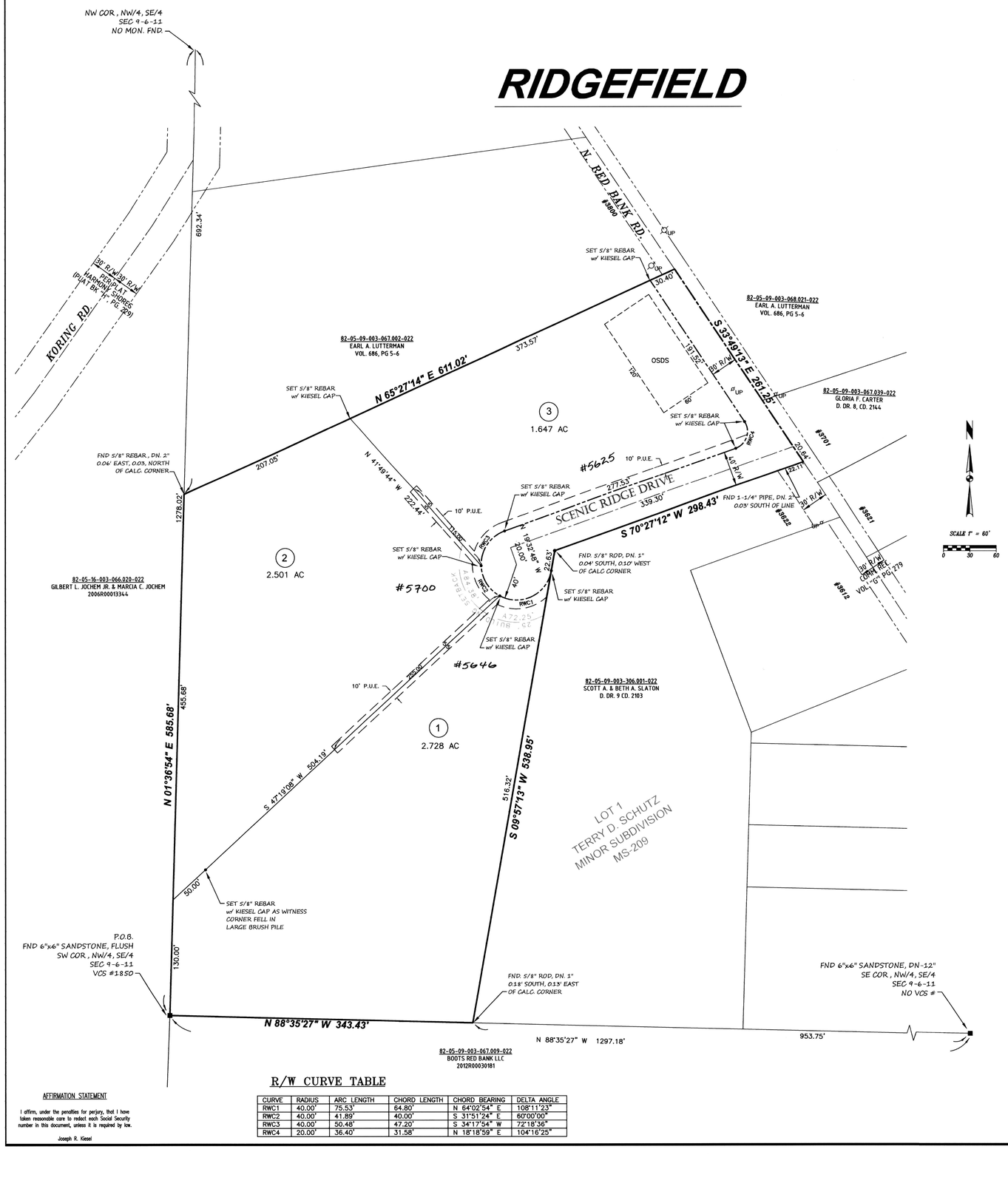
RIDGEFIELD



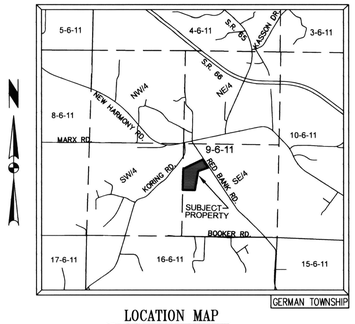
R/W CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RWC1	40.00'	75.53'	64.80'	N 64°02'54" E	108°11'23"
RWC2	40.00'	41.89'	40.00'	S 31°51'24" E	60°00'00"
RWC3	40.00'	50.48'	47.20'	S 34°17'54" W	72°18'36"
RWC4	20.00'	36.40'	31.58'	N 18°18'59" E	104°16'25"

AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Joseph R. Kiesel



LOCATION MAP

SCALE: 1"=2000'

GENERAL NOTES

1. Utilities: Gas, electric, and telephone are available. Water is available and provided by Evansville Water and Sewer Utilities.

   OSDS Utility Statement: Private onsite sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410IAC 6-8.3

2. Flood Plain Data: The subject property DOES NOT lie within the 1% annual chance zone (Zone A), as said parcel plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18163C0095D, dated March 17, 2011.

3. Lot Drainage: Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or roadside ditches.

4. Road Grades: Maximum road grades will not exceed 8.00%

5. Temporary Erosion Control: (during construction)

   –Slopes of 0%–6% shall be mulched and seeded with a cover crop, i.e. rye, red top, or wheat, within forty–five (45) days of disturbance of soil which must remain in place until final grading and shaping

   –Slopes of more than 6% shall be mulched and shall have straw bales and/or erosion blankets in place within (5) days of disturbance of soil which must remain in place until final grading and seeding.

6. Erosion Control for Ditches:

   –Slopes of 0%–2% shall be mulched and seeded within forty–five (45) days of disturbance.

   –Slopes of 2%–8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

   –Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

7. Property Corner Markers: All corners not currently marked will be marked with a 5/8" rebar with plastic cap stamped "KIESEL LS 20800145".

8. Mailbox Structures: No brick or other non–breakaway mailbox structures can be placed in County Road rights–of–way.

9. Street Maintenance: Owners of Lots 1, 2, and 3 shall be responsible for maintaining Ridgefield Drive.

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Southeast Quarter of Section 9, Township 6 South, Range 11 West, of the Second Principal Meridian, German Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Beginning at the Southwest corner of said Quarter–Quarter Section; thence along the West line thereof, North 01°36'54" East a distance of 585.68 feet; thence North 65°27'14" East a distance of 611.02 feet to the centerline of Red Bank Road; thence along said centerline, South 33°49'13" East a distance of 261.25 feet to the Northeast corner of Terry D. Schutz Subdivision, as per plat thereof, recorded in Plat Book MS, Page 209 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the north line thereof, South 70°27'12" West a distance of 298.43 feet; thence along the West line of said Subdivision, South 09°57'13" West a distance of 538.95 feet to the South line of said Quarter–Quarter Section; thence along said South line, North 88°35'27" West a distance of 343.43 feet to the Point of Beginning, containing 7.428 acres, more or less.

Subject to all easements and rights–of–way of record.

SURVEYOR'S CERTIFICATE

I, Joseph R. Kiesel, 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 on June 21, 2013 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 16th day of August, 2013.

Joseph R. Kiesel, LS #20800145

JOSEPH R. KIESEL REGISTERED No. LS20800145 STATE OF INDIANA LAND SURVEYOR

SITECON, Inc.
Engineers–Surveyors
10335 Hedden Road, Suite 2
Evansville, Indiana 47725
(812) 868–0877
contact@siteconinc.net

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
08-23-2013 (DATE)
JOE GRIES AUDITOR
5172 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 08.23.13 12:04 P M
PLAT BOOK T
PAGE 92
INSTR# 2013R0002309 1
Z TULEY RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown, and described hereon, do hereby plat and subdivide said real estate as shown and designates the same as Ridgefield. All road rights–of–way shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "Public Utility (PUE) Easement", are hereby 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 erected 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.

Kenneth J. Elpers
4020 Ruby Lane
Wadesville, IN 47638

Barbara J. Elpers
4020 Ruby Lane
Wadesville, IN 47638

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed Owners of the real estate shown on described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

NOTARY PUBLIC SEAL INDIANA

Witness my hand and seal this 12th day of August, 2013.

My Commission Expires: 11-26-16

Notary Public
Kristina M. Pfister
(typed or printed name)

Notary Resides in Vanderburgh County, Indiana

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD: August 13, 2013 (DATE)

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS: June 4, 2013 (DATE)

WATER LINE PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON: June 25, 2013 (DATE) 10897 (CE–NUMBER)

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON: N/A (DATE) N/A (S–NUMBER)

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 April 9th, 2013.

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

President

Attest Executive Director

A.P.C. DOCKET #3–S–2013

SECONDARY PLAT complies with the Ordinance and is released for recording.

Executive Director

PLAT RELEASE DATE: Aug. 23, 2013

T-92
APC #3-S-2013

DATE: 8–16–2013; PROJ.: 465–2013–024; FILE: BASE.dwg