

KRATZVILLE MINOR

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 RECEIVED FOR RECORD
 DATE 04.18.12 2:35p
 PLAT BOOK T
 PAGE 32
 INSTR# 2012 R 0000 7670
 Z TULEY RECORDER
 VANDERBURGH COUNTY

General Notes

- UTILITIES:** Water and Sewer is available by the Evansville Water and Sewer Utility.
- FLOOD PLAIN DATA:** No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 180163C0114D, Community Panel 180257 dated March 17, 2011.
- TEMPORARY EROSION CONTROL (during construction):** Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top, or wheat, within 45 days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within 5 days of disturbance of soil which must remain in place until final grading and seeding.
- SITE CONDITIONS:** No obstructions shall be placed within the natural watercourse on this site.

Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 and that all monuments shown to exist at all locations as noted.

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.

Witness my hand and seal this 15th day of Dec., 2011.

Donald E. Gries
 Donald E. Gries
 Indiana Registration No. LS 29900003



OWNER'S CERTIFICATE

I, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Kratzville Minor.

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.

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.

James K. Johnston
 James K. Johnston
 1555 122nd St. Ocean
 Marathon, FL 33050

Jackie Johnston
 Jackie Johnston
 1555 122nd St. Ocean
 Marathon, FL 33050

NOTARY CERTIFICATE

STATE OF INDIANA)
) sst:
 COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared 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 seal this 30th day of November, 2011.

My commission expires 11/22/2014
Patricia E. Keith
 Patricia E. Keith
 Notary Resides in Vanderburgh 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, this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on July 12, 2011 (at Subdivision review).

Blaine Oliver
 Blaine Oliver
 President

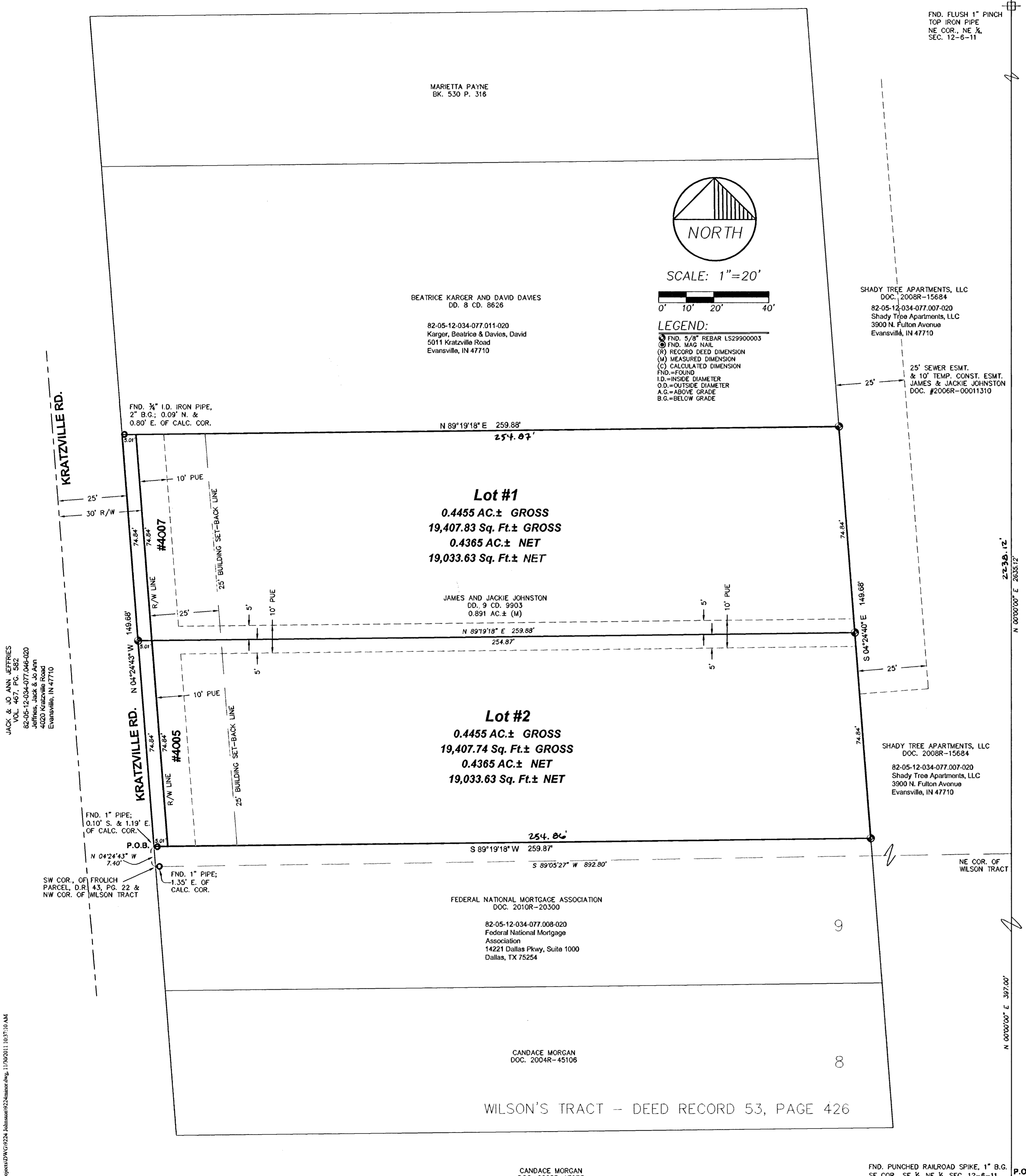
Blaine Oliver
 Blaine Oliver
 Attest Executive Director

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

Blaine Oliver
 Blaine Oliver
 Executive Director

April 18, 2012
 Plat Release Date

T-32
 Apc #16-MS-2011



* Reference: 2011 R 0000 8351 Agreement for Private Sewer Tap

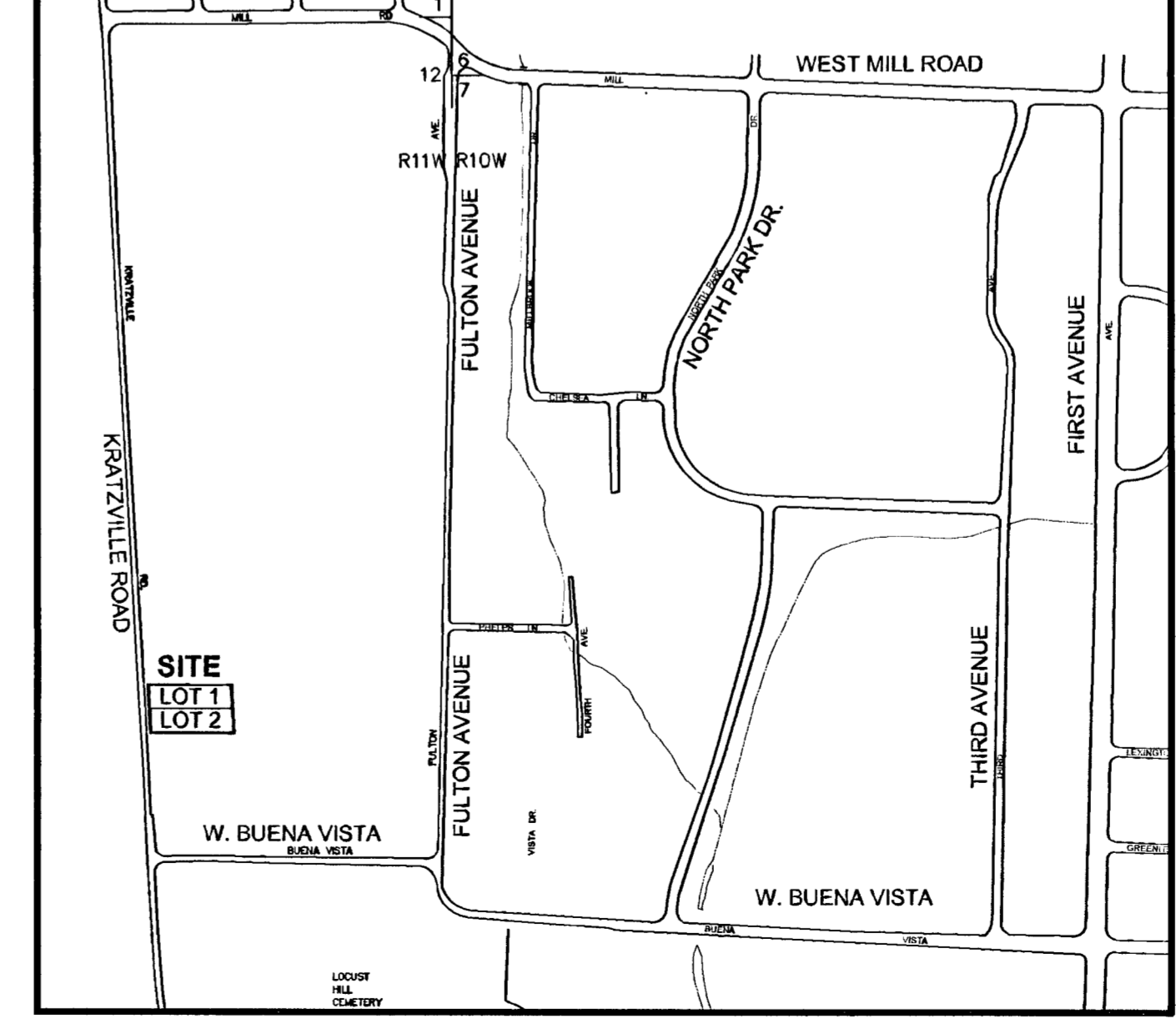
BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 6 South, Range 11 West of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a railroad spike at the Southeast corner of said Quarter, Quarter Section, also being the Southeast corner of the Wilson Tract recorded in Deed Record 53, page 428 in the office of the Recorder; thence along the East line of the Quarter, Quarter Section and said Wilson Tract, North 00°00'00" East 397.00 feet to the Northeast corner of said Wilson Tract; thence along the North line of said Wilson Tract, South 89°05'27" West 892.80 feet to the East right-of-way of Kratzville Road, being the Northwest corner of said Tract and the Southwest corner of a tract conveyed to Eva K. Frolich in Deed Record 43, page 22; thence along said right-of-way line, North 04°24'43" West 7.40 feet to the true point of beginning; thence continue along said right-of-way line

- 1st: North 04°24'43" West 149.68 feet; thence
- 2nd: North 89°19'18" East 259.88 feet to a 5/8" rebar with LS cap 29900003; thence
- 3rd: South 04°24'40" East 149.68 feet to a 5/8" rebar with LS cap 29900003; thence
- 4th: South 89°19'18" West 259.87 feet to the true point of beginning and containing 0.891 acres more or less.

VICINITY MAP SCALE 1"=500'



JACK & JO ANN JEFFRIES
 VOL. 467, PG. 552
 82-05-12-034-077.046-020
 Jeffries, Jack & Jo Ann
 4000 N. Fulton Avenue
 Evansville, IN 47710

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

MINOR SUBDIVISION
 4005&4007 KRATZVILLE RD.
 CLIENT: James & Jackie Johnston
 VANDERBURGH COUNTY, INDIANA

DRAWN BY: JRE
 CHECKED: JRE
 DATE: 8/7/11
 PROJECT NO.: 5-0222
 REVISIONS:
 SCALE: 1"=50'
 SHEET NO.: 1 OF 1