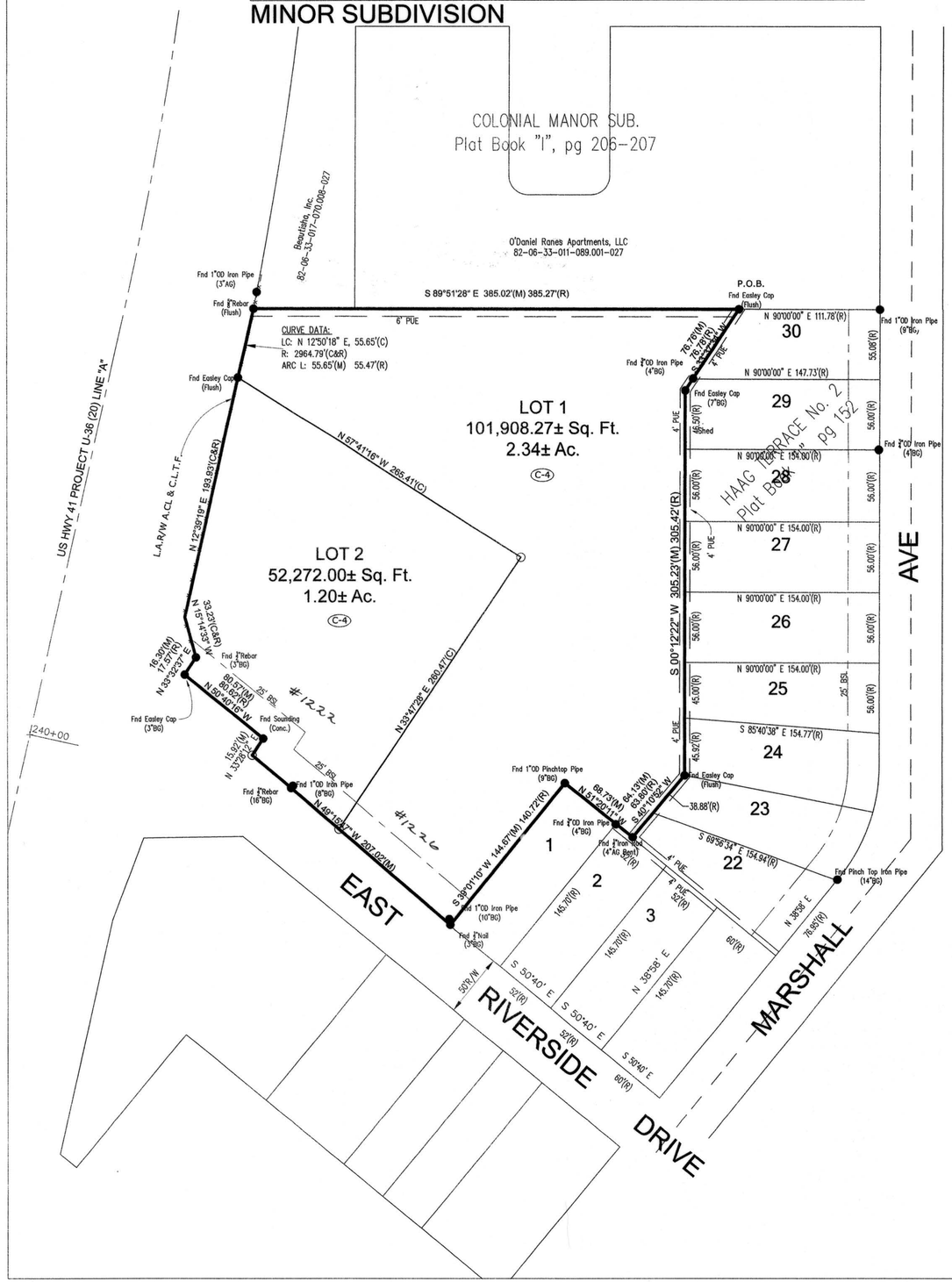
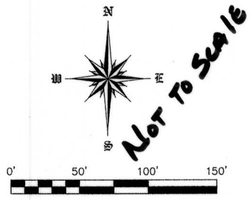
RIVERSIDE PROPERTIES

MINOR SUBDIVISION





LEGEND

- ● Denotes Found Monument
- ○ Denotes Set 5/8" Rebar w/Cap inscribed with Witty, LS 20100066
- (M) Denotes Measured Data
- (R) Denotes Recorded Data
- (C) Denotes Calculated Data
- AG Denotes Above Ground
- BG Denotes Below Ground
- POB Denotes Point of Beginning
- POC Denotes Point of Commencement
- OD Denotes Outside Diameter
- R/W Denotes Right of Way
- FND Denotes Found
- DB Denotes Deed Book
- pg Denotes Page
- DD Denotes Deed Drawer
- cd Denotes Card
- PUE Denotes Public Utility Easement
- BSL Denotes Building Set Back Line
- (C-4) Denotes Zoning Classification

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as RIVERSIDE PROPERTIES Minor Subdivision. All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Howard E. Wells

Wells Mfg. Homes, Inc.
Howard E. Wells
1220 E. Riverside Drive
Evansville, Indiana 47714

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 owner of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.
Witness my hand and seal this 7th day of May, 2014

DEBRA L. MONROE
Resident of Vanderburgh County, IN
Commission Expires: May 31, 2018

My commission expires 5-31-18

Debra L Monroe

Notary resides in Vanderburgh County, Indiana

General Notes

UTILITIES:
Water and sewers are available by the Evansville City Water & Sewer Department.
Gas & Electric are available by Vectren Energy.

FLOOD PLAIN DATA:
No portion of this property lies within the 100 year flood zone (Zone "A") as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18163C0185D dated March 17, 2011.

TEMPORARY EROSION CONTROL (during construction):
Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top or wheat, within 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 seeded and shall have silt fence, 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.

Property Corner Markers: All corners not currently marked will be marked with a $\frac{5}{8}$ inch rebar with a plastic cap inscribed with "Witty LS 20100066" or a railroad spike in asphalt roadway.

BOUNDARY DESCRIPTION

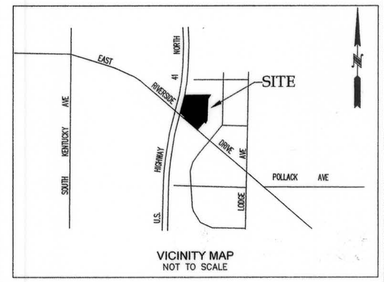
A Part of the Southeast Quarter of the Southwest Quarter of Section 33, Township 6 South, Range 10 West, Second Principle Meridian, Vanderburgh County, Indiana and also being a replat of Lot One (1) in Haag Terrace No. 2 as per the Plat thereof recorded in Plat Book I, page 152 in the Office of the Recorder of Vanderburgh County, more particular described to wit: Knight Twp.

Commencing at the northeast corner of said quarter-quarter section; thence, east along the north line of said quarter-quarter section a distance of 505.94 feet to a found iron rod with an Easley, LS cap at the northwest corner of Lot 30 in Haag Terrace No. 2 subdivision as per the plat thereof recorded in Plat Book I, page 152 in the Office of the Recorder of Vanderburgh County, said iron rod being the Point of Beginning; thence, along the west line of said Lot 30 and Lot 29, South 33 degrees 37 minutes 34 seconds West a distance of 76.76 feet to a found iron with an Easley, LS cap at the northwest corner of said Lot 29; thence, along the west lines of Lots 29, 28, 27, 26, 25 and 24 in said Haag Terrace No. 2, South 00 degrees 12 minutes 22 seconds West a distance of 305.23 to a found iron with an Easley, LS cap at the northwest corner of Lot 23 in said Haag Terrace No. 2; thence, along the west lines of Lots 23 and 22, South 40 degrees 10 minutes 52 seconds West a distance of 64.13 feet to a found ½ inch iron rod at the southwest corner of said Lot 22; thence, along the north line of Lot 2 in said Haag Terrace No. 2, North 51 degrees 20 minutes 11 seconds West a distance of 68.73 feet to a found 1 inch diameter pinchtop iron pipe at the northwest corner of Lot 1 in said Haag Terrace No. 2; thence, along the west line of said Lot 1, South 39 degrees 01 minutes 10 seconds West a distance of 144.67 feet to a found 1 inch diameter iron pipe at the southwest corner of said Lot 1 and a point on the north right of way line of Riverside Drive; thence, along said right of way, North 49 degrees 15 minutes 47 seconds West a distance of 207.02 feet to a set 5/8 inch rebar with a plastic cap inscribed with Witty, LS 20100066 hereinafter referred to as a set 5/8 inch rebar; thence, North 33 degrees 28 minutes 12 seconds East a distance of 15.92 feet to a set 5/8 inch rebar; thence, North 50 degrees 40 minutes 16 seconds West a distance of 80.57 feet to a found iron with an Easley LS cap on the east right of way of US Highway 41 North; thence, along said US Highway 41 North right of way, North 33 degrees 32 minutes 37 seconds East a distance of 16.30 feet to a found ½ inch rebar; thence, continuing along said US Highway 41 North right of way, North 15 degrees 14 minutes 33 seconds West a distance of 33.23 feet to a set 5/8 inch rebar; thence, continuing along said right of way, North 12 degrees 39 minutes 19 seconds East a distance of 193.93 feet to a set 5/8 inch rebar at a curve to the left subtended by a long chord bearing North 12 degrees 50 minutes 18 seconds East a distance of 55.65 feet, thence, along said curve 55.65 feet to a found 5/8 inch rebar; thence, South 89 degrees 51 minutes 28 seconds East a distance of 385.02 feet to the Place of Beginning containing 154180.27 square feet, 3.54 acres more or less.

Subject to all easements, restrictions, rights-of-way and public roadways of record.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 12, 2014 (DATE)
JOE GRIES AUDITOR
2190 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05.12.14 3:18 PM
PLAT BOOK I
PAGE 130
INSTR# 2014 R 00010830
Z TULEY RECORDER
VANDERBURGH COUNTY



VICINITY MAP
NOT TO SCALE

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 Sub Review meeting held on March 17, 2014.

President — Attest Executive Director

Secondary Plat complies with the Ordinance and is released for recording.

Executive Director

May 12, 2014
PLAT RELEASE DATE:

T-130
APC# 6-MS-2014

CITY OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA
OFFICIAL SEAL

SURVEYOR'S CERTIFICATE

I, Gary L. Witty, 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, to the best of my knowledge and belief, correctly represents a survey completed by me on May 05, 2014 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 5TH day of May, 2014.

GARY L. WITTY
REGISTERED
No. LS20100066
STATE OF INDIANA
LAND SURVEYOR

5-05-2014

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 required by law.

Gary L. Witty

PSI PRECISION SURVEYING, INC.
2621 Stringtown Road, Suite 25, Evansville, IN 47711 (812)
868-8011 Fax: (812) 423-6311
email: Gwitty6789@aol.com