



GREENBRIAR MINOR SUBDIVISION

MINOR SUBDIVISION OF THE KAREN M. ROBINSON, JAMES E. MEIER AND RONALD A. MEIER PROPERTY IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 8 WEST, BOON TOWNSHIP, RECORDED IN DOC. NO. 2002R-009688 IN THE RECORDER OF WARRICK COUNTY, INDIANA.

Karen M. Robinson James E. Meier Ronald A. Meier
KAREN M. ROBINSON JAMES E. MEIER RONALD A. MEIER

EXECUTIVE DIRECTOR

I, SHERRI PHILLIPS, EXECUTIVE DIRECTOR AND SECRETARY, WARRICK COUNTY AREA PLAN COMMISSION, HEREBY CERTIFY, AFTER CONSIDERATION BY THE WARRICK COUNTY SUBDIVISION PLAT REVIEW COMMITTEE, THIS DIVISION OF LAND IS DETERMINED TO BE A "MINOR SUBDIVISION" AS DEFINED AND IS NOT SUBJECT TO THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE IN EFFECT FOR WARRICK COUNTY; HOWEVER ANY DEVIATION FROM SAID REQUIREMENTS SHALL CAUSE SAID PROPERTY TO BE COME A SUBDIVISION SUBJECT TO THE PROVISION OF SAID SUBDIVISION CONTROL ORDINANCE.

Sherris Phillips
SHERRI PHILLIPS, EXECUTIVE DIRECTOR
AND SECRETARY

DATE: 4-8-05

INDIANA DEPARTMENT OF TRANSPORTATION CERTIFICATE

BOTH PARCELS HAVE INGRESS AND EGRESS TO STATE ROAD 61 NORTH WHICH IS A PUBLIC AND STATE MAINTAINED ROADWAY. HOWEVER, THE OWNER WILL BE REQUIRED TO GO THROUGH PERMITTING PROCESS FOR ANY NEW DRIVEWAYS.

RICHARD MEYERS-INDO

LEGEND
Recorded (R)
Measured (M)
Point of Beginning P.O.B.
Right-of-Way R.O.W.
Existing:
Residence R
Barn B
Out Building O

NORTH
100' 100'
200'
SCALE: 1" = 200'

WARRICK COUNTY SURVEYOR CERTIFICATE

I, JAMES E. NIEMEYER, WARRICK COUNTY SURVEYOR, CERTIFY THAT THIS MINOR SUBDIVISION WILL NOT EFFECT THE DRAINAGE IN THIS AREA NOR DOES IT REQUIRE DRAINAGE PLAN SUBMITTAL.

James E. Niemeier
JAMES E. NIEMEYER
WARRICK COUNTY SURVEYOR

DATE: 03/24/05

SEWAGE DISPOSAL SYSTEM: PARCEL 2 HAS AN EXISTING SYSTEM

Private waste disposal systems have been approved for this Subdivision; however the type and size of the onsite sewage disposal system for each lot in this Subdivision will be determined by the Warrick County Health Department. These systems will comply with Regulation 410 IAC 5-8.1 as set down by the Indiana State Board of Health and Warrick County Ordinance #1985-15. This Ordinance regulates the installation, construction, maintenance and operation of private sewage disposal systems and provides penalties for violations. Diagrams of these systems are available at the Warrick County Health Department, Boonville, Indiana. Only one (1) sewage permit shall be issued per lot. The approved sites for the private waste disposal systems are as shown on this plat. Any site other than those shown as "approved area" must be approved by the Warrick County Health Department to regulate the placing of the system with designated approved sites and will not be the responsibility of the Warrick County Area Plan Commission.

Lawrence Franz
Aaron Franz, Warrick Co. Health Dept.

DATE: 3-25-05

WATER:

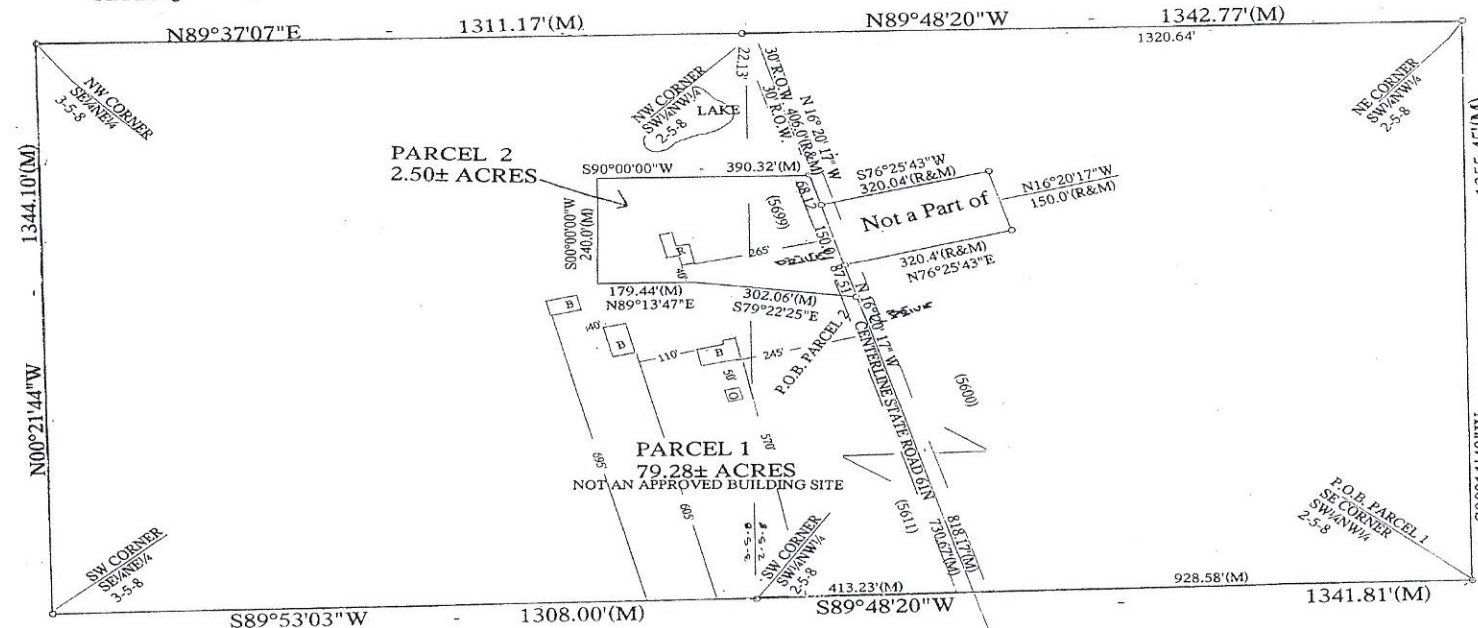
WATER LINES ARE IN PLACE AND CONNECTED TO PARCEL 2.

Shawn Wright
DATE: 3-23-2005
BOONVILLE WATER DEPT.

I, WILLIAM Y. BIVINS, REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, HEREBY CERTIFY, THAT I HAVE EXAMINED THE FEMA FLOOD HAZARD MAP: COMMUNITY PANEL 180418 0125 B DATED MAY 17, 1982 AND HAVE DETERMINED THAT THIS MINOR SUBDIVISION IS NOT IN A FLOOD HAZARD ZONE.

William Y. Bivins
WILLIAM Y. BIVINS, LS910003
10579 OAK GROVE ROAD
NEWBURGH, IN 47630

DATE: March 15, 2005



LEGAL DESCRIPTION PARCEL 1

Part of the Southwest Quarter of the Northwest Quarter of Section 2 and part of the Southeast Quarter of the Northeast Quarter of Section 3, all in Township 5 South, Range 8 West, Boon Township, Warrick County, Indiana, more particularly described as follows:

BEGINNING at the Southeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 2; thence South 89° 48' 20" West, along the South line thereof, 928.58 feet to the Centerline of State Road 61 North; thence North 16° 20' 17" West, along said Centerline, 818.17 feet; thence North 76° 25' 43" East - 320.4 feet; thence North 16° 20' 17" West - 150.0 feet; thence South 76° 25' 43" West - 320.04 feet to the Centerline of State Road 61 North; thence North 16° 20' 17" West, along said Centerline, 68.12 feet; thence South 90° 00' 00" West - 390.32 feet; thence South 00° 00' 00" West - 240.0 feet; thence North 89° 13' 47" East - 179.44 feet; thence South 79° 22' 25" East - 302.06 feet to the Centerline of State Road 61 North; thence South 16° 20' 17" East, along said Centerline, 730.67 feet to the South line of the Southwest Quarter of the Northwest Quarter of said Section 2; thence South 89° 48' 20" West - 413.23 feet to the Southwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 2; thence South 89° 53' 03" West, along the South line of the Southeast Quarter of the Northeast Quarter of said Section 3, 1308.00 feet to the Southwest Corner thereof; thence North 00° 21' 44" West, along the West line thereof, 1344.10 feet to the Northwest Corner of the Southwest Quarter of the Northeast Quarter of said Section 3; thence North 89° 37' 07" East, along the North line thereof, 1311.17 feet to the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 2; thence North 89° 48' 20" West, along the North line thereof, 1342.77 feet to the Northeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 2; thence South 00° 11' 40" West, along the East line thereof, 1355.45 feet to the POINT OF BEGINNING and containing 79.28 acres, more or less.

SUBJECT TO A 60 foot Right-of-Way for State Road 61 North and all recorded Easements and Rights-of-Way.

PARCEL 2

Part of the Southwest Quarter of the Northwest Quarter of Section 2 and part of the Southeast Quarter of the Northeast Quarter of Section 3, all in Township 5 South, Range 8 West, Boon Township, Warrick County, Indiana, more particularly described as follows:

COMMENCING at the Southeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 2; thence South 89° 48' 20" West, along the South line thereof, 928.58 feet to the Centerline of State Road 61 North; thence North 16° 20' 17" West, along said Centerline, 730.67 feet to the POINT OF BEGINNING; thence North 16° 20' 17" West, along said Centerline, 305.63 feet to the POINT OF BEGINNING; thence North 16° 20' 17" West, along said Centerline, 305.63 feet; thence South 90° 00' 00" West - 390.32 feet; thence South 00° 00' 00" West - 240.0 feet; thence North 89° 13' 47" East - 179.44 feet; thence South 79° 22' 25" East - 302.06 feet to the POINT OF BEGINNING and containing 2.50 acres, more or less.

SUBJECT TO A 30 foot Right-of-Way for State Road 61 North off the entire East side thereof and all recorded Easements and Rights-of-Way.

CLIENT: KAREN ROBINSON, JAME AND RONALD MEIER
SURVEYOR'S REPORT

JOB NO: 04C1205WYB

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 13 SECTION 1 THROUGH 34 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- A. VARIANCES IN THE REFERENCE MONUMENTS;
- B. INCONSISTENCIES IN THE LINES OF OCCUPATION AND;
- C. DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- D. RANDOM ERRORS IN MEASUREMENTS (THEORETICAL UNCERTAINTY)

THEORY OF LOCATION

THIS JOB WAS TO SURVEY A 2.5 ACRE PARCEL OUT OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, ALL IN TOWNSHIP 5 SOUTH, RANGE 8 WEST, AS DIRECTED BY THE OWNERS. A 5/8" IRON PIN WAS FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2. THIS WAS ALSO THE NORTHEAST CORNER OF LOT 1 IN COUNTRY MEADOWS SUBDIVISION AS RECORDED IN PLAT FILE #1, CARD 281. A 5/8" IRON PIN WAS FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 AND USED FOR DETERMINING THE BASIS OF BEARING. A 5/8" IRON PIN WAS FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2 WAS EXTENDED WEST IN INTERSECTION WITH THE CENTERLINE OF STATE ROAD 61 NORTH AND THE MEASURED BEARING OF THE HIGHWAY WAS USED TO WRITE THE LEGAL DESCRIPTION OF THE 2.5 ACRE PARCEL.

THE BEARING AND DISTANCES ON PARCEL 1 ARE BASED ON RECORDED INFORMATION IN THE WARRICK COUNTY SURVEYORS OFFICE AND WERE NOT MEASURED.

A. AVAILABILITY OF MONUMENTS

LOCATION	SIZE AND TYPE	DEPTH	AGE/HISTORY	HELD/NOTHELD
SE CORNER SW 1/4 NW 1/4 2-5-8	5/8" IRON PIN, FND	2"	15 YEARS	HELD
NW CORNER LOT 1	"	FLUSH	"	HELD
NW CORNER LOT 2	"	"	"	HELD

B. OCCUPATION

THERE WERE NO ENCROACHMENTS FOUND ON THIS PROPERTY.

C. CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS

THE LEGAL DESCRIPTION, WITH THE RECORDED EXCEPTIONS, DID NOT CONTAIN ANY AMBIGUITIES.

D. THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENTS)

THE SURVEY PERFORMED MET THE REQUIREMENTS OF A CLASS "D" SURVEY ACCORDING TO TITLE 865 IAC, 1.1-12 ET SEQ. THE ALLOWABLE THEORETICAL UNCERTAINTY IS 1.00 FOOT FOR THE SET MONUMENTS.

THIS REPORT WAS PREPARED BY WILLIAM Y. BIVINS, LS 910003 DECEMBER 6, 2004

2005R-003574
RECORDED ON
04/08/2005 01:12:23PM
INDEXED
1:3:00
PATRICIA A. BRONKS
WARRICK COUNTY RECORDER