

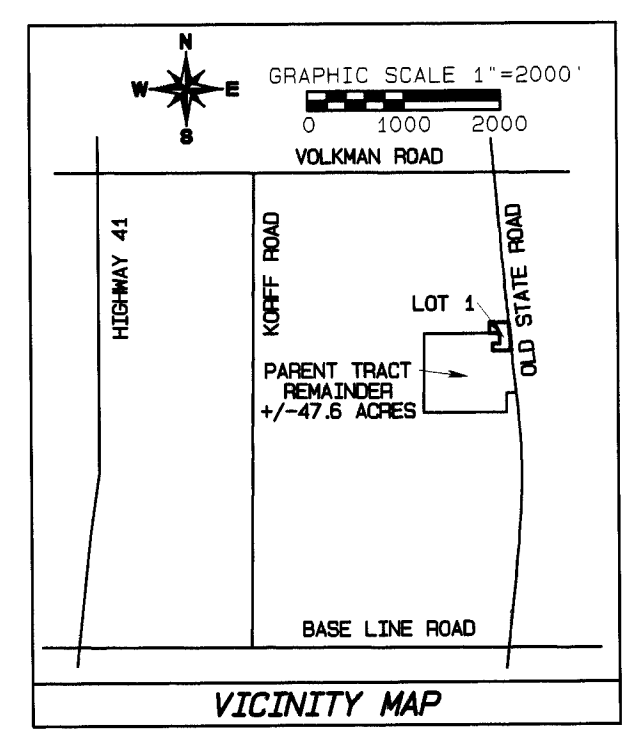
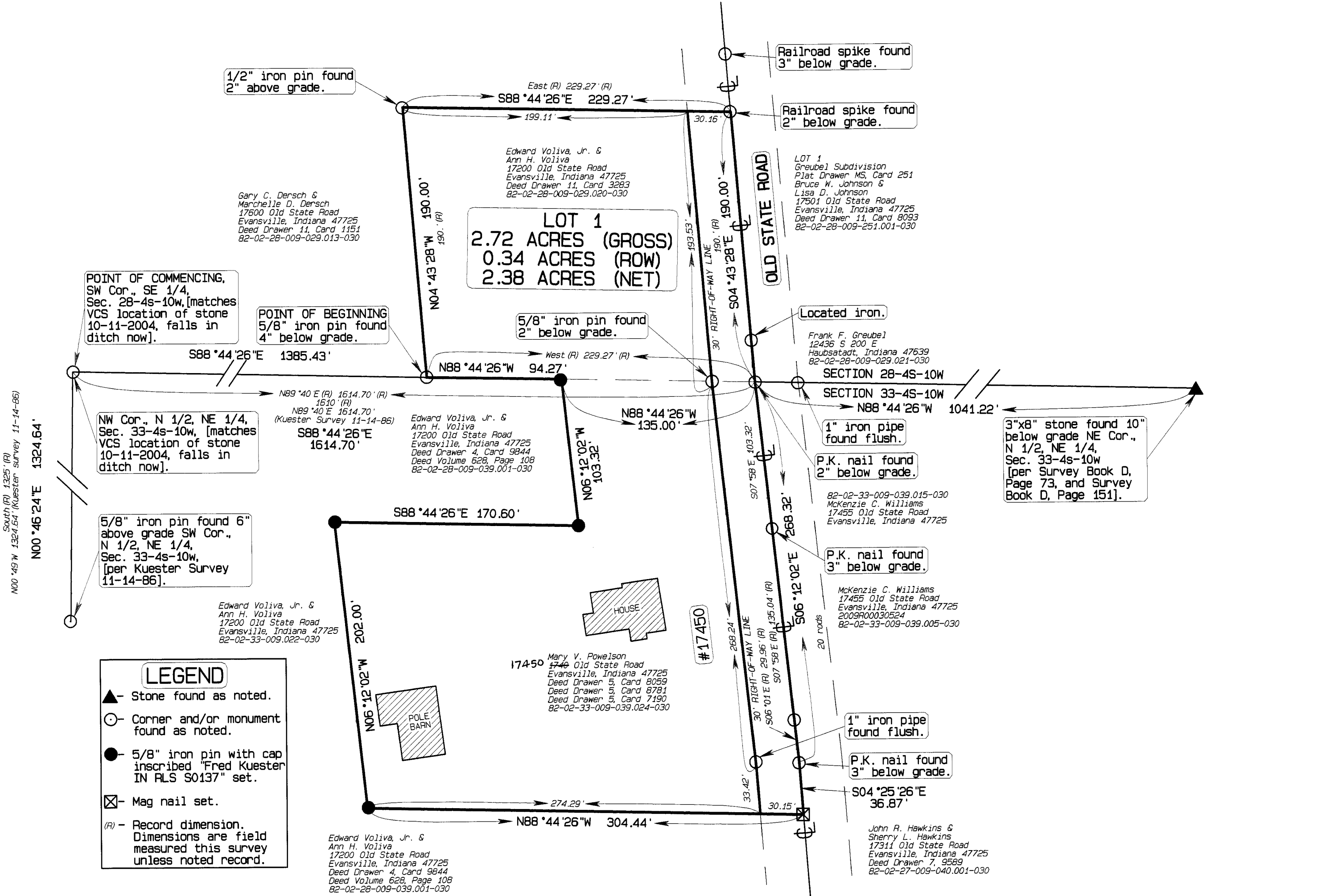
POWELSON

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

05-17-2016
DATE

BRIAN GERTH AUDITOR
2495
(AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 05-17-16 11:27a
PLAT BOOK U
PAGE 25
INSTR# 2016R00012811
Z TULLEY RECORDER
VANDERBURGH COUNTY



OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS "POWELSON".

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

Mary V. Powelson DATE 3/29/16

MARY V. POWELSON
17450 OLD STATE ROAD
EVANSVILLE, INDIANA 47725

NOTARY CERTIFICATE:

STATE OF INDIANA }
COUNTY OF VANDERBURGH } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR GIBSON COUNTY, STATE OF INDIANA, PERSONALLY APPEARED

MARY V. POWELSON
THE ABOVE SIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGED THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 29TH DAY OF MARCH 2016

MY COMMISSION EXPIRES: DEC 30, 2016

NOTARY PUBLIC *Von N. Wolfe* PRINTED VON N. WOLFE

RESIDENT OF GIBSON COUNTY, INDIANA

AREA PLAN COMMISSION CERTIFICATE:

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 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 JANUARY 11, 2016 (AT SUBDIVISION REVIEW).

John J. Dennis PRESIDENT
Rob S. Liba ATTEST EXECUTIVE DIRECTOR

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR *Rob S. Liba*

PLAT RELEASE DATE MAY 17, 2016



Cross-Referenced Deeds:

2016 R00012809
" " " 12810
" " " 12812

BOUNDARY DESCRIPTION LOT 1 (2.72 ACRES):

PART OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION TWENTY-EIGHT (28) AND PART OF THE NORTH HALF (N 1/2) OF THE INITIAL POINT OF BEGINNING OF SECTION THIRTY-THREE (33), ALL IN TOWNSHIP FOUR (4) SOUTH, RANGE TEN (10) WEST, SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28; THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION SOUTH 88 DEGREES 44 MINUTES 26 SECONDS EAST 1385.43 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE NORTH 04 DEGREES 43 MINUTES 28 SECONDS WEST 190.00 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 26 SECONDS EAST 229.27 FEET TO THE CENTERLINE OF OLD STATE ROAD; THENCE ALONG SAID CENTER LINE SOUTH 04 DEGREES 43 MINUTES 28 SECONDS EAST 190.00 FEET TO THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33; THENCE CONTINUE ALONG SAID CENTER LINE SOUTH 08 DEGREES 12 MINUTES 02 SECONDS EAST 269.32 FEET; THENCE CONTINUE ALONG SAID CENTER LINE SOUTH 04 DEGREES 25 MINUTES 26 SECONDS EAST 36.87 FEET; THENCE LEAVING SAID CENTER LINE NORTH 88 DEGREES 44 MINUTES 26 SECONDS WEST 304.44 FEET; THENCE NORTH 06 DEGREES 25 MINUTES 02 SECONDS WEST 202.00 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 26 SECONDS EAST 170.60 FEET; THENCE NORTH 06 DEGREES 12 MINUTES 02 SECONDS WEST 103.32 FEET TO THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33; THENCE ALONG SAID NORTH LINE NORTH 88 DEGREES 44 MINUTES 26 SECONDS WEST 94.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.72 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.

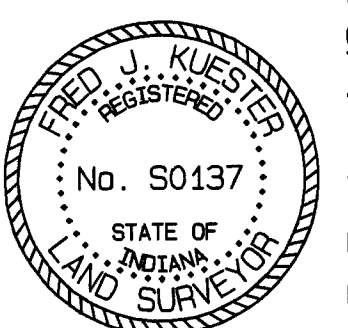
SURVEYOR'S CERTIFICATE:

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, AND THAT ALL MONUMENTS SHOWN EXIST AT LOCATIONS NOTED.

Fred J. Kuester DATE MARCH 22, 2016

FRED J. KUESTER, LS #S0137

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



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.

Fred J. Kuester

GENERAL NOTES:

- UTILITIES - LOT 1 HAS VECTREN GAS SERVICE AVAILABLE. LOT 1 HAS VECTREN ELECTRICAL SERVICE AVAILABLE. LOT 1 HAS PRIVATE WATER SOURCE AVAILABLE.
- OSDS UTILITY STATEMENT: PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEMS (OSDS) MUST BE APPROVED AND PERMITTED BY THE VANDERBURGH COUNTY HEALTH DEPARTMENT AND COMPLY WITH 410 IAC 6-8.3.
- TEMPORARY EROSION CONTROL (DURING CONSTRUCTION): 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 POLLUTION 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 AS DESCRIBED IN SECTION 13.05.11.C.20 OF THE VANDERBURGH COUNTY CODE.
- FLOOD PLAIN DATA: THE PROJECT LIES WITHIN ZONE "X" AS INDICATED ON FIRM PANEL NO. 180255 0045 D (MAP NUMBER 1863C0045D) DATED MARCH 17, 2011, FOR VANDERBURGH COUNTY, INDIANA.
- MAINTENANCE STATEMENT: THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR LAKE MAINTENANCE AND PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATERCOURSES.
- MAILBOX STATEMENT: NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY ROAD RIGHT-OF-WAY.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC DOCKET NUMBER 29-SW-2015 REQUESTING TO WAIVE THE INSTALLATION OF SIDEWALKS AS PER COUNTY CODE 16.12.020(B) (2), WAS APPROVED AT SUBDIVISION REVIEW ON JANUARY 11, 2016.

This instrument prepared by:

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

POWELSON
17450 OLD STATE ROAD, EVANSVILLE, INDIANA 47725

SCALE: 1"=60' APPROVED BY: FJK DRAWN BY: JJZ
DATE: MARCH 2016 REVISIONS: 0

Part of the N 1/2 of the NE 1/4 of Section 33 and Part of the SE 1/4 of Section 28, all in Township 4 South, Range 10 West, Scott Township, Vanderburgh County, Indiana.

file: 2016-03-powelson minor subdivision.smi SHEET
client: Edward Voliva & Mary Powelson 1 OF 1

Vanderburgh Co., Scott Twp., Sec. 33 & 28-4s-10w

U-25
APC # 44-MS-2015