REPLAT OF LOT #1 OAK WOOD SUBDIVISION

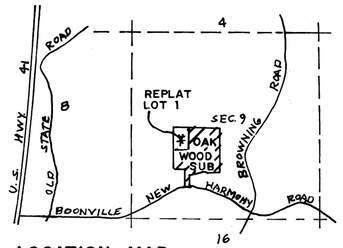
RECEIVED FOR RECORD
DATE 06-02-04 3:42 P M
PLAT BOOK R-
PAGE 110
INSTR # 2004R00019179
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUN 02 2004
AUDITOR
#3798

BOUNDARY DESCRIPTION

A REPLAT OF LOT NO. 1 IN OAKWOOD SUBDIVISION AS RECORDED IN PLAT BOOK "O" PAGE 161 IN THE OFFICE OF THE VANDERBURGH COUNTY RECORDER AS BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION (9), TOWNSHIP (5) SOUTH, RANGE (10) WEST IN SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 8" X 10" STONE FOUND 1" ABOVE GRADE MARKING THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION AND BEING THE NORTHWEST CORNER OF SAID LOT NO. 1; THENCE SOUTH 89° 08' 13" EAST ALONG NORTH LINE OF SAID QUARTER QUARTER SECTION (407.50) FEET TO A 5/8" IRON PIN FOUND 2" ABOVE GRADE MARKING THE NORTHEAST CORNER OF SAID LOT NO. 1; THENCE SOUTH 00° 08' 49" EAST (272.00) FEET TO A 5/8" IRON PIN FOUND WITH CAP INSCRIBED FRED J. KUESTER RLS. S0137, FOUND 3" BELOW GRADE ON THE RIGHT OF WAY LINE OF COUNTRY SIDE LANE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT (71.66) FEET AND HAVING A RADIUS OF (40) FEET AND SUBTENDED BY A LONG CHORD BEARING SOUTH 00° 08' 49" EAST A DISTANCE OF (62.45) FEET TO A 5/8" IRON PIN FOUND WITH CAP INSCRIBED FRED J. KUESTER RLS. S0137; THENCE SOUTH 00° 08' 49" EAST (298.01) FEET TO A 5/8" IRON PIN FOUND WITH CAP INSCRIBED FRED J. KUESTER RLS. S0137, FOUND 4" BELOW GRADE MARKING THE SOUTHEAST CORNER OF SAID LOT NO. 1; THENCE NORTH 90° 00' 00" WEST (407.44) FEET TO A 5/8" IRON PIN FOUND WITH CAP INSCRIBED FRED J. KUESTER RLS. S0137, FOUND 2" ABOVE GRADE MARKING THE SOUTHWEST CORNER OF SAID LOT AND ON THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 00° 08' 49" WEST ALONG SAID WEST LINE (638.62) FEET TO THE POINT OF BEGINNING.

CONTAINING 5.93 ACRES MORE OR LESS.



LOCATION MAP
SCALE 1" = 2000'

OWNER'S CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE THE SAID REAL ESTATE AS SHOWN AND DESIGNATED THE SAME AS OAK WOOD, REPLAT OF LOT NO. 1.

BUILDING SETBACK LINES ARE HEREBY AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDINGS OR STRUCTURES.

Keith J. Rietman
OWNER

Lori D. Rietman
OWNER

OWNER: KEITH J. RIETMAN
LORI D. RIETMAN
11545 BRECKENRIDGE DR.
EVANSVILLE, IN. 47725

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "PUE" (PUBLIC UTILITY EASEMENT), ARE HERBY DEDICATED 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 AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID UTILITY.

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF Gibson

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS AND EACH SEPERATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED. FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26th DAY OF May 20 04

RESIDENT OF Gibson COUNTY

SEAL

Savannah Hickrod
NOTARY PUBLIC

MY COMMISSION EXPIRES Jan 6 2007

Savannah Hickrod
PRINTED NAME

AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW 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 AT A MEETING HELD ON May 11 2004 AT 3:45 P.M.

Mark Foster
PRESIDENT

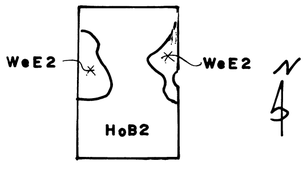
ATTEST: EXECUTIVE DIRECTOR

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR

June 2, 2004
PLAT RELEASE DATE



SOIL MAP

SOIL DATA:
WeE2 WELLSTON SILT LOAM, 18% TO 25% SLOPE, ERODED.
HoB2 HOSMER SILT LOAM 2% TO 6% SLOPES, ERODED.

SURVEYOR'S CERTIFICATE

I, FRED J. KUESTER, 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.

FRED J. KUESTER REGISTERED No. S0137 STATE OF INDIANA LAND SURVEYOR

Fred J. Kuester
FRED J. KUESTER

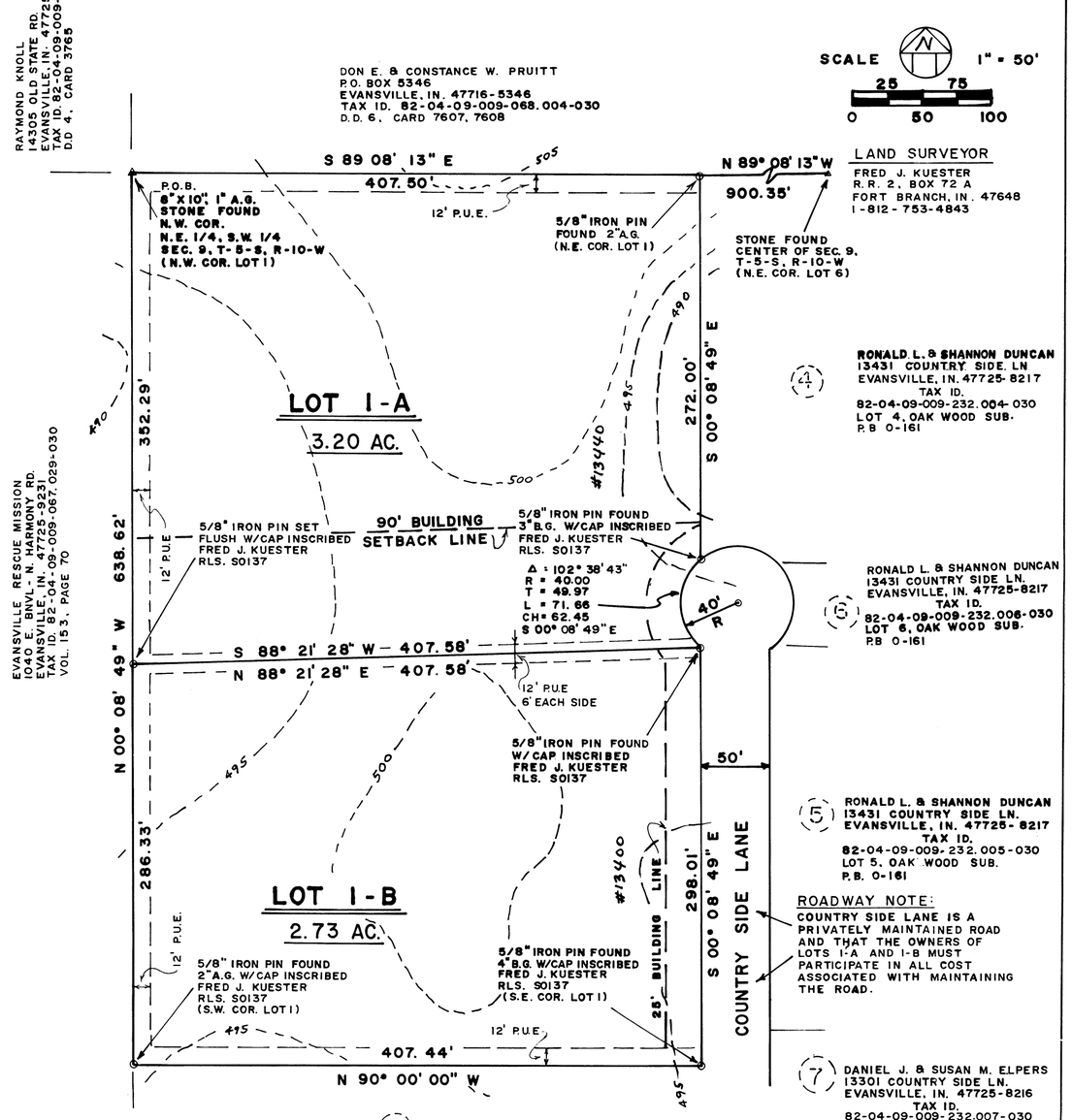
5-26-2004
DATE

GENERAL NOTES:

PROPERTY ADDRESS:
13400 COUNTRY SIDE LN.
EVANSVILLE, IN. 47725

UTILITIES: VECTREN GAS AND ELECTRIC SERVICE IS AVAILABLE. WATER SERVICE IS EVANSVILLE CITY WARTER. THE PROPOSED PRIVATE SEPTIC SYSTEM MUST BE IN COMPLIANCE WITH 410. IAC 6-8.1

ZONING: SUBJECT PROPERTY IS ZONED AGRICULTURAL.



EROSION CONTROL: SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E. RYE, RED TOP & 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 SHALL HAVE SILT FENCE, STRAW BALES AND/OR EROSION BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

FLOOD PLAIN DATA: THE PROPERTY IS LOCATED OUTSIDE THE 100 YEAR FLOOD ZONE ACCORDING TO FIRM PANEL NO. 15 OF 100, NO. 180256 0015 C DATED AUGUST 5, 1991, FOR VANDERBURGH COUNTY, INDIANA. MINIMUN FINISHED FLOOR ELEVATION TO BE 2 FEET ABOVE THE 100 YEAR FLOOD ELEVATION AS DETERMINED BY THE VANDERBURG COUNTY BUILDING COMMISSIONERS.

NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES TO BE PLACED IN COUNTY ROAD RIGHT-OF-WAY.

R-110

APC #22-MS-2004