AREA PLAN COMMISSION OFFICIAL FORM

MS-295

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 0 5 2001

Suzanne M. Crouch
AUDITOR

#4112

RECORDER
VANDERBURGH COUNTY
BETTY KNIGHT-SMITH

2001R00022829

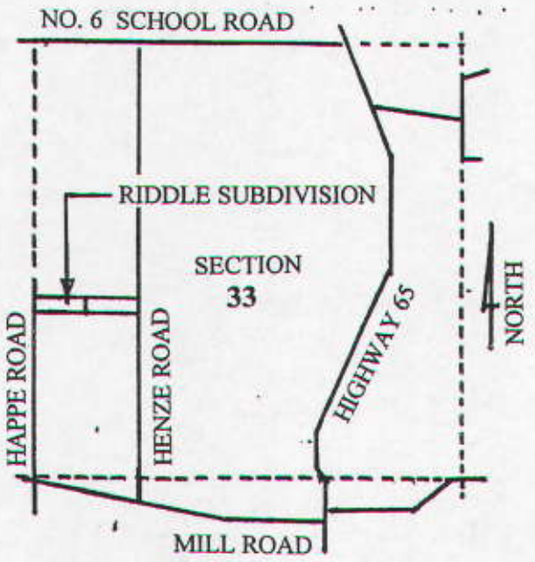
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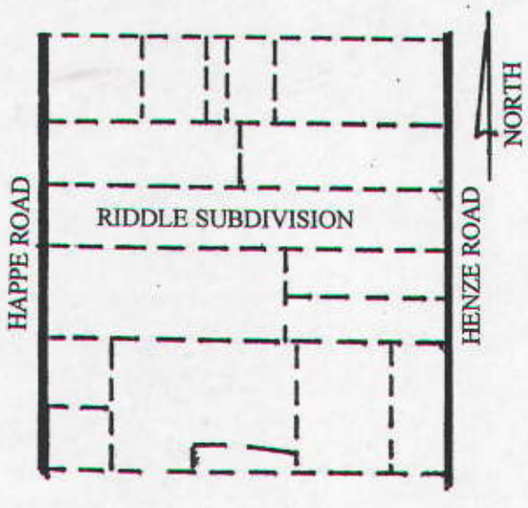
RECORDING FEE 13.00
PAGES: 3

DO NOT WRITE IN SPACE ABOVE THIS LINE

RIDDLE SUBDIVISION

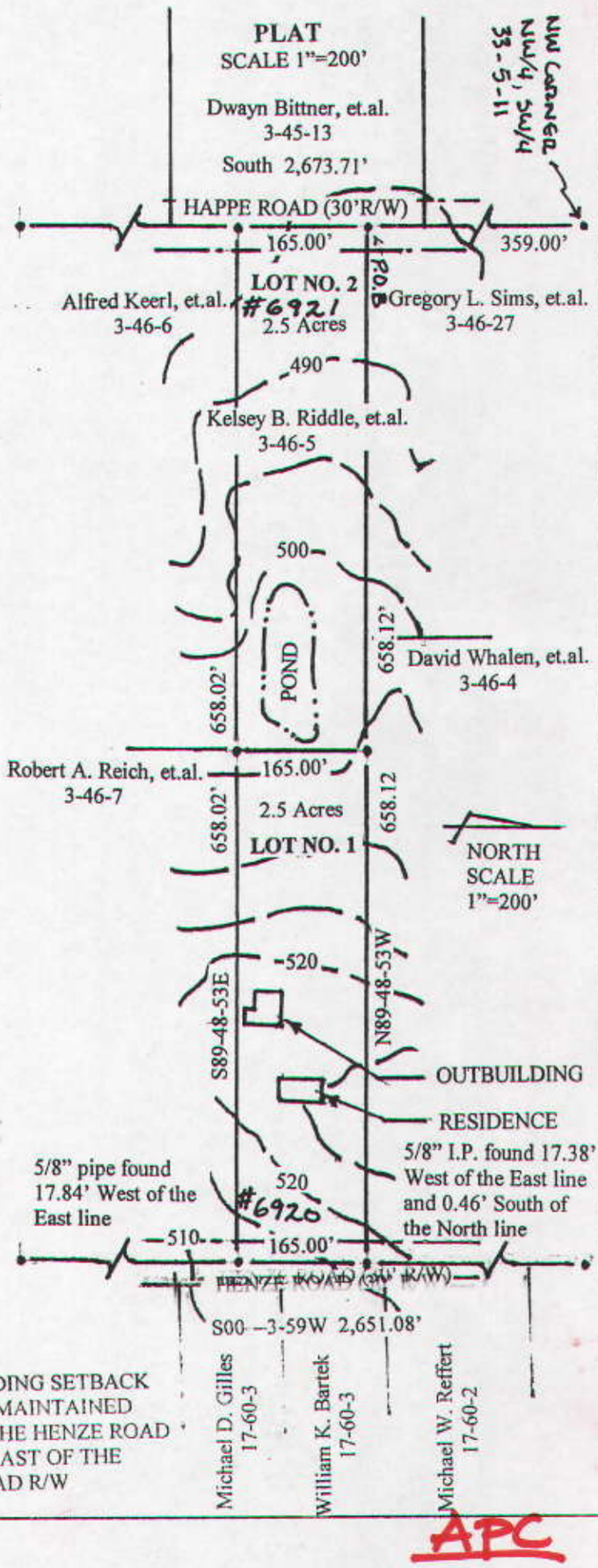
LOCATION MAP
Scale 1"=2,200'





PARENT PARCEL
NW/4, SW/4, SECTION 33-5S-11W
SCALE 1" = 550'

PLAT
SCALE 1"=200'



A 25' BUILDING SETBACK SHALL BE MAINTAINED WEST OF THE HENZE ROAD R/W AND EAST OF THE HAPPE ROAD R/W

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APC

APC#13 MS-2001

SURVEYORS CERTIFICATE

I, STEVEN E. HAHN, R.L.S., 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 ALL LOCATIONS NOTED.

DATE APRIL 17, 2001 Steven Hahn

STEVEN E. HAHN REGISTERED No. S0174 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

KELSEY B. RIDDLE
DOROTHY K. RIDDLE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AS SHOWN, AND DESIGNATE IT AS RIDDLE SUBDIVISION

Kelsey B Riddle
KELSEY B. RIDDLE
6920 HENZE RD.
EVANSVILLE IN 47720-1930

Dorothy K. Riddle
DOROTHY K. RIDDLE

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 easement 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 a public drainage easement which will interfere with the flow of surface water along drainage easements.

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 ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 12TH DAY OF JUNE, 2001 ~~199~~.

MY COMMISSION EXPIRES: 6/26/08 Cecelia Coan
NOTARY PUBLIC

RESIDENT OF VANDERBURGH COUNTY Cecelia Coan
PRINTED

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 PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON MAY 8, 2001 ~~199~~.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE July 5, 2001

PRESIDENT Mark Foster

EXECUTIVE DIRECTOR (ASSISTANT) Blaine Elkins

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AREA PLAN COMMISSION OFFICIAL FORM

RIDDLE SUBDIVISION

LEGAL DESCRIPTION

A part of the Northwest Quarter of the Southwest Quarter of Section 33; Township 5 South; Range 11 West of the Second Principal Meridian in German Township, Vanderburgh County, Indiana more particularly described as:
Beginning at a 5/8" rebar on the West line of said Quarter Quarter Section in Happe Road at a point that is 359.00 feet South 00-00-00 East (bearing datum) of the Northwest corner of said Quarter Quarter Section; thence South 89-48-53 East, parallel with the North line of said Quarter Quarter, a distance of 1,316.24 feet to the East line of said Quarter Quarter, thence South 00-03-59 West, along the East line, a distance of 165.00 feet, thence North 89-48-53 West a distance of 1,316.05 feet, to the West line of said Quarter Quarter section, thence North 00-00-00 West, along the West line, a distance of 165.00 feet to the place of beginning, containing 5.0 acres more or less.

1. OWNER/DEVELOPER: KELSEY B. RIDDLE
   DOROTHY K. RIDDLE

2. UTILITIES: SOUTHERN INDIANA GAS & ELECTRIC
   GERMAN TOWNSHIP WATER
   AMERITECH
   LOTS WILL BE SERVED BY PRIVATE SEPTIC SYSTEMS.

3. EROSION CONTROL: Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top fescue 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 or shaping. Slopes greater than 6% shall have straw bales and/or erosion control blankets in place within 5 days of the disturbance of the soil and must remain inplace until final seeding and grading.

4. ZONING: Agricultural
5. FLOOD PLANE DATA: No part of the estate is within Flood Zone A according to FIRM Community Panel 180256 0075C, dated August 5, 1991 for Vanderburgh County, Indiana.
6. SOIL DATA: HoB2, Hosmer Silt Loam, 2% to 6% Silt Loam, slopes eroded, HoC3, Hosmer Silt Loam, 6% to 12%, slopes eroded.
7. ADJACENT PROPERTY OWNERS:

Dwayne Bittner, et.al.
6936 Happe Road
47720

Gregory L. Simms
7001 Happe Road
47720

David Whalen, et.al.
7000 Henze Road
47720

William K. Bartek, et.al.
6921 Henze Road
47720

Michael D. Gilles, et.al.
6919 Henze Road
47720

Robert A. Reich, et.al.
6900 Henze Road
47720

Alfred R. Keerl, et.al.
6901 Happe Road
47720

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