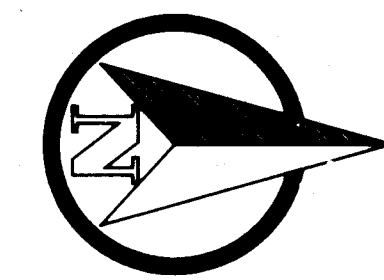
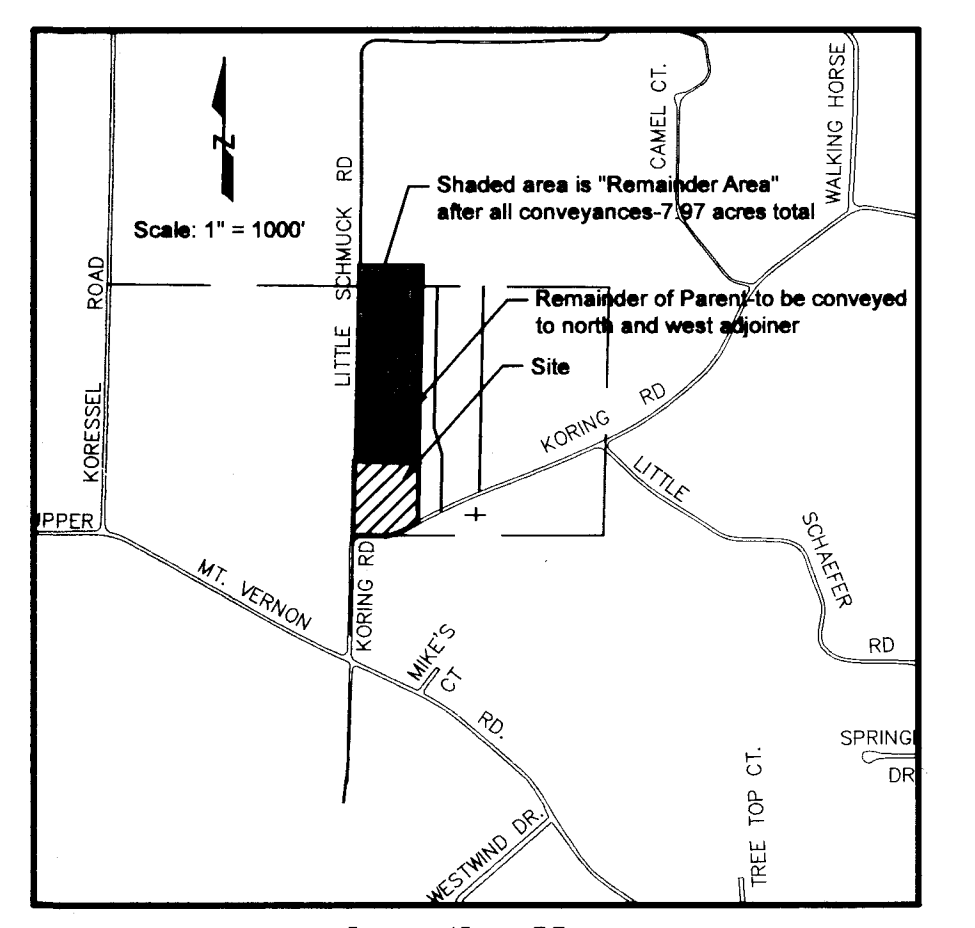


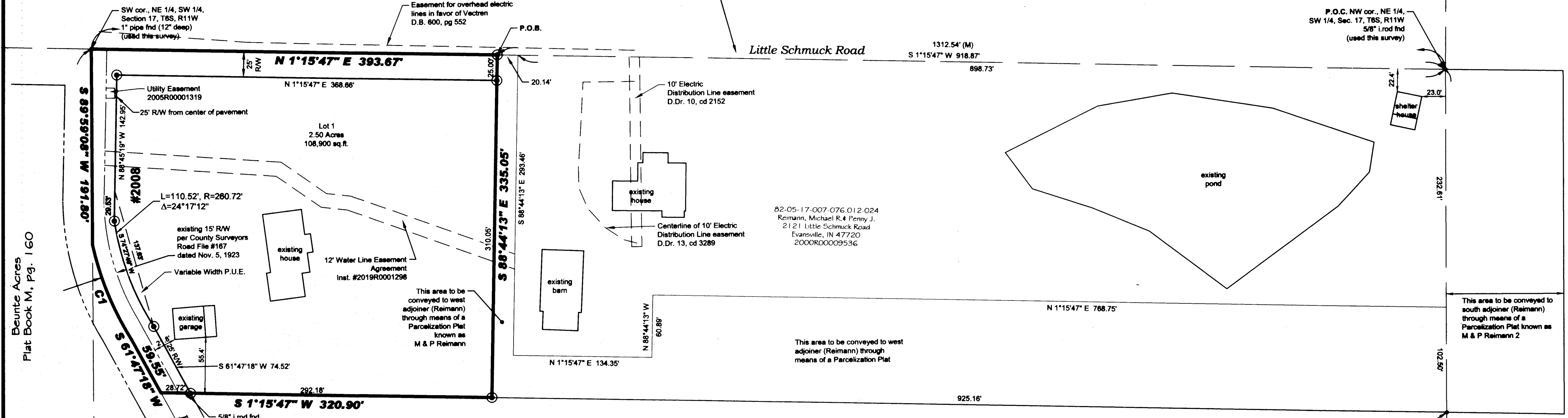
Reimann



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 3/20/2019 2:26 PM
 PLAT BOOK 198
 PAGE 198
 INSTR# 2019R00005213
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



The right-of-way for Little Schmock Road was defined in Superior Court Cause No. 82003-0201-PL-312 with Judgement dated December 3, 2002. This cause states, 1. Little Schmock Road is continuous with the gravel portion of the road but should not exceed 10 feet in width. 2. Little Schmock Road is 0.61 miles in length from Koring Road (this is where the "Keep Out" sign is located as Little Schmock Road enters the Devoy Real Estate. 3. Vanderburgh County has a license to enter 6 feet either side of the road for the limited purpose of moving and maintaining of the roadway, ditches and culverts.



Legend

- Center Line
 - - - Easement Line
 - ==== Property Boundary Line
 - Right-of-way Line
 - ⊙ 5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
- (C) Calculated Dimension
 Cd Dead Record
 Doc Document
 Dr. Drawer
 E East
 Fnd Found
 Inst Instrument
 (M) Measured Dimension
 N North
 Pg Page
 P.O.B. Point Of Beginning
 R Range
 (R) Record Dimension
 S South
 T Township
 W West

Owner's Certificate

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as Reimann. 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 "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.

Owner:
 Daniel R. Jochum
 2008 Koring Road
 Evansville, IN. 47720
 Lee D. Jochum
 2008 Koring Road
 Evansville, IN. 47720

Boundary Description

Part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 5 South, Range 11 West, Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:
 Commencing at the northwest corner of said quarter quarter section; thence along the west line thereof, South 01 degrees 15 minutes 47 seconds West 916.87 feet to the true point of beginning; thence South 88 degrees 44 minutes 13 seconds East 335.05 feet to the west line of Alan Gauger Minor Subdivision, recorded in Plat Book MS, page 244 in the Office of the Recorder of Vanderburgh County, Indiana; thence along said west line and parallel with the west line of said quarter, quarter section, South 01 degrees 15 minutes 47 seconds West 320.90 feet to the centerline of Koring Road; thence along said centerline, South 81 degrees 47 minutes 18 seconds West 59.55 feet to the point of curvature of a non tangent curve to the right having a radius of 285.72 feet and a delta angle of 20 degrees 03 minutes 22 seconds from which the long chord bears South 88 degrees 03 minutes 57 seconds West 99.50 feet; thence along the arc of said curve and centerline 100.01 feet to a point on the south line of said quarter, quarter section; thence along said south line of said quarter, quarter section, South 89 degrees 59 minutes 08 seconds West 191.80 feet to the southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 17; thence along the west line thereof, North 01 degrees 15 minutes 47 seconds East 393.67 feet to the point of beginning containing 2.91 acres (126,583.67 sq. ft.)
 Subject to all easements and rights-of-ways of record.

General Notes

- Access:** Lot 1 has direct access to Koring Road and Little Schmock Road.
- Application for Modification/Waiver of Subdivision Standards:** APC Docket Number WAV-2018-041 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2), was approved at Subdivision Review on January 7, 2019.
- Flood Plain Data:** None of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tracts plots on Community Panel Number 180256C0175D of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.
- Natural Surface Watercourse:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.
- Monuments:** Monuments have been set at all boundary and lot corners with a 5/8" rebar with cap stamped "Morley & Assoc. ID#0023", unless otherwise noted.
- Private Utilities - OSDS:** Sewage disposal will be provided by a private on-site sewage disposal systems (OSDS) and must be approved and permitted by the Vanderburgh County Health Department and comply with Rule 410 IAC 6-8.3.
- Public Utilities - Water:** Water is available and is provided by the Evansville Water & Sewer Utility.
- Reference Survey:** Inst. #2019R00001484. There have been no changes of matter from said survey that would effect the subject property.

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	20°03'22"	285.72'	100.01'	S 88°03'57" W	99.50'

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick) ss:
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Daniel R. & Lee D. Jochum, who acknowledge the execution of the foregoing plat with the dedications and restrictions therein, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 6th day of February, 2019
 My Commission Expires: August 6, 2026
 Notary Resides in Vanderburgh County, Indiana
 Notary Public
 Bret A. Semersheim
 (Typed or Printed Name)

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 January 7, 2019 at Subdivision Review.
 President: Stacy Stevens
 Attest Executive Director: Ronald S. London

Plat Release for APC Docket No. MIN-2018-037

Secondary Plat complies with the Ordinance and is released for Recording.
 Executive Director: Ronald S. London
 PLAT RELEASE DATE: 3/19/2019

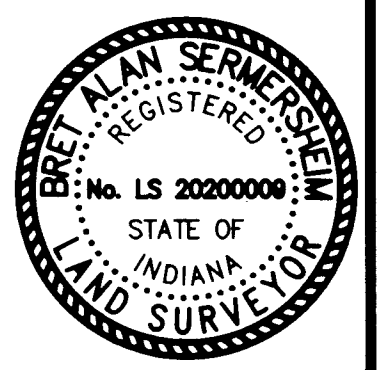


Surveyor's Certificate

I, Bret Alan Semersheim, do 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 on January 16, 2019 and that all monuments shown exist at locations as noted.

Affirmation Statement
 I affirm, under the penalties of perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law.
 Witness: my hand and seal this 1st day of February, 2019.

Prepared By:
 Bret Alan Semersheim, P.S.
MORLEY
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 464-9585
 Fax: (812) 464-2514
 brets@morleycorp.com



Secondary Plat

Designed By: B.A.S. Job Number: 4807.4.005A
 Drawn by: J.E.V. Date: 2/01/2019
 Filename: 4807 Reimann-Secondary-south



11-19-18