92-22899

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 17 1992

Tom Humphrey
AUDITOR

4537

MS-147

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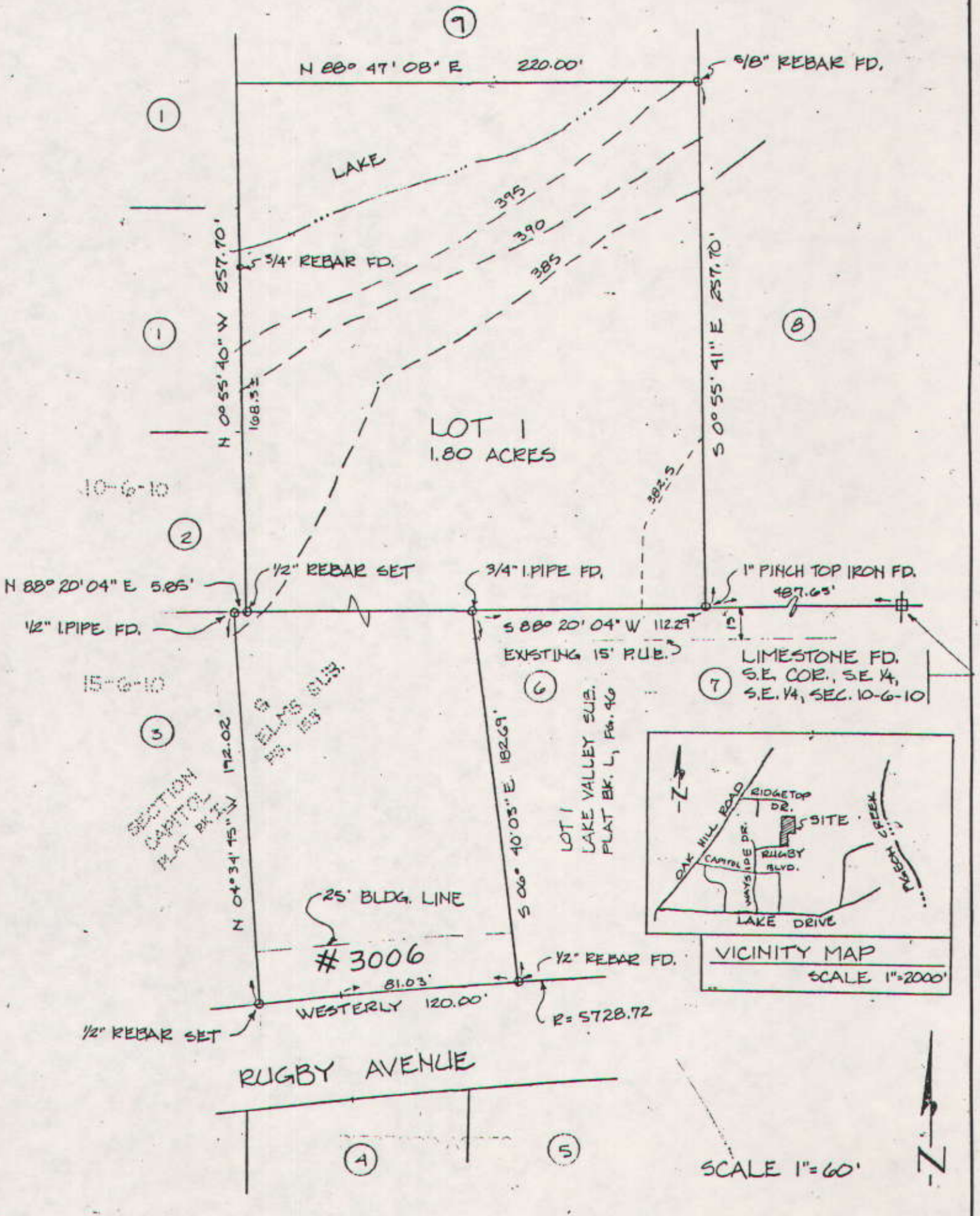
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

RIEDFORD ACRES



AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, Ralph A. Easley, Jr., 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, AND THAT ALL MONUMENTS SHOWN, EXIST AT LOCATIONS AS NOTED.

DATE May 27, 1992

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Mark Riedford, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS Riedford Acres

Mark Riedford
8182 D Lincoln Avenue
Evansville, IN 47715

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities 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 strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 29th DAY OF May 1992.

MY COMMISSION EXPIRES: 5/15/96

Judith Woodall
NOTARY PUBLIC
Judith Woodall
PRINTED

RESIDENT OF Warrick COUNTY

NOTARY PUBLIC SEAL INDIANA

A.P.C. 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, THIS PLAT HAS BEEN GIVEN SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH CO. ON August 5, 1992.

PRESIDENT Richard H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningh

PLAT RELEASE August 17, 1992

EXECUTIVE DIRECTOR Barbara L. Cunningh

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION OFFICIAL FORM

LAND DESCRIPTION

A replat of part of Section "G" in CAPITOL ELMS SUBDIVISION as per plat recorded in Plat Book "I", page 153 in the office of the Recorder of Vanderburgh County, Indiana, also part of the Southeast Quarter of the Southeast Quarter of Section 10, Township 6 South, Range 10 West, more particularly described as follows:

Beginning at a 1" pinch top iron pipe found on the South line of said Quarter, Quarter Section, distant 487.65 feet West of a limestone monument found at the Southeast corner of said Quarter, Quarter Section, said line also being the North line of LAKE VALLEY SUBDIVISION as per plat recorded in Plat Book "L", page 46, in the office of the Recorder of Vanderburgh County, Indiana; thence along said line

1st: South 88° 20' 04" West 112.29 feet to a 3/4" iron pipe (found - flush) said point also being the Northwest corner of Lot 1 in said LAKE VALLEY SUBDIVISION: thence along the West line of said Lot 1

2nd: South 6° 40' 03" East 182.69 feet to a 1/2" rebar (found) at the Southwest corner of said Lot 1, said point also being on the South line of said Section "G" of CAPITOL ELMS SUBDIVISION; thence along said South line

3rd: Westerly 120.00 feet to a 1/2" rebar (set - flush); thence

4th: North 4° 34' 45" West 192.02 feet to a 1/2" iron pipe (found - flush); thence

5th: North 88° 20' 04" East 5.85 feet to a 1/2" rebar (set - flush); thence

6th: North 0° 55' 40" West 257.70 feet; thence

7th: North 88° 47' 08" East 220.00 feet to a 5/8" rebar (found - flush); thence

8th: South 0° 55' 41" East 257.70 feet to the point of beginning, containing 1.80 acres, more or less.

General Notes

1. Owner/Developer: Mark Riedford; 8182 D Lincoln Avenue; Evansville, Indiana 47715; 812/474-1674
2. Utilities: Southern Indiana Gas and Electric Company electric and gas service are available. Evansville water is available. Evansville sewer will be available.
3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
4. Zoning: Subject property is zoned R-1.
5. Flood Plain Data: The property is located outside of the 100 year flood zone according to FIRM Panel 5 of 8 dated October 15, 1981 for the City of Evansville located in Vanderburgh County, Indiana.
6. Soil Data:
   AlC3 - Alford silt loam.
   W2 - Wakeland silt loam.
7. Adjacent Property Owners:

1 John Wolfgang; 3121 Ridgetop; Evansville, IN 47711

2 Charles Moers; 3101 Ridgetop; Evansville, IN 47711

3 Bruce Geske; 2910 Rugby Avenue; Evansville, IN 47711

4 Mark Logel; 3001 Rugby Avenue; Evansville, IN 47711

5 Joe Betulius; 3011 Rugby Avenue; Evansville, IN 47711

6 Ronald Giesler; 3012 Rugby Avenue; Evansville, IN 47711

7 Thomas Kohmescher; 3018 Rugby Avenue; Evansville, IN 47711

8 Robert L. Durfee; 3021 Ridgetop; Evansville, IN 47711

9 Steven Fritz; 3011 Ridgetop; Evansville, IN 47711