AREA PLAN COMMISSION OFFICIAL FORM

MS-283

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 18 1999

Suzanne M Crouch
AUDITOR #5669

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

1999R00027843

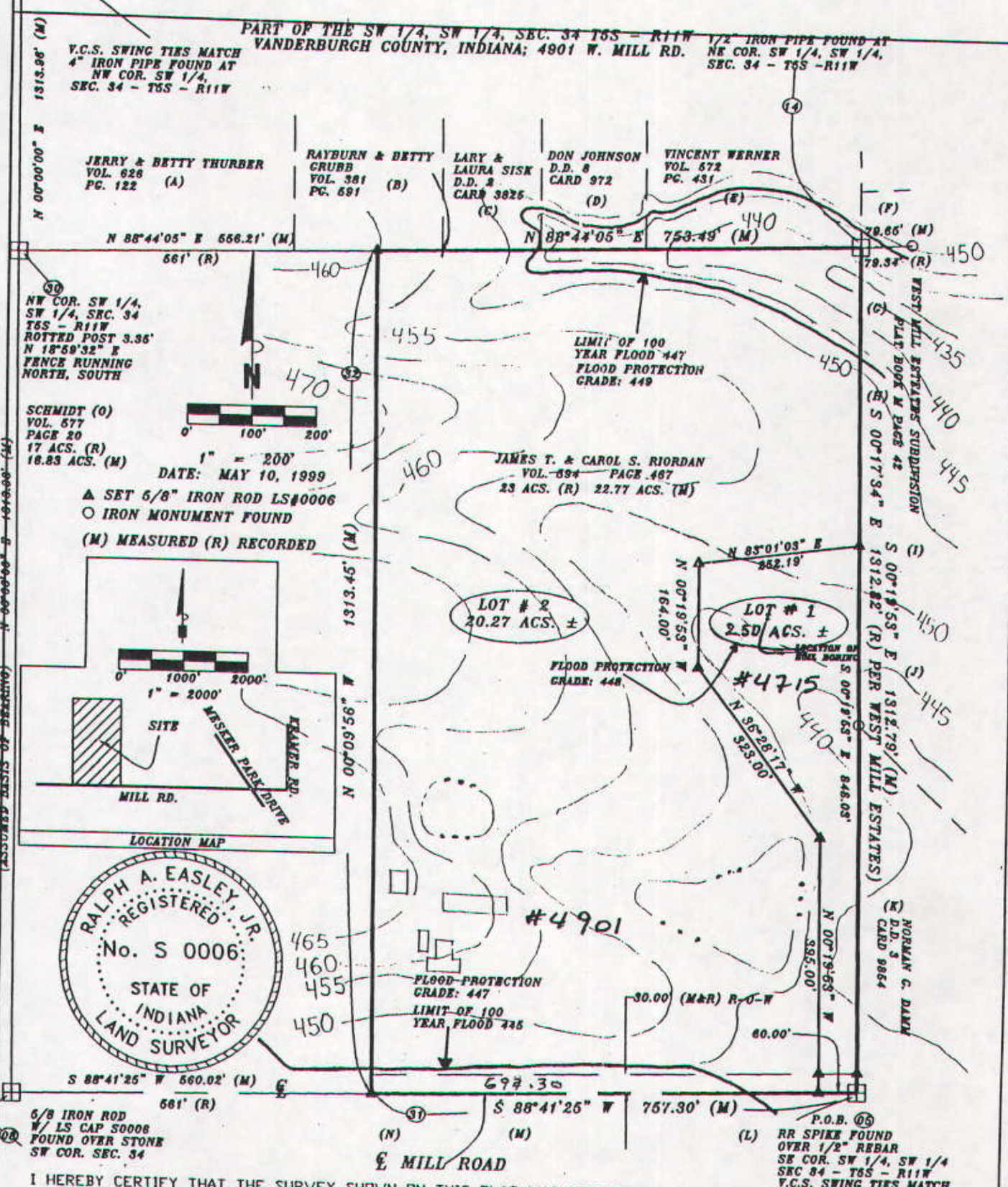
08-18-1999 11:33 AM

RECORDING FEE: 13.00
PAGES: 3

DO NOT WRITE IN SPACE ABOVE THIS LINE

RIORDAN ACRES MINOR SUBDIVISION

PART OF THE SW 1/4, SW 1/4, SEC. 34 T6S - R11W
VANDERBURGH COUNTY, INDIANA; 4901 W. MILL RD.



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

I HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT AND ATTACHED REPORT WAS EXECUTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE. THE THEORETICAL UNCERTAINTY OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS "C" SURVEY (± 0.50 ') AS DEFINED IN 865 IAC 1-12.

Ralph A. Easley

RALPH A. EASLEY JR., PLS
INDIANA REGISTRATION NO. S0006

APC

JOB# S-6560
DRAWN BY: D. BISHOP

APC# 16-MS-99 MS-283

RE: 1-V-2001

SURVEYORS CERTIFICATE

Ralph A. Easley, Jr., HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE INDIANA, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT L LOCATIONS NOTED.

TE June 14, 1999 Ralph A. Easley Jr.

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

OWNERS CERTIFICATE

Carol Riordan and J.T. Riordan, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID AL ESTATE, AS SHOWN, AND DESIGNATE IT AS Riordan Acres

J.T. Riordan

J.T. Riordan
4901 W. Mill Road
Evansville, IN 47720
812/963-3738

Carol Riordan

Carol Riordan
4901 W. Mill Road
Evansville, IN 47720
812/963-3738

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.
Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

NOTARY CERTIFICATE

ATE OF INDIANA)
) ss:
OUNTY OF VANDERBURGH)

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

TNESS MY HAND AND SEAL THIS 11 DAY OF June 199 9

Y COMMISSION EXPIRES: 4/15/2000

ESIDENT OF Vanderburgh COUNTY

Judith Woodall
NOTARY PUBLIC

Judith Woodall
PRINTED

NOTARY PUBLIC . A . INDIANA

A.P.C. CERTIFICATE

NDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS LAT HAS BEEN GIVEN PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON

Jul. 13, 1999 (AT SUBDIVISION)

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE Aug. 18, 1999

RESIDENT Richard H. Bower, Jr.

EXECUTIVE DIRECTOR Barbara L. Luckey

LAND DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 5 south, Range 11 West in , GERMAN Twp., Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a railroad spike over a ½" rebar at the Southeast corner of Said Quarter, Quarter Section; thence along the South line of said Quarter, Quarter, Section

1st: South 88°41'25" West 757.30 feet to a 5/8" iron rod with LS cap stamped EASLEY S0006; thence

2nd: North 00°09'56" West 1313.45 feet to a 5/8" iron rod with LS cap stamped EASLEY S0006 on the North line of said Quarter, Quarter Section; thence along the North line of said Quarter, Quarter, Section

3rd: North 88°44'05" East 753.49 feet to a ½" iron pipe found at the Northeast corner of said Quarter, Quarter, Section; thence along the East line of Said Quarter, Quarter, Section

4th: South 00°19'53" East 1312.79 feet to the point of beginning, containing 22.77 acres more or less.

SUBJECT TO: the right-of-way for Mill Road, 30 feet in width lying Northerly of and coincident to the 1st course of the above described parcel.

GENERAL NOTES

1. Owner/Developer: James and Carol Riordan 4901 W. Mill Road, Evansville, IN 47720
2. Utilities: Southern Indiana Gas and Electric services and German township water are available. A septic system will be required
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 be mulched and seeded and have silt fences, 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. Flood Plain Data: This parcel is partial within the flood plain according to firm panel 180256-0075 C for Vanderburgh County, Indiana dated August 5, 1991. The base flood elevations are 447 in the NE portion and 445 in The SW portion with flood protection grades of 449 and 447 respectively, per Vanderburgh County Building Commissioner, 06/10/99. 100 year flood lines are scaled from firm panel.
5. Soil Data: HoB2 Hosmer Silt Loam, 2 to 6% slopes, eroded; HoC3 Hosmer Silt Loam, 6 to 12% slopes, severely Eroded; ZaD3 Zanesville Silt Loam 12 to 18% slopes, severely eroded.
6. Zoned: Agricultural
7. Adjacent property owners

	Tax codes
(A) Jerry & Betty Therber 6810 Staubs Ln. Evansville, IN 47720	03-050-03-048-041
(B) Rayburn & Betty Grub 6717 Staubs Ln. Evansville, IN 47720	03-050-03-048-068
(C) Lary & laura Sisk 6910 Meadow Ln. Evansville, IN 47720	03-050-03-048-043
(D) Don Johnson 6906 Meadow Ln. Evansville, IN 47720	03-050-03-048-044
(E) Vincent & Judith Werner 6716 Meadow Ln. Evansville, IN 47720	03-050-03-048-045
(F) Richard & Carol Bohm 816 Cobel Stone Dr. Evansville, IN 47715	03-050-03-184-055
(G) Lisa Hunt 6530 White Pine Dr. Evansville, IN 47720	03-120-03-184-007
(H) James & Karen Balbach 6520 White Pine Dr. Evansville, IN 47720	03-120-03-184-006
(I) Mark & Charolet Schmitt 6500 White Pine Dr. Evansville, IN 47720	03-120-03-184-005
(J) Kirk & Krista Reising 6440 White Pine Dr. Evansville, IN 47720	03-120-03-184-004
(K) Norman Daumm 4645 W. Mill Rd. Evansville, IN 47720	03-050-03-048-057
(L) Scott & Becky Grossman 8011 Hogue Rd Evansville, IN 47712	03-060-03-054-024
(M) Brett Stucke 6122 Mesker Park Dr. Evansville, IN 47720	03-060-03-054-021
(N) Christine Pauli 4940 W. Mill Rd. Evansville, IN 47720	03-060-03-054-019
(O) Marvin & Sharon Schmidt 6411 Mesker Park Dr. Evansville, IN 47720	03-050-03-048-053

8. No brick or other non-breakaway structures can be placed in county right-of-way