

87-12-15-400-007.000-019 Thomas A. Travers 8477 Paullie Drive Newburgh, IN 47630 Doc. #2006R-005510	87-12-15-404-015.000-019 Steven C. Lamberson 8555 Paullie Drive Newburgh, IN 47630 Doc. #2006R-001851	87-12-15-405-021.000-019 Cathy L. Gray 8211 Paullie Drive Newburgh, IN 47630 Doc. #2016R-001642	87-12-15-405-002.000-019 Janet S. Morgan 8288 Kifer Drive Newburgh, IN 47630 Doc. #1989R-003271	87-12-15-410-008.000-019 Nathan A. Gell 8460 Countrywood Court Newburgh, IN 47630 Doc. #2016R-006999
87-12-15-400-061.000-019 David & Delores Sloan 8455 Paullie Drive Newburgh, IN 47630 Doc. #1977R-005060	87-12-15-404-016.000-019 Larry & Mary Lou Muehge 8555 Paullie Drive Newburgh, IN 47630 Doc. #1978R-002466	87-12-15-406-002.000-019 Jack L. & Janet M. Jenkins 8199 Paullie Drive Newburgh, IN 47630 Doc. #1978R-002391	87-12-15-405-008.000-019 Elton L. & Ann C. Hopkins 8300 Kifer Drive Newburgh, IN 47630 Doc. #1978R-015266	87-12-15-410-009.000-019 Rennie J. & Holly G. Riffert 8472 Countrywood Court Newburgh, IN 47630 Doc. #2016R-002167
87-12-15-404-011.000-019 Diane & Tracy Rottger 8435 Paullie Drive Newburgh, IN 47630 Doc. #1978R-005048	87-12-15-404-017.000-019 Walter M. Schneider 8311 Paullie Drive Newburgh, IN 47630 Doc. #2016R-003845	87-12-15-407-001.000-019 Joshua Yarnes & Jamie Marie Ellard 8200 Kifer Drive Newburgh, IN 47630 Doc. #2012R-004559	87-12-15-405-008.000-019 Chappell & Kathy Jean Hammond 8544 Kifer Drive Newburgh, IN 47630 Doc. #1978R-041529	87-12-15-410-000.000-019 John Haas PO Box 19157 Evansville, IN 47716 Doc. #2012R-004253
87-12-15-404-012.000-019 Daren C. Payne 8411 Paullie Drive Newburgh, IN 47630 Doc. #2016R-005760	87-12-15-405-019.000-019 John Wayne & Julie Ann Beyer 8299 Paullie Drive Newburgh, IN 47630 Doc. #2016R-001638	87-12-15-407-002.000-019 Wilfred O. & Mary Sue Tanjoco 8222 Kifer Drive Newburgh, IN 47630 Doc. #2006R-002530	87-12-15-405-006.000-019 David W. & Brenda K. Mischler 8866 Kifer Drive Newburgh, IN 47630 Doc. #1978R-003517	87-12-15-410-005.000-019 David P. & Pamela S. Evans 2677 Bell Road Newburgh, IN 47630 Doc. #2008R-003941
87-12-15-404-019.000-019 Hilary & Torrey L. Jr. Williams 8599 Paullie Drive Newburgh, IN 47630 Doc. #2018R-001417	87-12-15-405-025.000-019 Lisa L. Phoe 8255 Paullie Drive Newburgh, IN 47630 Doc. #1988R-012467	87-12-15-407-003.000-019 Daniel R. & Suzanne I. Goldke 8244 Kifer Drive Newburgh, IN 47630 Doc. #2004R-016167	87-12-15-409-006.000-019 James E. Dobbs 8422 Countrywood Court Newburgh, IN 47630 Doc. #2004R-003593	87-12-15-410-007.000-019 Donna M. & James P. Duffie Jr. 8444 Countrywood Court Newburgh, IN 47630 Doc. #2008R-009362
87-12-15-404-014.000-019 Ted R. & Yvonne Lutz 8577 Paullie Drive Newburgh, IN 47630 Doc. #2004R-003512	87-12-15-405-020.000-019 Sharon L. Wynn 8355 Paullie Drive Newburgh, IN 47630 Doc. #1978R-041500	87-12-15-405-021.000-019 Sharon L. Wynn 8355 Paullie Drive Newburgh, IN 47630 Doc. #1978R-041500	87-12-15-410-007.000-019 Robert B. & Vickie M. Marns 2655 Bell Road Newburgh, IN 47630 Doc. #2006R-001620	

CURVE	RADIUS	ARC LENGTH	Curve Table	
			CHORD BEARING	DELTA ANGLE
C-1	100.00'	38.69'	S 87°59'23"E	16°29'08"
C-2	100.00'	38.69'	S 87°59'23"E	16°29'08"
C-3	100.00'	30.94'	N 82°15'40"E	17°43'46"
C-4	100.00'	30.94'	N 82°15'40"E	17°43'46"
C-5	25.00'	36.30'	S 40°39'53"E	88°11'59"
C-6	125.00'	24.11'	S 77°04'07"E	11°03'03"
C-7	55.00'	16.64'	S 87°12'31"E	17°19'52"
C-8	75.00'	23.21'	N 82°15'40"E	17°43'46"
C-9	125.00'	38.68'	N 82°15'40"E	17°43'46"
C-10	35.00'	40.12'	N 88°17'02"E	65°41'03"
C-11	50.00'	214.48'	S 87°40'17"E	24°46'55"
C-12	75.00'	23.21'	S 82°15'40"W	17°43'46"
C-13	125.00'	38.68'	S 82°15'40"W	17°43'46"
C-14	125.00'	38.65'	N 80°01'00"W	17°42'52"
C-15	25.00'	47.23'	S 54°43'10"W	108°14'32"
C-16	55.00'	0.94'	N 72°07'48"W	0°39'27"
C-17	55.00'	15.70'	N 87°41'44"W	16°21'25"
C-18	75.00'	10.34'	S 87°10'39"W	7°54'04"
C-19	75.00'	12.87'	S 78°18'38"W	9°49'42"
C-20	125.00'	32.42'	S 80°49'52"W	14°51'50"
C-21	125.00'	6.26'	S 89°41'25"W	2°52'18"
C-22	50.00'	155.88'	N 76°42'38"W	15°41'03"
C-23	30.00'	70.20'	S 41°20'45"W	80°26'22"
C-24	30.00'	8.42'	N 86°23'15"E	9°39'12"
C-25	75.00'	19.05'	S 85°51'50"W	14°52'07"
C-26	75.00'	4.18'	N 74°59'57"E	3°11'38"
C-27	125.00'	24.88'	N 68°10'32"W	17°24'49"
C-28	125.00'	15.75'	N 74°16'56"W	6°08'04"
C-29	2.40'	7.54'	N 07°07'35"E	180°00'00"
C-30	2.40'	7.54'	S 07°07'35"W	180°00'00"

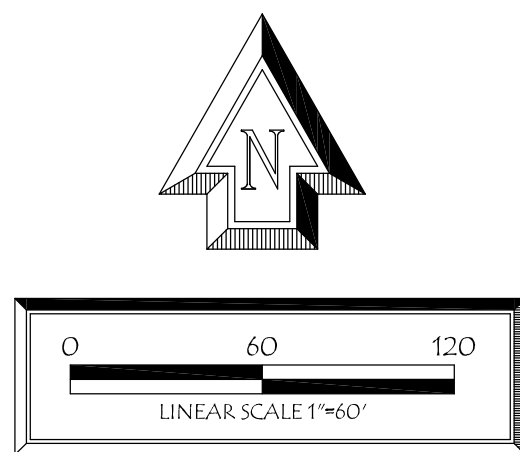
Line Table		
Line	Bearing	Distance
L-1	S 88°52'27"E	48.14'
L-2	N 00°35'55"E	25.00'
L-3	S 88°52'27"E	15.59'
L-4	S 88°52'27"E	20.00'
L-5	S 88°52'27"E	4.41'

Magnolia Place P.U.D. Final Development Plan Primary Plat

Part of the North Half of the Southeast Quarter of Section 15, Township 6
South, Range 9 West, Ohio Township, Warrick County, Indiana
2400 Green River Investments, LLC., - Document Number 2016R-005914

Legend

- (R) Record Dimension
- (C) Calculated Dimension
- (M) Measured Dimension
- U.C.S.E. Underground Chamber System Easement
- D.E. Drainage Easement
- E.E. Electric Easement
- P.U.E. Public Utility Easement
- R/W Right of Way



The Rest of Bearing for this survey is based on Indiana
West State Plane Coordinates, Zone 1502, per a GPS
observation taken on March 29, 2016.

SITE DATA

72 Total Lots on 8.88 Acres
The 72 Lot Sizes range from 0.08 Acres to
0.10 Acres (Average Lot Size is 0.09 Acres)



Surveyor's Certificate

I, Scott D. Ruedel, registered Land Surveyor in the State of Indiana, hereby certify: (a) that this plat correctly represents a survey completed by me on July 5, 2016, and that all the monuments shown thereon actually exist, and that their location, size, type and material are accurately shown and that all property corners have been monumented.

Witness my hand and seal July 5, 2016.

Scott D. Ruedel, PLS
Indiana Registration Number 29900031
Cash Wagner & Associates, PC
414 Citadel Circle, Suite E
Evansville, IN 47715
Drawing: 162446 Survey Base.dwg



Surveyed Boundary Description

Part of the North Half of the Southeast Quarter of Section 15, Township 6 South, Range 9 West, in Warrick County, Indiana, and more particularly described as follows:

Commencing at a 1 Inch Iron Pipe at the Northwest corner of said Quarter Section, thence along the West line thereof, South 00 degrees 55 minutes 55 seconds West 665.50 feet to the Southwest Corner of a tract of land conveyed to Thomas A. Travers recorded in Document Number 2006R-005510 and being the Point of Beginning, thence along the south line of Travers and extended south line of Travers, South 88 degrees 52 minutes 27 seconds East 500.00 feet to the Southeast Corner of a tract of land conveyed to David and Delores Sloan recorded in Document Number 1997R-005600 in the Office of said Recorder, thence along the East line of said Sloan tract, North 00 degrees 35 minutes 55 seconds East 24.50 feet to the Southwest Corner of Lot 11 of High Ridge Part II, Section A, Recorded in Plat File 1, Card 354, and 305 in the Office of said Recorder, thence along the South line and extended South line of Section A, South 88 degrees 52 minutes 27 seconds East 1261.64 feet, to the Northwest Corner of a tract of land conveyed to Arlene S. Sellers recorded in Document Number 2000R-006249 in the Office of said Recorder, thence along the west line of said Sellers tract, South 00 degrees 35 minutes 55 seconds West 256.75 feet, to the Northeast Corner of Lot 1 of Section C, Part 2, High Ridge East, Recorded in Plat File 1, Card 158 in the Office of said Recorder, thence along the North line and the extended north line of said High Ridge East, North 88 degrees 55 minutes 05 seconds West 1561.75 feet to the West line of said Quarter section and being the Northwest corner of Countrywood Section B as recorded in Document 2001R-014038 in the Office of said Recorder, thence along said West line, North 00 degrees 35 minutes 55 seconds East 225.42 feet to the point of beginning, containing 8.88 acres, more or less.

Subject to the Right of Way of Bell Road to the west side thereof.

Also, Subject to all building and use restrictions of record and all existing easements, highways and right-of-ways.

Dedication Certificate

The undersigned owner of the real estate shown and described herein, does hereby lay off, plat and subdivided real estate in accordance with the herein Plat.

This subdivision shall be known and designated as **Magnolia Place P.U.D.**, in Ohio Township, Warrick County, State of Indiana. All streets and alleys and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public.

Front yard building setback lines are hereby established as shown on this plat, between which line and the property lines of the streets, there shall be erected or maintained no building or structure.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which the public authority or utility company is responsible.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness my hand this _____ day of _____, 2016.

Owner and Developer:
2400 Green River Investments, LLC.
Chris Combs, President
3801 N. Burkhardt Road
Evansville, IN 47715

Notary Certificate

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Chris Combs, (President of 2400 Green River Investments, LLC) who acknowledged the execution of the foregoing instrument as his voluntary act and deed.

Witness my hand and Notarial Seal this _____ day of _____, 2016.

Notary Public:

Typed or printed name:

My Commission expires:

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

SIGNATURE:

PRINTED NAME: Scott D. Ruedel



**CASH WAGNER
& ASSOCIATES, PC**
CONSULTING ENGINEERING SURVEYING

WWW.CASHWAGNER.COM

414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401-5561

216 W. SIXTH STREET
SUITE 106
JASPER, IN 47546
PH: 812.634.5015

Sheet 1 of 4

