

Lot 1
Luigs Estates
Plat Book Q, Page 84

Lot 9
William Boseckers
Plat Book I, Page 89-90

Lot 8
William Boseckers
Plat Book I, Page 89-90

Lot 7
William Boseckers
Plat Book I, Page 89-90

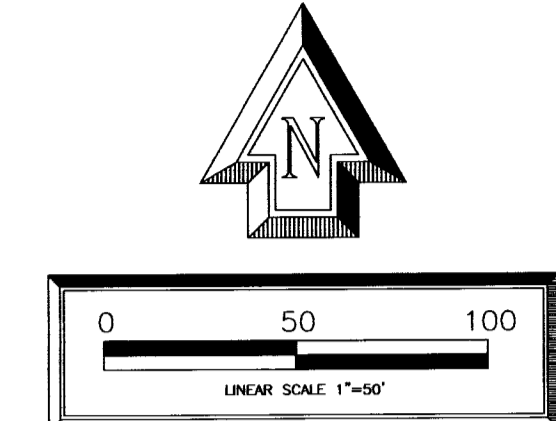
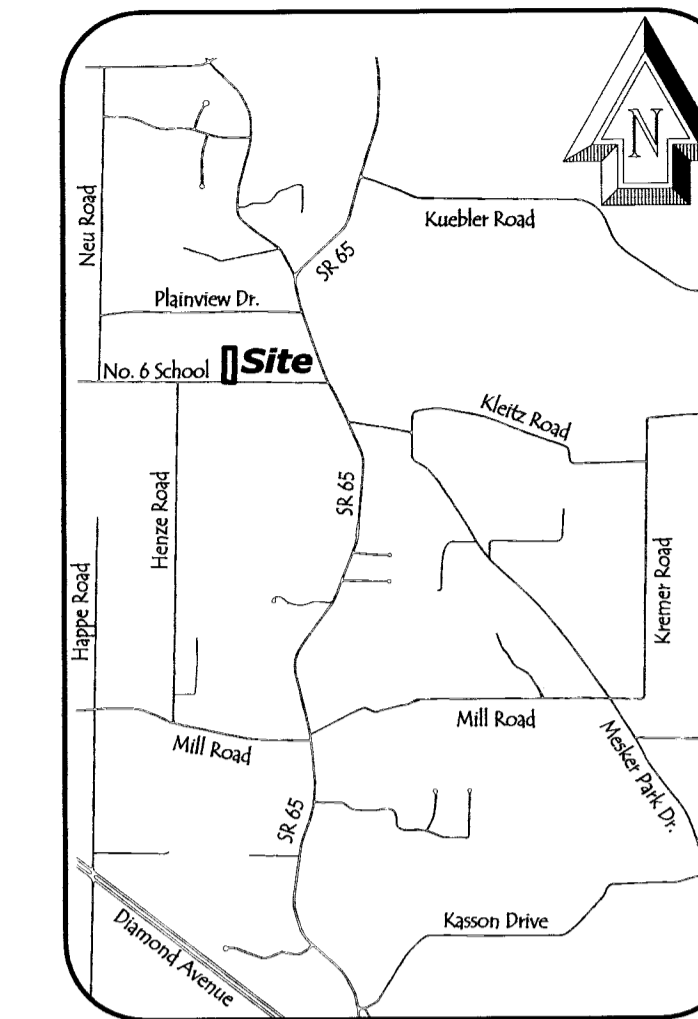
West Half Lot 6
William Boseckers

East Half Lot 6
William Boseckers

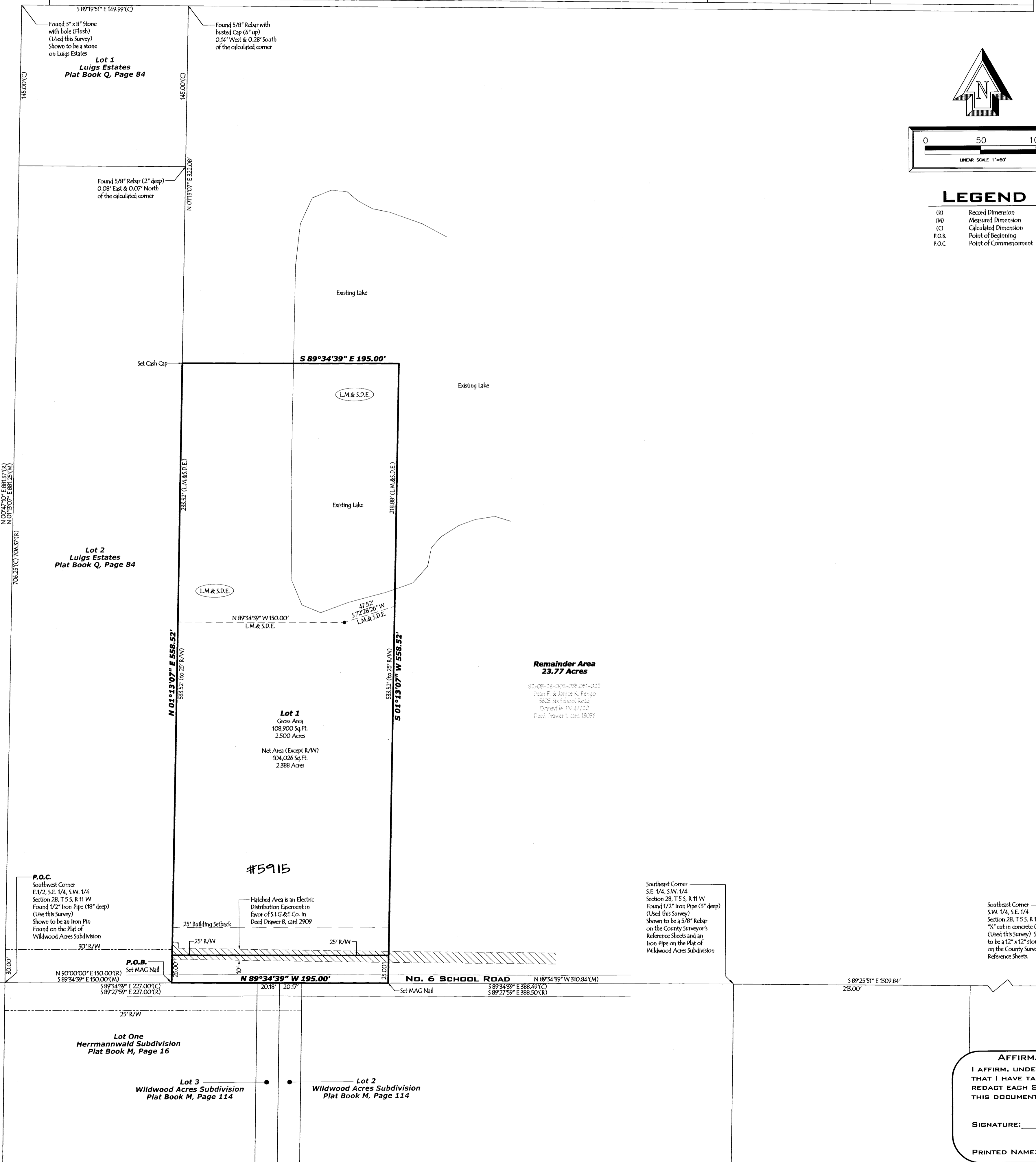
PERIGO

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Oct 16 2017
BRIAN GERTH AUDITOR
5317

RECEIVED FOR RECORD
DATE 10-16-17 10:48A
PLAT BOOK U
PAGE 121
INSTR# 2017R00025225
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY



LEGEND
(R) Record Dimension
(M) Measured Dimension
(C) Calculated Dimension
P.O.B. Point of Beginning
P.O.C. Point of Commencement



GENERAL NOTES

- Utilities:** Lots 1 has existing water, gas & electric available. Water is provided by German Township Water Department. Electric and gas is provided by Vectren Energy Delivery of Indiana.
- Access:** Lots 1 shall access Number 6 School Road, only.
- Mailbox:** No brick or other non-breakaway mailbox structures can be placed in the County Road right-of-way.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana Map Number 18165C0095 D, dated March 17, 2011, the proposed subdivision does not lie within the limits of the 100 year flood zone.
- Basement:** Any basement must be approved by the Vanderburgh County Building Commissioner.
- Grades:** First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.
- Survey:** A partial boundary of the subject property was completed by Cash Waggoner and Associates, PC and it is recorded in Document Number 2017R00025162.
- Monuments:** Monuments exist as noted at all exterior boundary corners and all interior will be a set 5/8" rebar with plastic cap stamped "Cash Waggoner & Associates #0095"
- 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 15.05 "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 15.05.11.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 disturbance activities have been completed, final stabilization shall be completed as described in section 15.05.11.C.20 of the Vanderburgh County Code.
- Storm Maintenance:** Each Lot Owner shall be responsible for maintenance of and prevention of obstructions to creeks and natural water courses.
- Sidewalks:** Application for Modification/Waiver of Subdivision Standards: APC Docket Number 26-SW-2017 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on September 18, 2017.

BOUNDARY DESCRIPTION

Part of the East Half of the Southeast Quarter of the Southwest Quarter of Section 28, Township 5 South, Range 11 West in German Township, in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the Southwest Corner of the East Half of the Southeast Quarter of the Southwest Quarter of said Section; thence along the south line of said Half Quarter Quarter Section, South 89 degrees 54 minutes 39 seconds East 150.00 feet to the point of beginning; thence North 01 degree 13 minutes 07 seconds East 558.52 feet; thence South 89 degrees 54 minutes 39 seconds East 195.00 feet; thence South 01 degree 13 minutes 07 seconds West 558.52 feet to a point on the south line of said Half Quarter Quarter Section; thence along said south line, North 89 degrees 54 minutes 39 seconds West 195.00 feet to the point of beginning and containing a gross area of 2,500 acres, more or less.

Subject to an Electric Distribution Line Easement in favor of S.I.G. & E.CO. and recorded in Deed Drawer B, card 2909 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 16-foot easement in favor of German Township Water District, Incorporated and recorded in Deed Drawer S, card 9069 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to the right-of-way for Number 6 School Road.

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

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Perigo**. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "L.M.&S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations of the land within these easements must have the approval of the Drainage Board. Buildings, structures and fences shall not be located within the Lake Maintenance and Storm Drainage Easement.

Owner & Subdivider
Dean F. Perigo & Janice K. Perigo
3525 No. 6 School Road
Evansville, IN 47720

Dean F. Perigo 10-9-17
Janice K. Perigo 10-9-17

NOTARY CERTIFICATE

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 said Owner and Subdivider Dean F. Perigo and Janice K. Perigo who acknowledged the execution of the foregoing plat and the dedications and restrictions thereon, to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 9th day of October, 2017.

My Commission expires: 9-26-2023 Notary Public

Notary Resides in VANDERBURGH
County, Indiana

Notary Public - State of Indiana
Vanderburgh County
Commission Expires Sep 26, 2023

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 9th day of October, 2017

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 September 18, 2017 (at subdivision review)

President: [Signature]

Attest Executive Director: [Signature]

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

Executive Director: [Signature]

Plat Release Date: OCTOBER 16, 2017

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

SIGNATURE: [Signature]

PRINTED NAME: Scott D. Buedel

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

414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401.5561

332 THIRD AVENUE SUITE 13 JASPER, IN 47546 PH: 812.634.5015

