2P.

N/C

8041972
Tx:4023005

2012R-011799
PATRICIA A BROOKS
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
11/21/2012 11:34 AM
REC FEE: 0.00
PAGES: 2

WARRICK COUNTY COMMISSIONERS ORDINANCE # 2012-31

PLAN COMMISSIONER DOCKET # PC-R-12-14

AN ORDINANCE TO AMEND THE WARRICK COUNTY, INDIANA COMPREHENSIVE ZONING ORDINANCE BY REZONING CERTAIN REAL ESTATE IN WARRICK COUNTY, INDIANA

BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF WARRICK COUNTY, INDIANA:

Section 1. That the Warrick County, Indiana Comprehensive Zoning Ordinance and the Warrick County Zoning District Maps dated February 1, 2005, and made a part of said Ordinance, be and the same are hereby amended as follows:

That the boundaries of the Agriculture, as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

Part of the Northwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 9 West, Ohio Township, Warrick County, Indiana, more particularly described as follows:

BEGINNING at a mag-nail found at the Southwest Corner of said Quarter Quarter Section; thence South 89° 17' 51" East, along the South line thereof, 1306.25 feet to a 5/8" iron pin found at the Southeast Corner of said Quarter Quarter Section; thence North 00° 49' 15" East, along the East line thereof, 580.80 feet to a 5/8" iron pin, set; thence North 89° 17' 51" West - 1308.65 feet to a mag-nail found on the West line of said Quarter Quarter Section; then South 00° 30' 05" West, along said West line, 580.80 to the POINT OF BEGINNING and containing
17.4326 acres, more or less.

Subject to a 40 foot Right-of-Way for Bell Road off the West side thereof and all Recorded Easements and Rights-of-Way.

Certified by William Y. Bivins, LS80910003, September 4, 2012

which real estate is now zoned and classified as part of the A District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real estate shall be and the same is hereby rezoned and reclassified from said A District to said C-4 District.

Section 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 3. This Ordinance shall be in full force and effect from and after its passage by the Board of Commissioners of the County of Warrick, State of Indiana.

Section 4. The subject property herein rezoned shall be used and developed only in accordance with the use and development commitment which is attached hereto and incorporated

XREF 2000R-001381
2009R-010722

herein and no improvement location permits shall be issued until the petitioner records said use and development commitment in the office of the Recorder of Warrick County, Indiana.

Tim Mosby
President

Don Williams
Member

Marlin Wershert
Member

BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

ATTEST:

L B Dugan
County Auditor

11-13-2012
Date Approved

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.

Signature

Marco L. DeLucio
Printed Name: Marco L. DeLucio

This document prepared by Marco L. DeLucio

2012R-011800
PATRICIA A BROOKS
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
11/21/2012 11:34 AM
REC FEE: 0.00
PAGES: 5

8 0 4 1 9 7 3
Tx:4023005

USE AND DEVELOPMENT COMMITMENT

WHEREAS the Undersigned, Frederick F. Martin and the Frederick F. Martin Trust of 2004 (the "Owners") Petitioner, is the owner of certain real estate situated in the County of Warrick, Indiana, commonly described as 3700 Bell Road, Newburgh, Indiana, which real estate is more particularly described as follows, to wit:

> Part of the Northwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 9 West, Ohio Township, Warrick County, Indiana, more particularly described as follows:
>
> BEGINNING at a mag-nail found at the Southwest Corner of said Quarter Quarter Section; thence South 89° 17' 51" East, along the South line thereof, 1306.25 feet to a 5/8" iron pin found at the Southeast Corner of said Quarter Quarter Section; thence North 00° 49' 15" East, along the East line thereof, 580.80 feet to a 5/8" iron pin, set; thence North 89° 17' 51" West - 1308.65 feet to a mag-nail found on the West line of said Quarter Quarter Section; then South 00° 30' 05" West, along said West line, 580.80 to the POINT OF BEGINNING and containing 17.4326 acres, more or less.
>
> Subject to a 40 foot Right-of-Way for Bell Road off the West side thereof and all Recorded Easements and Rights-of-Way.
>
> Certified by William Y. Bivins, LS80910003, September 4, 2012

WHEREAS, as the real estate is currently classified as a A Zoning district under the Warrick County Zoning Code and is so indicated on the zoning maps maintained by the staff of the Warrick County Area Plan Commission; and

WHEREAS, the Owners and Ciholas Properties LLC (the "Petitioner") have requested that the Real Estate be reclassified to zoning district C-4; and

WHEREAS, the Owners and the Petitioner are desirous of accommodating the concerns of the surrounding property owners by making a written commitment concerning the use and development of the Real Estate pursuant to I.C. 36-7-4-613;

NOW, THEREFORE, in consideration of the foregoing, petitioner makes the following use and development commitment:

1. The use of the Real Estate shall be limited to those uses permitted in the General Commercial (C-4) District as set forth in the Comprehensive Zoning Ordinance of Warrick County (the "Zoning Code"); provided, however, the following uses shall be prohibited:

- R-1 and R-2 dwellings;
- Food locker and/or plants;
- Sale and display of monuments;
- Mortuary, undertaker, crematoria or embalming establishment and funeral home;
- Pawn shop;
- Self-storage warehouse facilities;
- Sharpening and grinding shop;
- Wholesale merchandise broker;
- Wholesale and retail sales of bulk rock, sand and gravel;
- Contractor equipment sales and service;
- Freight or truck yard or terminal;
- Welding supplies and equipment sales and service.

2. Use of the Real Estate shall be limited to the following development requirements:

   NONE

3. All commitments and undertakings herein expressed shall be binding on the petitioners and the petitioners' heirs, legal representative, successors and assigns, and shall run in the favor of the Area Plan Commission of Warrick County and all the owners of real estate lying within the radius of one (1) mile from the real estate described and shall be enforced by invoking any legal, equitable or special remedy, including specific performance, injunction or equitable relief pursuant to the manner of enforcement as set forth in I.C. 36-7-4-613, 36-7-4-1013, and 36-7-4-1014. If it is necessary to initiate administrative or judicial proceedings to enforce any such commitment or undertaking, the person or entity obtaining enforcement in such proceedings

shall also recover its reasonable attorneys' fees and costs of suit from the undersigned.

IN WITNESS WHEREOF, this Use and Development Commitment is hereby made and entered into this 11th day of September, 2012, by the Owners and the Petitioner for the purpose set forth herein.

FREDERICK F. MARTIN

FREDERICK F. MARTIN TRUST OF 2004

By: _____
Frederick F. Martin, Trustee

CIHOLAS PROPERTIES LLC

By: _____
Mike Ciholas, Member

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named, FREDERICK F. MARTIN, who acknowledged the execution of the foregoing to be his voluntary act and deed.

WITNESS my hand and Notarial Seal, this 10th day of Sept, 2012.

DAVID A. TALLEY
Resident of Warrick County, IN
Commission Expires: August 17, 2019

( ) Notary Public

County of Residence: Warrick

My Commission Expires: 8/17/2019

STATE OF INDIANA)
) SS:
COUNTY OF ~~VANDERBURGH~~ Warrick)

DAVID A. TALLEY
Resident of Warrick County, IN
Commission Expires: August 17, 2019

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named, Frederick F. Martin, known to me to be the Trustee of the FREDERICK F. MARTIN TRUST OF 2004, who acknowledged the execution of the foregoing to be his voluntary act and deed on behalf of the Trust.

WITNESS my hand and Notarial Seal, this 10 day of Sept, 2012.

David A. Talley
( ) Notary Public

County of Residence: Warrick

My Commission Expires: 8/17/2019

DAVID A. TALLEY
Resident of Warrick County, IN
Commission Expires: August 17, 2019

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mike Ciholas, known to me to be a Member of CIHOLAS PROPERTIES, LLC, and acknowledged the execution of the foregoing for and on behalf of said limited liability company as his voluntary act and deed.

WITNESS, my hand and Notarial Seal this 11th day of September, 2012.

(Marco L. DeLucio) Notary Public

County of Residence: Vanderburgh

My Commission Expires: 12/12/16

THIS INSTRUMENT PREPARED BY: MARCO L. DELUCIO OF THE LAW FIRM OF ZIEMER, STAYMAN, WEITZEL & SHOULDERS, LLP, 20 N.W. FIRST STREET, P. O. BOX 916, EVANSVILLE, INDIANA 47706. TELEPHONE: (812) 424-7575.

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.

Marco L. DeLucio

SEP 1 2 2012

WARRICK COUNTY
AREA PLAN COMMISSION

Receipt No. 18591

PETITION

FOR CHANGE OF THE ZONING ORDINANCE MAPS

PC- R-12-14

Petitioner: Ciholas Properties LLC

Address: 255 S. Garvin Street
Evansville, IN 47713

Email Address: mikec@ciholas.com

Owner of Record: Frederick F. Martin and Frederick F. Martin Trust of 2004

Address: 6215 Griffin Road
New Harmony, IN 47631

Email Address:

Lessee: N/A

Address:

Email Address:

1. Petition is hereby made for the change of "Zoning Maps" of the City or Town of _____ ( ). County of Warrick (**X**), (Check One), State of Indiana, under the authority vested in the Warrick County Area Plan Commission by Chapter 138, Article V, Section 51 and of the 1957 Act of the General Assembly, as amended, State of Indiana.

2. Premises affected are situated on the E. side of Bell Road, a distance of 1,000 feet S. (S. W. N. E.) of the corner formed by the intersection formed by Bell Road and Vann.

Subdivision or Legal Description:

Part of the Northwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 9 West, Ohio Township, Warrick County, Indiana, more particularly described as follows:

BEGINNING at a mag-nail found at the Southwest Corner of said Quarter Quarter Section; thence South 89° 17' 51" East, along the South line thereof, 1306.25 feet to a 5/8" iron pin found at the Southeast Corner of said Quarter Quarter Section; thence North 00° 49' 15" East, along the East line thereof, 580.80 feet to a 5/8" iron pin, set; thence North 89° 17' 51" West - 1308.65 feet to a mag-nail found on the West line of said Quarter Quarter Section; then South 00° 30' 05" West, along said West line, 580.80 to the POINT OF BEGINNING and containing
17.4326 acres, more or less.

Subject to a 40 foot Right-of-Way for Bell Road off the West side thereof and all Recorded Easements and Rights-of-Way.

Certified by William Y. Bivins, LS80910003, September 4, 2012

3. Located in Zone District Designated as: (Circle one or show one.)

City or Town: F.P., CON., A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-O, C-1, C-2, C-3, C-4, W-R, M-1, M-2, PUD.

County: F.P., CON., **A.**, R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-2A, R-2B, R-3, R-O, R-MH, C-1, C-2 C-3, C-4, W-R, W-1, M-1, M-2, M-3, PUD.

4. Requested change to: (Circle one or Show one.)

City or Town: F.P., CON, A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-O, C-1, C-2, C-3, C-4, W-R, M-1, M-2, PUD.

County: F.P., CON., A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-2A, R-2B, R-3, R-O, R-MH, C-1, C-2, C-3, **C-4**, W-R, W-1 M-1, M-2, M-3, PUD.

5. Existing Land Use: Agricultural
(a.) Conforming: _____
(b.) Pre-Existing ~ Non-Conforming: _____
(c.) Conditional Use: _____

6. Proposed Land Use: Commercial

Certificate: - Owner hereby certifies that he/she owns 50% or more of the land above described.

Frederick F. Martin

Frederick F. Martin

FREDERICK F. MARTIN TRUST OF 2004

By: Frederick F. Martin Trustee
Frederick F. Martin, Trustee

Date: September 10, 2012

Petitioner: Ciholas Properties LLC

By: _____
Mike Ciholas, Member

Represented By: Marco L. DeLucio
Phone: (812) 424-7575

Date: September 12 2012

*** NOTICE OF PUBLIC HEARING ***

Date: September , 2012

PC-R- 12-14

Applicant: Ciholas Properties LLC

Address: 255 S. Garvin Street

Evansville, IN 47713

Owner of Record: Frederick F. Martin and Frederick F. Martin Trust of 2004

Address: 6215 Griffin Road

New Harmony, IN 47631

Re: Petition for: Rezoning of 3700 Bell Road from A to C-4
(copy of Petition is enclosed)

17.4326 acres

FILED
SEP 12 2012
WARRICK COUNTY
AREA PLAN COMMISSION

Dear: _____;

This letter will serve notice to you of scheduled hearing/s of a petition for rezoning which has been filed with the Warrick County Area Plan Commission.

PREMISES AFFECTED: Property located on the East side of Bell Road Approximately 1,000 feet South of the intersection formed by Bell Road and Vann Avenue. Ohio Twp.

AREA PLAN COMMISSION hearing to be held in the Commissioners Meeting Room, Third Floor, Courthouse, Boonville, Indiana. Hearing to be held at 6:00 P.M. on Monday, October 8, 2012.

Sincerely,

CIHOLAS PROPERTIES LLC

By: _____

Mike Ciholas, Member
Applicant and/or Owner

	Property Owner and Mailing Address	Parcel ID Number	Common Address of Property	Lot/Subdivision Identifier
1	**Newburgh Commons, Inc.** 420 NW 5th Street, Suite 202 Evansville, IN 47708	87-12-22-303-017.000-019	8680 High Pointe Drive	Lot 17 Bellmoore Landing Sec. 2
2	**Khan, Mansoor A. & Alifia M.** 6066 Waterbury Court Newburgh, IN 47630	87-12-22-300-072.000-019 87-12-22-300-112.000-019 87-12-22-300-116.000-019 87-12-22-300-181.000-019	3699 Bell Road 3677 Bell Road 3711 Bell Road Bell Road	
3	**Seventh Day Adventist Church** 3665 Bell Road Newburgh, IN 47630	87-12-22-300-073.000-019	3665 Bell Road	
4	**Ruksam Development, LLC** 801 St. Mary's Drive Evansville, IN 47714	87-12-22-300-071.000-019	Vann Road	
5	**Hart, Brenda Uhde** 8699 Vann Road Newburgh, IN 47630	87-12-22-400-075.000-019	Bell & Vann Road	Lots 75 and 75A
6	**Uhde, Linda** 407 Sunrise Dale, IN 47523	87-12-22-400-216.000-019	Vann Road	Lot 75 B
7	**Cason, Cinda Uhde** 2855 Joellen Lane Newburgh, IN 47630	87-12-22-400-217.000-019	Vann Road	Lot 75 C
8	**Wolfe, Patricia A.** 8166 Cobblestone Court Newburgh, IN 47630	87-12-22-405-009.000-019	8166 Cobblestone Court	Canterbury Sec. A, Replat Lot 8A
9	**Hostetler, Rebecca J.** 8188 Cobblestone Court Newburgh, IN 47630	87-12-22-405-008.000-019	8188 Cobblestone Court	Canterbury Sec. A, Replat Lot 8
10	**Taylor, Charles R. &** **Hartkemeyer, Christine &** **Taylor, Michael** 8177 Cobblestone Court Newburgh, IN 47630	87-12-22-406-011.000-019	8177 Cobblestone Court	Canterbury Sec. A Replat Lot 9A

11	**Taylor-Denham, Patricia** 8177 Cobblestone Court Newburgh, IN 47630	87-12-22-406-012.000-019	8177 Cobblestone Court	Canterbury Sec. A Replat Lot 9B
12	**Paul, Ronald J. & Angela M.** 3622 Canterbury Court Newburgh, IN 47630	87-12-22-403-033.000-019	3622 Canterbury Court	Lot 33 Canterbury Green Sec. C
13	**Dickman, Barry K & Rita M.** 3611 Canterbury Court Newburgh, IN 47630	87-12-22-403-034.000-019	3611 Canterbury Court	Lot 34 Canterbury Green Sec. C
14	**Marx, Betty L.** 8231 Covington Court Newburgh, IN 47630	87-12-22-407-038.000-019	8231 Covington Court	Pt. Lot 38 Canterbury Green Sec. C
15	**Bockting, Franklin D.** 8211 Convington Court Newburgh, IN 47630	87-12-22-407-041.000-019	8211 Covington Court	Lot 41 Replat Canterbury Green Sec. C
16	**Miller, Georgia L.** 8199 Covington Court Newburgh, IN 47630	87-12-22-403-060.000-019	8199 Covington Court	Lot 42A Canterbury Green Sec. C
17	**Mitchell, Timothy J. Et al** 7311 Kremer Road Evansville, IN 47720	87-12-22-403-042.000-019	8189 Covington Court	Lot 42 Replat Canterbury Green Sec.
18	**Rush, William A. & Lisa M.** 2366 State Road 261 North Newburgh, IN 47630	87-12-22-403-048.000-019	8177 Covington Court	Lot 48 Replat Canterbury Green Sec.
19	**Lappe, Steven W. & Kathryn M.** 8163 Covington Court Newburgh, IN 47630	87-12-22-403-059.000-019	8163 Covington Court	Lot 48A Replat Canterbury Green Sec
20	**Bischoff, Tod R. & Mary J.** 8165 Covington Court Newburgh, IN 47630	87-12-22-403-058.000-019	8165 Covington Court	Lot 49A Replat Canterbury Green Sec
21	**Hankins Hughes, Patricia Louise** 8155 Covington Court Newburgh, IN 47630	87-12-22-403-049.000-019	8155 Covington Court	Lot 49 Replat Canterbury Green Sec.
22	**Ubelhor Investments, LP** 3922 Bell Road Newburgh, IN 47630	87-12-22-417-001.000-019	3866 Carmona Drive	Lot 1 Park Place Prud

23	**Manley, Naomi Trust** 3766 Bell Road Newburgh, IN 47630	87-12-22-400-078.000-019	3766 Bell Road	
24	**Martin, Frederick F.** 6215 Griffin Road New Harmony, IN 47631	87-12-22-400-218.000-019	Bell Road	
25	**Martin, Frederick F. Trust** **6215 Griffin Road** **New Harmony, IN 47631**	87-12-22-400-076.000-019	Bell Road	

CHANDLER
UTILITIES

September 10, 2012

Warrick County Area Plan Commission
Warrick County Courthouse
Boonville, Indiana 47601

Dear Sirs,

Chandler Utilities has been contacted concerning water and sewer service for the property at 3700 Bell Road.
The Chandler Water Department has sufficient flow and pressure to service this property and the lines are in place and ready for connection.
The Chandler Sewer Department has the capacity to service this property and lines are in place and ready for connection.
If you have any questions feel free to contact me at 812-925-6213.

Respectfully,

Robert D. Coghill
Director of Public Services

101 Constitution Court, Chandler, IN 47610
812.925.6213 ph 812.925.7290 fax
www.TownofChandler.org

ORIGINAL

WARRICK COUNTY COMMISSIONERS ORDINANCE # 2012-31

PLAN COMMISSIONER DOCKET # PC-R-12-14

AN ORDINANCE TO AMEND THE WARRICK COUNTY, INDIANA COMPREHENSIVE ZONING ORDINANCE BY REZONING CERTAIN REAL ESTATE IN WARRICK COUNTY, INDIANA

BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF WARRICK COUNTY, INDIANA:

Section 1. That the Warrick County, Indiana Comprehensive Zoning Ordinance and the Warrick County Zoning District Maps dated February 1, 2005, and made a part of said Ordinance, be and the same are hereby amended as follows:

That the boundaries of the Agriculture, as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

Part of the Northwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 9 West, Ohio Township, Warrick County, Indiana, more particularly described as follows:

BEGINNING at a mag-nail found at the Southwest Corner of said Quarter Quarter Section; thence South 89° 17' 51" East, along the South line thereof, 1306.25 feet to a 5/8" iron pin found at the Southeast Corner of said Quarter Quarter Section; thence North 00° 49' 15" East, along the East line thereof, 580.80 feet to a 5/8" iron pin, set; thence North 89° 17' 51" West - 1308.65 feet to a mag-nail found on the West line of said Quarter Quarter Section; then South 00° 30' 05" West, along said West line, 580.80 to the POINT OF BEGINNING and containing
17.4326 acres, more or less.

Subject to a 40 foot Right-of-Way for Bell Road off the West side thereof and all Recorded Easements and Rights-of-Way.

Certified by William Y. Bivins, LS80910003, September 4, 2012

which real estate is now zoned and classified as part of the A District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real estate shall be and the same is hereby rezoned and reclassified from said A District to said C-4 District.

Section 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 3. This Ordinance shall be in full force and effect from and after its passage by the Board of Commissioners of the County of Warrick, State of Indiana.

Section 4. The subject property herein rezoned shall be used and developed only in accordance with the use and development commitment which is attached hereto and incorporated

herein and no improvement location permits shall be issued until the petitioner records said use and development commitment in the office of the Recorder of Warrick County, Indiana.

Tim Mosby
President

Don Williams
Member

Marlin Wershert
Member

BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

ATTEST:

L B Dugan
County Auditor

11-13-2012
Date Approved

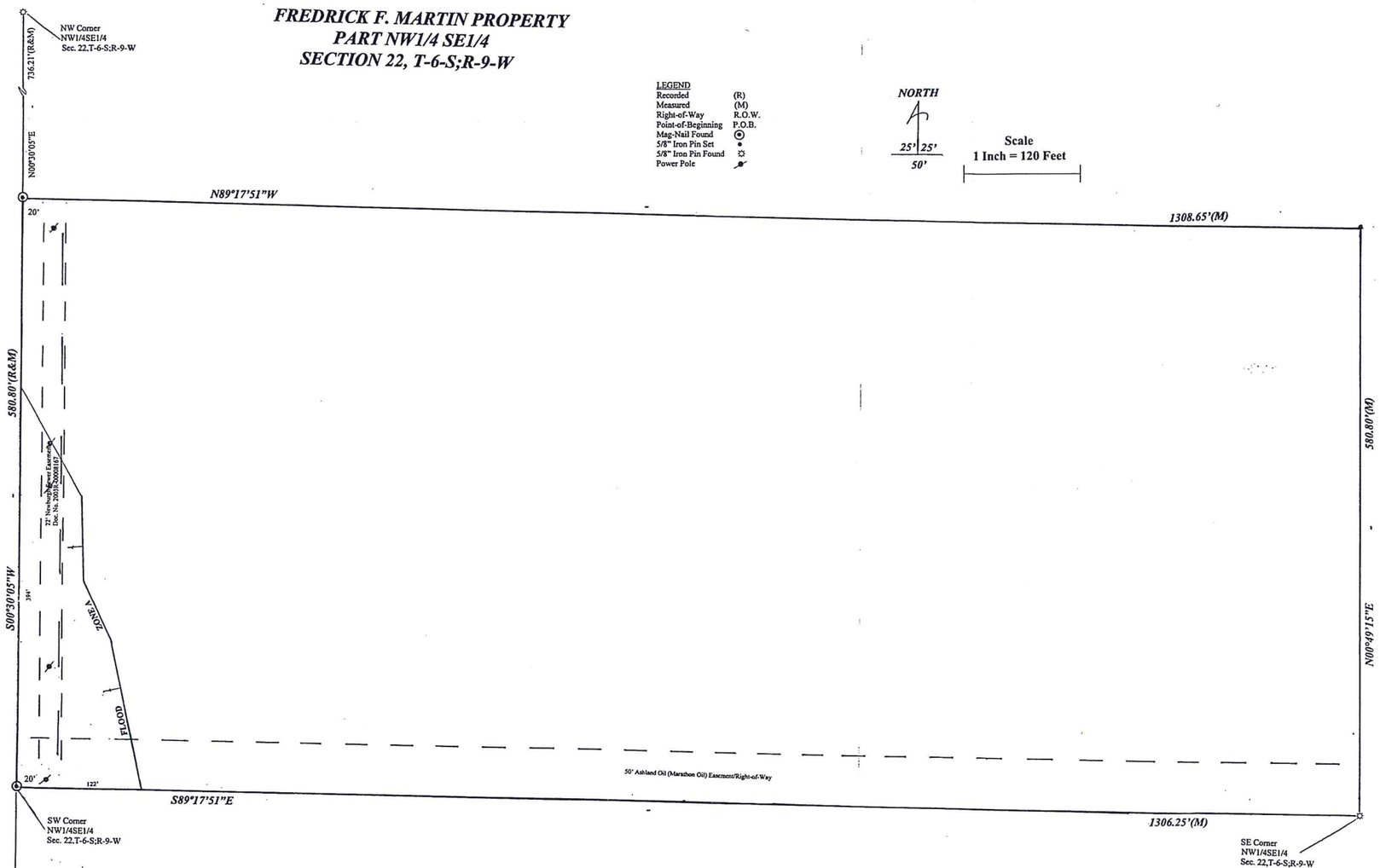
I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Marco L. DeLucio
Signature

Marco L. DeLucio
Printed Name: Marco L. DeLucio

This document prepared by Marco L. DeLucio

FREDRICK F. MARTIN PROPERTY
PART NW1/4 SE1/4
SECTION 22, T-6-S;R-9-W



LEGEND

Recorded	(R)
Measured	(M)
Right-of-Way	R.O.W.
Point-of-Beginning	P.O.B.
Mag-Nail Found	⊙
5/8" Iron Pin Set	•
5/8" Iron Pin Found	✡
Power Pole	

NORTH

25' 25'
50'

Scale
1 Inch = 120 Feet

FILED
SEP 12 2012
WARRICK COUNTY
AREA PLAN COMMISSION

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 9 West, Ohio Township, Warrick County, Indiana, more particularly described as follows:

BEGINNING at a mag-nail found at the Southwest Corner of said Quarter Quarter Section; thence South 89° 17' 51" East, along the South line thereof, 1306.25 feet to a 5/8" iron pin found at the Southeast Corner of said Quarter Quarter Section; thence North 00° 49' 15" East, along the East line thereof, 580.80 feet to a 5/8" iron pin, set; thence North 89° 17' 51" West – 1308.65 feet to a mag-nail found on the West line of said Quarter Quarter Section; thence South 00° 30' 05" West, along said West line, 580.80 feet to the POINT OF BEGINNING and containing 17.4326 acres, more or less.

Subject to a 40 foot Right-of-Way for Bell Road off the West side thereof and all Recorded Easements and Rights-of-Way.

CERTIFIED BY

William Y. Bivins, LS80910003
September 4, 2012

WILLIAM Y. BIVINS REGISTERED No. LS-80910003 STATE OF INDIANA LAND SURVEYOR

SURVEYOR'S REPORT

William Y. Bivins
10579 Oak Grove Road
Newburgh, IN 47630

Job No. 12C0901ACCU CLIENT: Mike Cibolas

Location: Part NW1/4SE1/4 Sec. 22, T-6-S,R-9-W

This job was to survey approximately 17 acres off the South end of the NW1/4 SE1/4 Section 22, T-6-S,R-9-W in Warrick County, Indiana

In accordance with Title 865, Article 1, Chapter 12, Sections 1 through 30, of the Administrative Code, the following observed conditions and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on the survey as a result of: A. VARIANCES IN THE REFERENCE MONUMENTS:

B. INCONSISTENCIEW IN THE LINES OF OCCUPATION AND:
C. DISCREPANCIES IN RECORD DESCRIPTION AND PLATS:
D. RANDOM ERRORS IN MEASUREMENTS (Relative Position Accuracy)

MONUMENTS RECOVERED AND REFERENCE MONUMENTS

1. A Mag-Nails were found at the Northwest and Southwest Corners of the subject property: FOUND AND HELD GOOD
2. A 5/8" iron pin at the Southeast Corner of the subject property: FOUND AND HELD GOOD
3. 5/8" iron pin along the East line of the S½ Section

MONUMENTS SET:

1. A 5/8" iron pin at a NE corner.

INCONSISTENCIES IN LINES OF OCCUPATION

NONE

DUE TO CLARITY OR AMIGUITY OF RECORD DESCRIPTIONS

The warranty deed did not have bearings or distance on the East – West lines

A. NONE
B. NONE
C. The Northeast Corner was not parallel with the South line of the Subject property..
D. Due to Random Errors in Measurements (Relative Positional Accuracy). The true corner are within an 0.26 foot circle ± 200 parts per million

This survey was prepared under my supervision in accordance with IAC Title 865, Article 1, Chapter 12, Sections 1-30 of the Indiana State Code. I hereby certify to the best of my information, knowledge and belief that the within plat represents a survey made under my supervision.

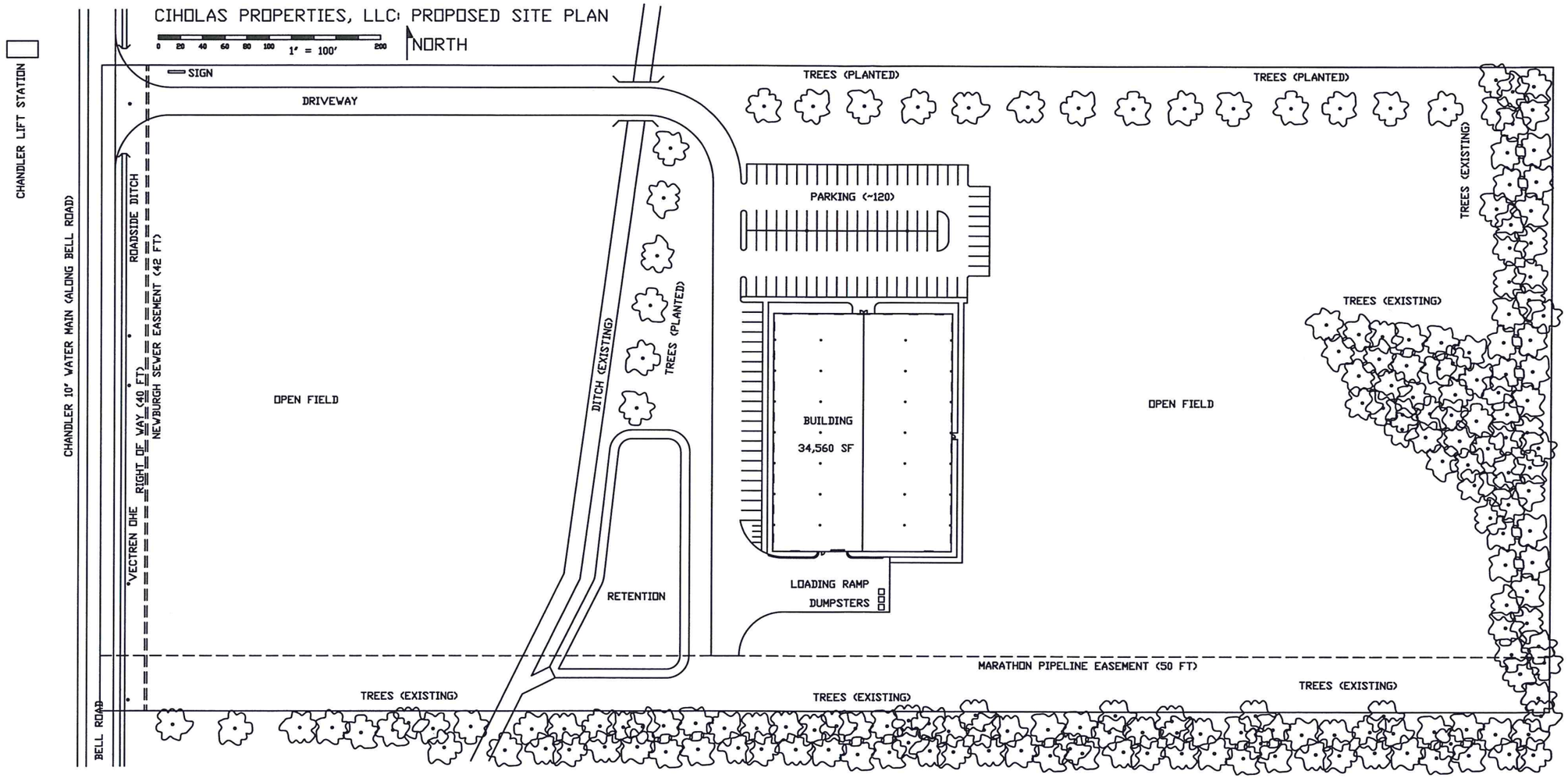
CERTIFIED BY:

William Y. Bivins, LS80910003, September 4, 2012

This instrument was prepared by William Y. Bivins, 10579 Oak Grove Road, Newburgh, IN 47630

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number from this document: William Y. Bivins, 10579 Oak Grove Road, Newburgh, IN 47630

FILED
SEP 12 2012
WARRICK COUNTY
AREA PLAN COMMISSION



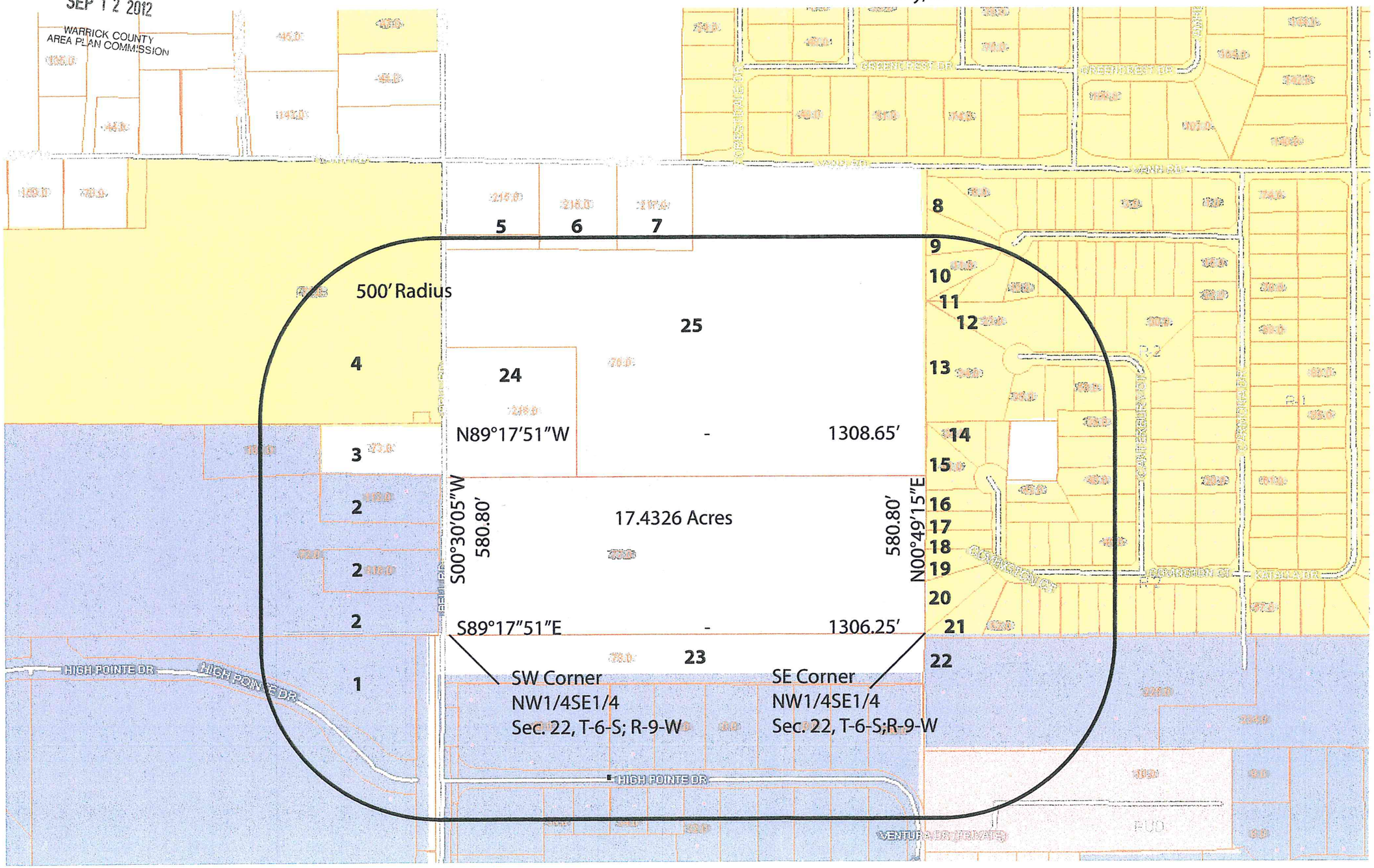
Scale
1 Inch = 250 Feet

N

FILED
SEP 1 2 2012
WARRICK COUNTY
AREA PLAN COMMISSION

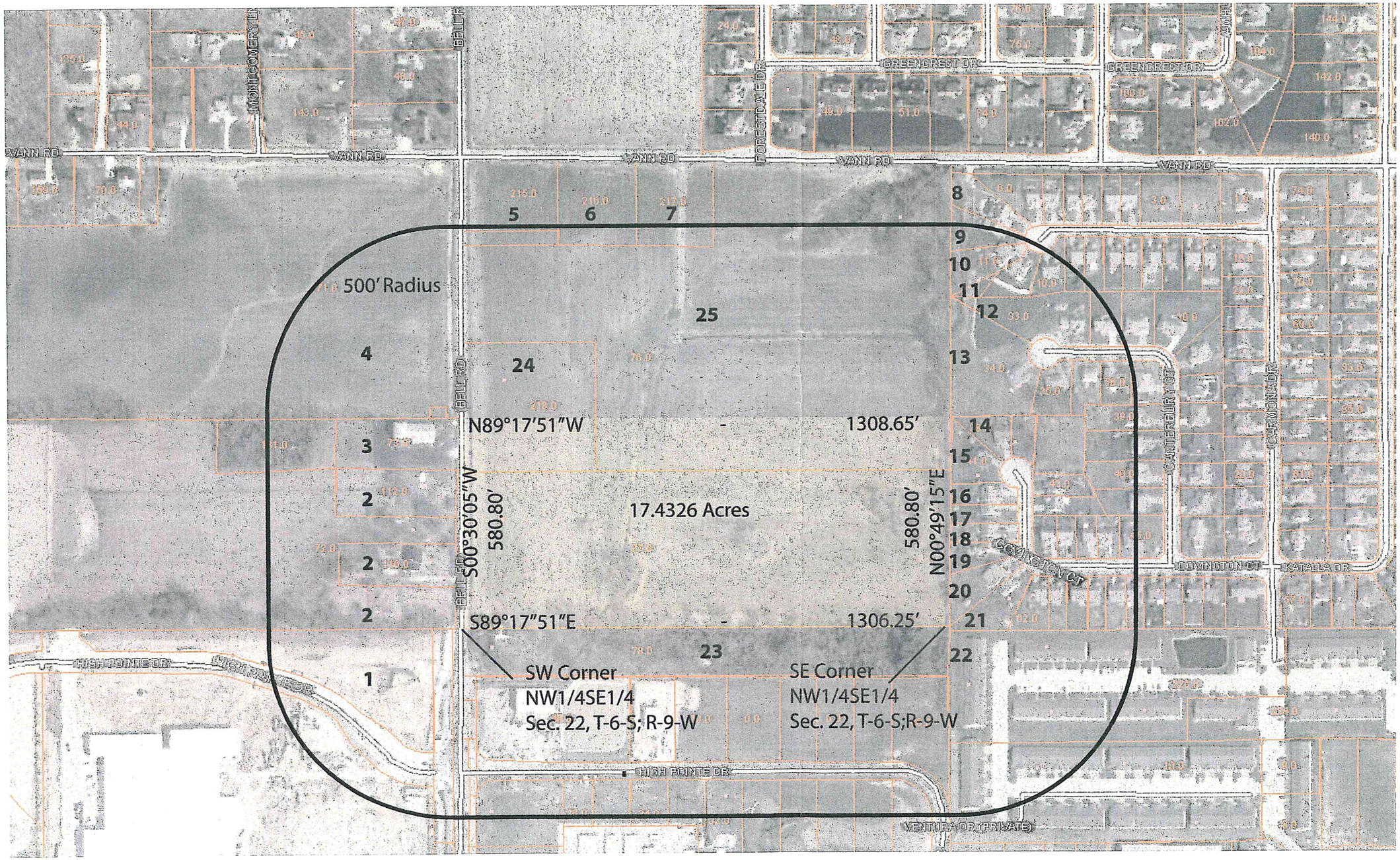
Frederick F. Martin Trust of 2004
87-12-22-400-077.000-019
87-12-22-400-076.000-019

Frederick F. Martin
87-12-22-400-218.000-019
6215 Griffin Road
New Harmony, IN 47631



N

Scale
1 Inch = 250 Feet

Frederick F. Martin Trust of 2004
87-12-22-400-077.000-019
87-12-22-400-076.000-019

Frederick F. Martin
87-12-22-400-218.000-019
6215 Griffin Road
New Harmony, IN 47631