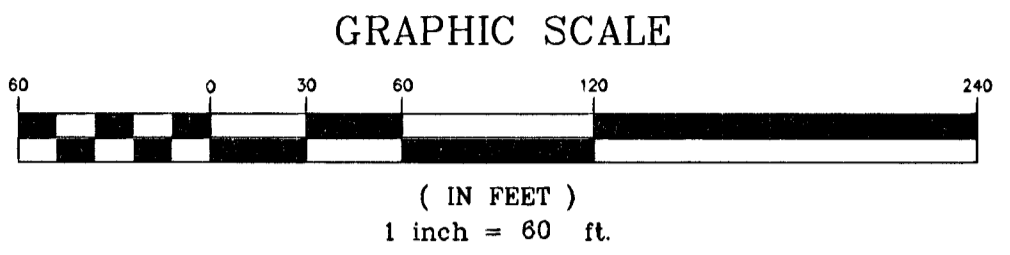


# YEAGER MINOR SUBDIVISION

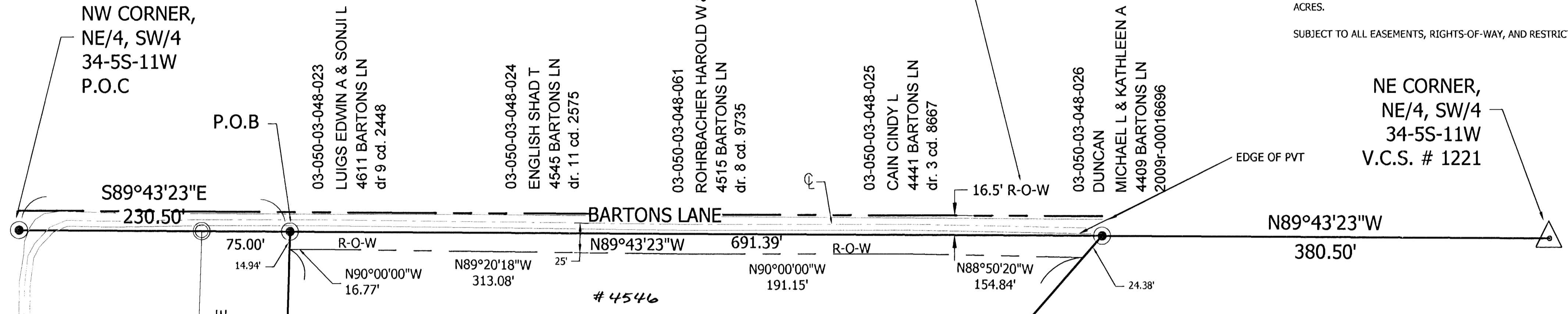
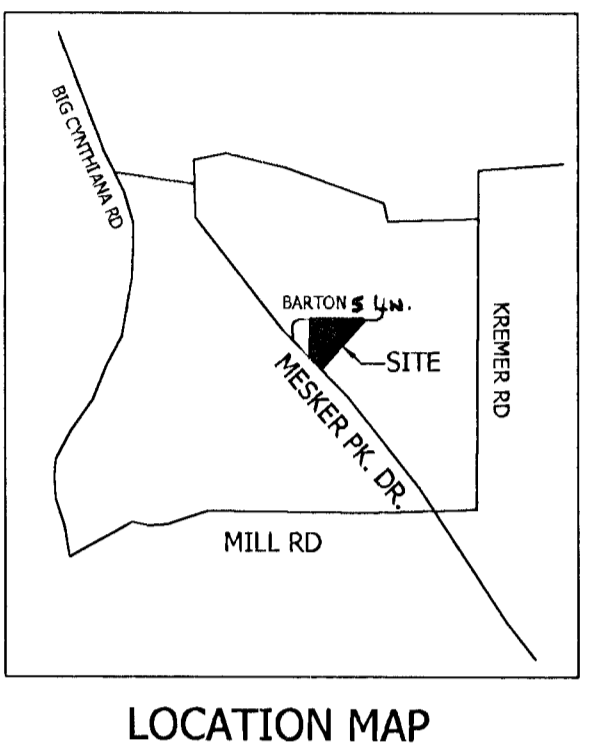


**Bartons Lane Right-of-Way**  
 Tracts located on the north side of Bartons Lane extend to the section line which is a common line with Lot 2 of this Minor Subdivision. Additionally all lots located on the north side of said lane are subject to the right-of-way of Bartons Lane which is 1 rod wide (16.5') from said section line. It is the intent per this minor subdivision to grant an additional 25 feet of right-of-way from the center of Bartons Lane south, across Lot 2 of this minor subdivision as shown hereon. deed references for said 16.5' R-O-W are as follows:  
 Deed Drawer 9, card 2448  
 Deed Drawer 11 card 2575  
 Deed Drawer 8 card 9735  
 Deed Drawer 3 card 8667  
 Deed 2009r-00016696

- 5/8" REBAR SET CAP 9600020
- P.K. OR MAG NAIL SET
- 5/8" IRON PIN FOUND
- STONE FOUND

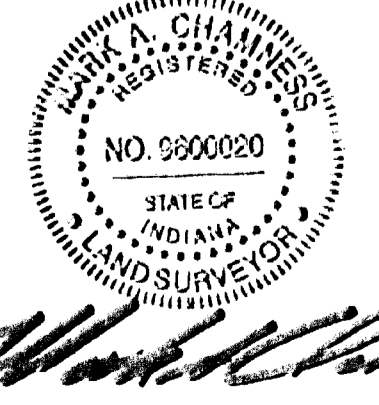
**BOUNDARY DESCRIPTION**  
 PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 11 WEST IN GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT AN IRON PIN SET MARKING THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 43 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 230.50 FEET TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF HAROLD STEVENS AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 01 DEGREE 46 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF HAROLD STEVENS 508.00 FEET TO AN MAG NAIL SET IN THE CENTER OF MESKER PARK DRIVE; THENCE SOUTH 48 DEGREES 03 MINUTES 26 SECONDS EAST ALONG SAID CENTERLINE 200.00 FEET TO A MAG NAIL FOUND; THENCE NORTH 41 DEGREES 11 MINUTES 09 SECONDS EAST 847.88 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 89 DEGREES 43 MINUTES 23 SECONDS WEST ALONG SAID NORTH LINE 691.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.976 ACRES.  
 SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER DATE <u>July 8, 2010</u> (DATE) BILL FLUTY AUDITOR <u>3623</u> (AUDITOR'S NUMBER)	<b>RECEIVED FOR RECORD</b> DATE <u>07-08-10 1:07</u> PLAT BOOK "S" PAGE <u>170</u> INSTR# <u>2010R00015410</u> Z TULEY RECORDER VANDERBURGH COUNTY
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NE CORNER, NE/4, SW/4 34-5S-11W V.C.S. # 1221

**SURVEYOR'S CERTIFICATE**  
 I, HEREBY CERTIFY, THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS EXECUTED ACCORDING TO THE SURVEY REQUIREMENTS CONTAINED IN THE INDIANA ADMINISTRATIVE CODE 865 SECTION 1-12-1 THRU 1-12-29. ADDITIONALLY I AFFIRM, UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW



MARK A. CHAMNESS, PLS JUNE 20, 2010

**LOT 1**  
 2.500 GROSS ACRES  
 2.379 NET ACRES

**LOT 2**  
 3.476 GROSS ACRES  
 3.219 NET ACRES

**OWNER'S CERTIFICATE**

IF, 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 **YEAGER MINOR SUBDIVISION**. ALL ADDITIONAL RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

*George Lloyd Yeager, trustee*  
 GEORGE LLOYD YEAGER, TRUSTEE  
 6905 MESKER PARK DRIVE  
 EVANSVILLE, INDIANA

**NOTARY CERTIFICATE**

STATE OF INDIANA )  
 ) SS  
 COUNTY OF VANDERBURGH )  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GEORGE YEAGER, WHO ACKNOWLEDGED THE EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 7 DAY OF July, 2010. MY COMMISSION EXPIRES MAY 3, 2017.

*Mark A. Chamness*  
 MARK A. CHAMNESS, NOTARY PUBLIC  
 RESIDENT OF SPENCER COUNTY, IND.



**AREA PLAN 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, 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 THE JULY 8<sup>TH</sup>, 2010 AT SUB REVIEW.

*Steve J. ...*  
 PRESIDENT  
*Reilly ...*  
 ATTEST EXECUTIVE DIRECTOR

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

*Reilly ...*  
 EXECUTIVE DIRECTOR

PLAT RELEASE  
 DATE July 8, 2010



**SURVEYORS REPORT**

In accordance with Title 865 of the Indiana Administrative Code (IAC 1-12-1 thru 29) the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of the following:

- A) Availability and Conditions of Reference Monuments
- B) Occupation or Possession Lines
- C) Clarity or Ambiguity of the Record Descriptions used and/or Adjoiners Descriptions
- D) The Relative Positional Accuracy of the Measurements

- A) The northeast corner of the NE/4, SW/4 is marked by a found stone, this is the same stone identified as 1221 in the Vanderburgh County Surveyors records and its position was accepted. The west 1/4 corner is marked by a 3" diameter pipe protruding 36" above grade this is the same monument identified as 1676 in the surveyors office. An iron pin was recovered at the northwest corner of Harold Stevens, said pin was found to on line between corners 1221 and 1676. The NW corner of the subject tract was established at the record distance of 75.00 feet east of the found pin (NW corner Stevens). The NE corner of the subject tract was established at the record distance of 380.5' west of NE corner, NE/4, SW/4. A p.k. nail was found driven over an iron pin at the SE corner of the subject tract and the SW corner of the subject tract was set at the record distance along the center of Mesker Park Dr.
- B) Possession lines are in general agreement with the lines established per this survey.
- C) None Apparent
- D) The survey shown on the hereon plat is classified as a SUBURBAN survey as defined by 865 IAC 1-12-7, Section 7, of the Indiana Administrative Code. The relative positional accuracy for this survey exceeds the minimum standard requirement for a rural survey of 0.13 feet plus 100 parts per million

**GENERAL NOTES:**

**WATER DISTRICT:** WATER IS AVAILABLE THROUGH GERMAN TOWNSHIP WATER CORP. 2636 W BOONVILLE NEW HARMONY EVANSVILLE, IN 47720-7504 PHONE (812) 963-6403  
**ELECTRIC/GAS:** AVAILABLE THROUGH VECTREN 100 NW 2ND ST STE 310, EVANSVILLE, IN (812) 491-4035

**OSDS UTILITY STATEMENT**

PRIVATE ONSITE SEWAGE DISPOSAL SYSTEMS MUST BE APPROVED AND PERMITTED BY THE VANDERBURGH COUNTY HEALTH DEPARTMENT AND MUST COMPLY WITH 410IAC 6-8-1

**FLOOD PLAIN DATA:** THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP NUMBER 180256 0075 C WITH A REVISED DATE OF AUGUST 5, 1998. THE PROPERTY LIES IN ZONE "C"

THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD AND NOT LIMITED TO ANY SHOWN ON THIS PLAT.

THE BASIS OF BEARINGS SHOWN ON THE HEREON PLAT WERE REFERENCED TO TRUE NORTH (NAD83/2007). AS OBSERVED FROM RTK GPS OBSERVATIONS.

RECORD DEED: 2003R00023173

ALL DIMENSIONS SHOWN HEREON ARE AS MEASURED IN THE FIELD UNLESS NOTED OTHERWISE. I.E. RECORD MEASUREMENT (100" REC).

NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY R-O-W.

TEMPORARY EROSION CONTROL OF DISTURBED AREAS: SLOPES OF 0%-6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, 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 CONTROL BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL, WHICH MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

**S-170**  
 Apr # 12 - MS. 2010

**CLIENT INFO:**  
 GEORGE YEAGER  
 6905 MESKER PARK DRIVE  
 EVANSVILLE, INDIANA



588 SOUTH, 600 WEST  
 ROCKPORT, INDIANA 47635  
 www.globalsurveyor.net  
 PHONE: 812-359-5729

CURRAN MILLER AUCTION YEAGER/YEAGER TRACTING