (p) - plat dimension

OWNERS CERTIFICATE
 We, the undersigned owners of the real estate shown and described herein, do hereby plat and subdivide said real estate and designate same as Dan Effinger.

Areas of land, of the dimensions shown on this plat and marked PRIVATE ACCESS UTILITY EASEMENT, are hereby dedicated for the private use of the owners within this subdivision. No structure shall be maintained or erected within this area.

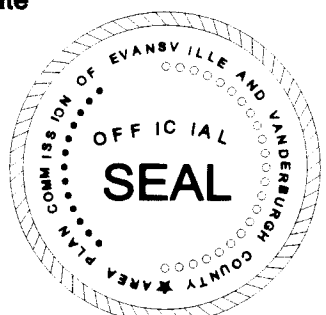
An easement for ingress and egress and for public utility dedicated in 1975 and recorded in Vol. 619, Pg. 209 is hereby extended in a northerly direction to meet the lot line and is hereby dedicated on this plat. Said easement is hereby dedicated for the installation, maintenance, operation, enlargement, and repair of utility facilities, below ground, with the right to trim or remove, at the discretion of the utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facility shall be located within this strip 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 additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

NOTARY CERTIFICATE
 State of Indiana }
 County of Vanderburgh } SS
 Before me, the undersigned Notary Public, in and for said County and State, personally appeared Daniel Effinger, Elaine Effinger, Jarrell Effinger, and Rita Effinger, 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 Notary Seal this 15th day of March, 2017.
 My Commission Expires July 30, 2022
Robert L. Moore
 Notary Public
 Notary resides in Vanderburgh County

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 November 21, 2016 (at Subdivision Review).
John J. Adams President
Rita S. Lee Attest Executive Director

PLAT RELEASE
 Secondary Plat complies with the Ordinance and is released for recording.
Rita S. Lee Executive Director
 June 16, 2017 Plat Release Date



BOUNDARY DESCRIPTION
 Part of the east half of the southwest quarter of Section 7, Township 5 South, Range 10 West, Scott Township, Vanderburgh County, Indiana and more particularly described as follows:
 Commencing at a 5"x5" concrete monument found flush marking the northwest corner of said half quarter section; thence South 88 degrees 34 minutes 49 seconds East along the north line of said half quarter section one thousand sixty-six and no hundredths (1066.00) feet to a 5/8" rebar found flush; thence South 00 degrees 57 minutes 55 seconds West seven hundred twenty-nine and forty-nine hundredths (729.49) feet to a point [witnessed by a 3/4" iron pipe found 3" below grade being South 89 degrees 02 minutes 05 seconds East, 0.40' from corner] being the INITIAL POINT OF BEGINNING; thence South 00 degrees 57 minutes 55 seconds West six hundred ninety-seven and no hundredths (697.00) feet to a mag nail set flush with washer inscribed "Kissel LS 20700076" in the center of Boonville-New Harmony Road; thence North 68 degrees 05 minutes 00 seconds West along the center of said road two hundred fifty-two and twenty hundredths (252.20) feet to a mag nail set flush with washer inscribed "Kissel LS 20700076"; thence North 14 degrees 34 minutes 59 seconds East six hundred twenty and seventy hundredths (620.70) feet to a 5/8" rebar set 4" above grade with plastic cap inscribed "Greg Kissel RLS 20700076"; thence South 89 degrees 53 minutes 36 seconds East ninety-five and no hundredths (95.00) feet to the point of beginning.

CONTAINING 2.585 ACRES OR LESS
 Subject to all easements and right-of-ways

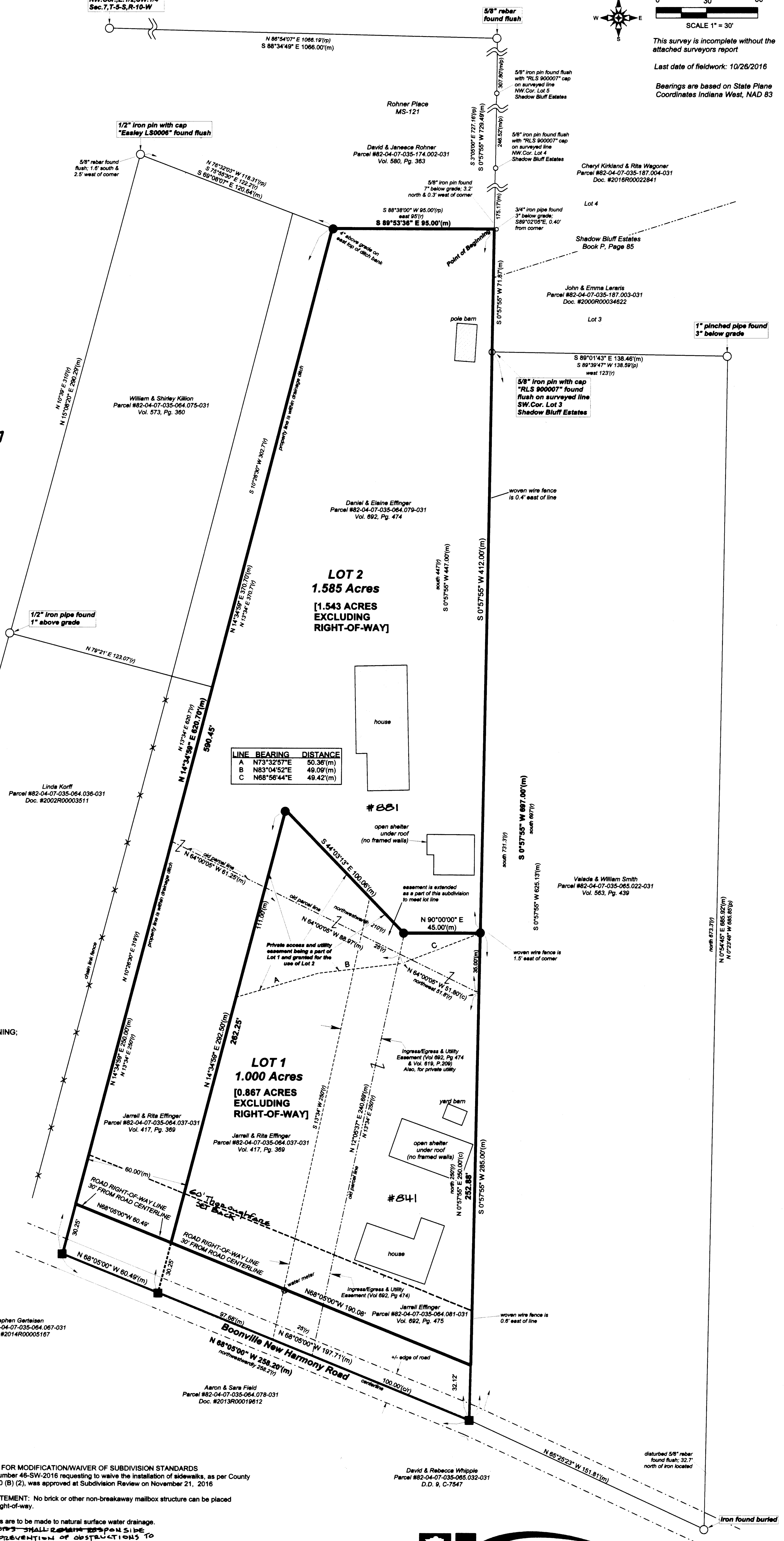
AFFIRMATION STATEMENT
 I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

LAND SURVEYOR'S CERTIFICATE
 I, Gregory A. Kissel, hereby certify that I am a land surveyor of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on October 26, 2016 and that all monuments shown exist at all locations as noted.
Gregory A. Kissel 03/08/2017 date
 Gregory A. Kissel
 IN PLS 20700076



GENERAL NOTES

- UTILITIES: Gas and electric are provided by Vectren. Sewer is provided by the Town of Darmstadt. Water is provided to the site by Evansville Water and Sewer Utility.
- FLOOD PLANE DATA: No portion of the property lies within a flood zone as shown on the Flood Insurance Rate Map (FIRM) Community Map 18163C0105D, effective date March 17, 2011.
- TEMPORARY EROSION CONTROL: For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan 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 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, final stabilization shall be completed as described in Section 13.05.11.C.20 of the Vanderburgh County Code.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS APC Docket Number 46-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B) (2), was approved at Subdivision Review on November 21, 2016.
- MAILBOX STATEMENT: No brick or other non-breakaway mailbox structure can be placed in the County right-of-way.
- No obstructions are to be made to natural surface water drainage. **THE OWNERS SHALL REMAIN RESPONSIBLE FOR THE PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATERCOURSES.**



KISSEL
 Land Surveying, LLC
 1263 E. 900 S. Fort Branch, IN 47648
 (812) 753 - 1233 office
 (812) 632 - 8831 cell
 www.kissellsurveying.com

Prepared By: Gregory A. Kissel

CLIENT Dan Effinger	DATE 11-04-2016	DRAWN BY B. Block
SCALE 30 Ft/in	REVISION 01/06/2017	SHEET 1
JOB 16-94	PROJECT 03/08/2017	