

# LAKE MILL

(A RE-PLAT OF LOT 2 IN COFFEETREE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK U, PAGED 78)

## OWNER'S CERTIFICATE

We 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 **Lake Mill**, a minor subdivision.  
Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are 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 without prior approval of the Vanderburgh County Drainage Board. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions within the Drainage Easement.  
All additional road rights-of-ways shown and not previously dedicated are hereby dedicated to public use.

**Owner & Subdivider**  
Dru Perry (1/2 Interest) & Rick and Laura Kallbrier (1/2 Interest)  
3743 Noble Place  
Evansville, IN 47711  
Dru Perry 8-1-2020 date  
Rick Kallbrier 8-1-2020 date  
Laura Kallbrier 8-1-2020 date

## NOTARY CERTIFICATE

State of Indiana )  
County of Vanderburgh ) ss: 303-13-6085  
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dru Perry, Rick Kallbrier and Laura Kallbrier who acknowledged the execution of this plat to be their voluntary act and deed.  
Witness my hand and seal this 1st day of August, 2020.  
May 18, 2020 My Commission Expires: Mar 18, 2025  
Notary Resides in Vanderburgh County, Indiana  
Marc Brantley Typed or printed name

## Witness to Signator's Signature

Conroy Campbell  
Witness Signature  
Conroy Campbell  
Witness printed name

## PROOF OF WITNESS

State of Indiana )  
County of Vanderburgh ) ss:  
Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the above named Marc Brantley to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Signator to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Signator execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.  
Witness my hand and seal this 1st day of August, 2020.  
May 18, 2020 My Commission Expires: Mar 18, 2025  
Notary Resides in Vanderburgh County, Indiana  
Marc Brantley Typed or printed name

MARC LEE BRANTLEY  
Notary Public, State of Indiana  
Vanderburgh County  
Commission Number: NP0728890  
My Commission Expires  
May 18, 2028

## AFFIRMATION STATEMENT

I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO RECHECK EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

SIGNATURE: Scott D. Buedel  
PRINTED NAME: Scott D. Buedel

## GENERAL NOTES

- Public Utilities:** PUBLIC UTILITIES - WATER: Water is available and provided by the Evansville Water & Sewer Utility  
PUBLIC UTILITIES - SEWER: Sewer is available and provided by the Evansville Water & Sewer Utility
- Access:** All lots shall access Oak Hill Road, only.
- Natural Surface Watercourse:** The owner(s) shall be responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 1816SC0117D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone.
- Survey:** The overall boundary of the subject property was completed by Cash Waggoner and Associates, PC and it is recorded in Document Number 2017R00002281.
- Monuments:** Monuments exist as noted at all exterior boundary corners and all interior monuments will be a set 5/8" Rebar with plastic cap stamped "Cash Waggoner & Associates #0096"
- Covenants & Restrictions:** PRIOR COVENANTS AND 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.
- Sidewalks:** Application for Modification/ Waiver of Subdivision Standards: APC Docket Number WAV-2020-007 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on July 15, 2020.

## BOUNDARY DESCRIPTION

Lot 2 in Coffeetree, as per plat thereof, recorded in Plat Book U, page 78 in the Office of the Recorder of Vanderburgh County, Indiana which is a part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 3; thence along the south line of said Quarter Quarter Section, South 88 degrees 36 minutes 07 seconds East 924.59 feet to the southwest corner of said Lot 2; thence along the west line of said Lot 2, North 02 degrees 01 minute 07 seconds East 326.17 feet to the northwest corner thereof; thence along the north line of said Lot 2, South 88 degrees 36 minutes 07 seconds East 400.49 feet to the northeast corner thereof and being a point on the east line of the Northeast Quarter of the Northeast Quarter of said Section; thence along the east line of said Lot 2 and along the east line of said Quarter Quarter Section, South 01 degree 57 minutes 19 seconds West 326.17 feet to the southeast corner of said Lot 2 and being the Southeast Corner of said Quarter Quarter Section; thence along the south line of said Lot 2 and the south line of said Quarter Quarter Section, North 88 degrees 36 minutes 07 seconds West 400.85 feet to the point of beginning and containing a gross area of 3.000 Acres, more or less.

Subject to the right-of-way of Oak Hill Road as described in the County Surveyor's Road File #527 and dated February 7, 1927.

Also, subject to a Drainage Easement in the southwest corner of Lot 2 in Coffeetree, as per plat thereof, recorded in Plat Book U, page 78 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to an Electric Distribution Line Easement in favor of Southern Indiana Gas and Electric Company which is doing business as Vectren Energy Delivery of Indiana, Inc. in Document 2019R00027232 in the Office of the Recorder of Vanderburgh County, Indiana.

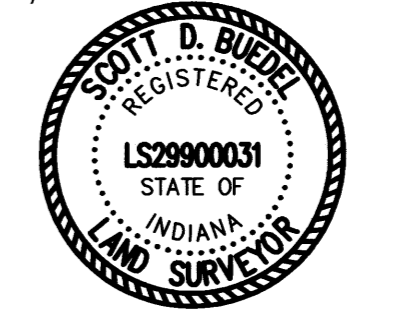
Also, subject to all other easements, rights-of-ways, and restrictions of record.

## SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 21st day of July, 2020.

Scott D. Buedel  
Scott D. Buedel, PLS  
Indiana Registration Number 29900031  
Cash Waggoner & Associates, PC  
414 Citadel Circle, Suite B  
Evansville, IN 47715



## 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 July 15, 2020 (at subdivision review).

Stacey Stevens  
President: STACEY STEVENS  
Ronald S. London  
Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: MIN-2020-014  
The Secondary plat complies with the Ordinance and is released for recording.

Ronald S. London  
Executive Director: RONALD S. LONDON  
8/5/2020  
Plat Release Date



**CASH WAGGNER & ASSOCIATES, PC**  
CONSULTING ENGINEERS - LAND SURVEYORS  
WWW.CASHWAGGNER.COM

