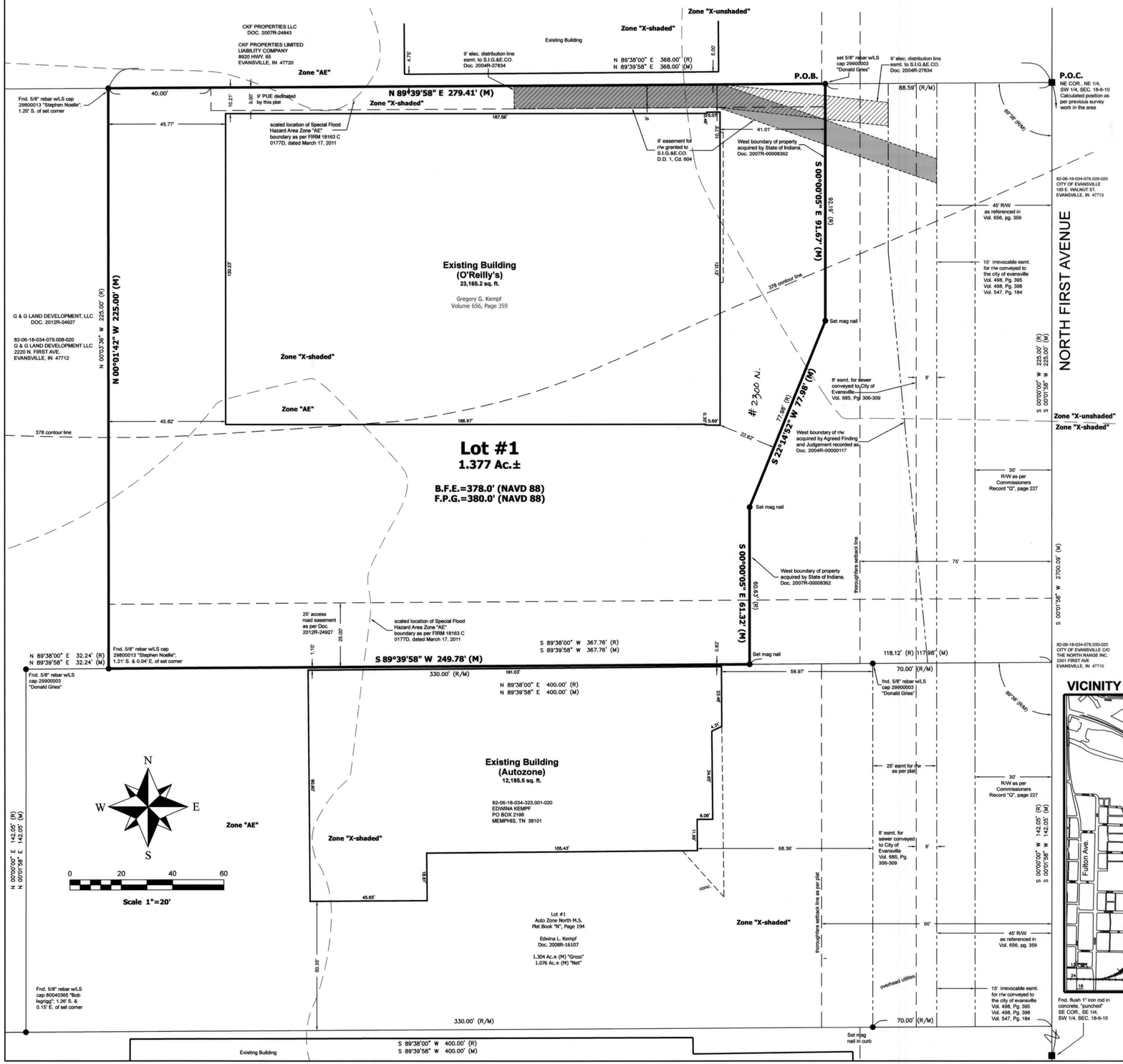
O'Reilly's North



CROSS REFERENCE:
2014R000117720 P.O.A.
117721 E.D.
117723 W.D.

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Southwest Quarter of Section 18, Township 6 South, Range 10 West of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northeast corner of said Quarter, Quarter Section; thence along the North line of said Quarter, Quarter Section, South 89°39'58" West 88.59 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003" in the West right-of-way line for North First Avenue and being the true point of beginning; thence along said right-of-way line for the following 3 (three) courses

1st: South 00°00'05" East 91.67 feet to a mag nail; thence

2nd: South 22°14'52" West 77.98 feet to a mag nail; thence

3rd: South 00°00'05" East 61.32 feet to a mag nail in the North line of Auto Zone North Minor Subdivision as per plat thereof, recorded in Plat Book "N", page 194 in the office of the Recorder of Vanderburgh County, Indiana; thence along said North line and parallel with the North line of said Quarter, Quarter Section

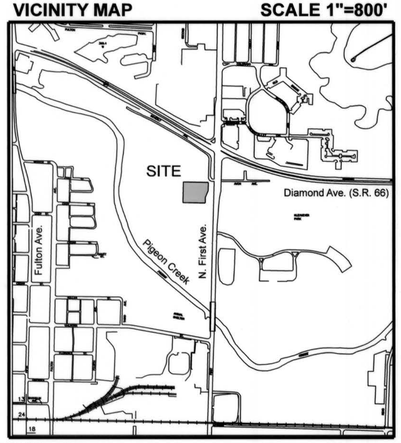
4th: South 89°39'58" West 249.78 feet to a 5/8" iron rod with LS cap inscribed "Donald Gries 29900003"; thence

5th: North 00°01'42" West 225.00 feet to a 5/8" iron rod with LS cap inscribed "Donald Gries 29900003" in the North line of said Quarter, Quarter Section; thence along said North line

6th: North 89°39'58" East 279.41 feet to the true point of beginning and containing 1.377 acres more or less.

Subject To: An access road easement 25 feet in width and lying Northerly of and coincident with the fourth course of the above described parcel.

VICINITY MAP SCALE 1"=800'



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
05-23-2014 (DATE)
JOE GRIES AUDITOR
2417 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05.23.14 11:17A
PLAT BOOK T
PAGE 131
INSTR# 2014R000 11722
Z TULEY RECORDER
VANDERBURGH COUNTY

General Notes

1. UTILITIES: Water and Sanitary Sewers are available by the Evansville Water and Sewer Utility.

2. FLOOD PLAIN DATA: A portion of this property lies within the Special Flood Hazard Area Zone "AE" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 177 D, Community Panel 180257 dated March 17, 2011. The site has a Base Flood Elevation of 378.0' (NAVD 88) as per the FIS profile for Pigeon Creek.

3. 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. Developer is responsible for submitting an erosion control plan with the necessary state and local agencies if more than one acre of ground is to be disturbed during construction.

4. SITE CONDITIONS: No obstructions shall be placed within the natural watercourse on this site.

Certificates

SURVEYOR'S CERTIFICATE
I, Donald E. Gries, 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 April 10th, 2014 and that all monuments shown to exist at all locations as noted.

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.

Witness my hand and seal this 22nd day of May, 2014.

Donald E. Gries
Indiana Registration No. LS 29900003

DONALD E. GRIES REGISTERED No.LS29900003 STATE OF INDIANA LAND SURVEYOR

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 **O'Reilly's North**.

Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked **PUE** (Public Utility 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 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.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance, or reconstruction.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Edwina L. Kempf by Greg Kempf P.O.A.
Edwina L. Kempf by Greg Kempf P.O.A.
430 Derrington Drive
Evansville, IN 47710

NOTARY CERTIFICATE
STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

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 and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 22nd day of May

My commission expires 11/22/2014
Patricia E. Keith
Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

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 5th, 2014 (at Subdivision review).

President Attest Executive Director

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

Executive Director May 23, 2014 Plat Release Date

OFFICIAL SEAL

T 131
APC # 15-MS-2014

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

O'Reilly's North Minor Subdivision
2300 NORTH FIRST AVENUE
Equitas Investments
Vanderburgh County, Indiana

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=20'
DATE: 04/24/14
PROJECT NO.: S-9693
REVISIONS

SHEET NO.: 1 of 1