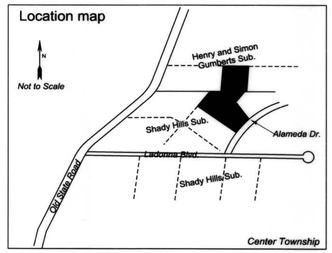
SQUIRREL ACRES



RETRACEMENT SURVEY
Patrick B. & Amanda Riordan as referenced in deed record Doc. #2013R00005245, 2013R00005246

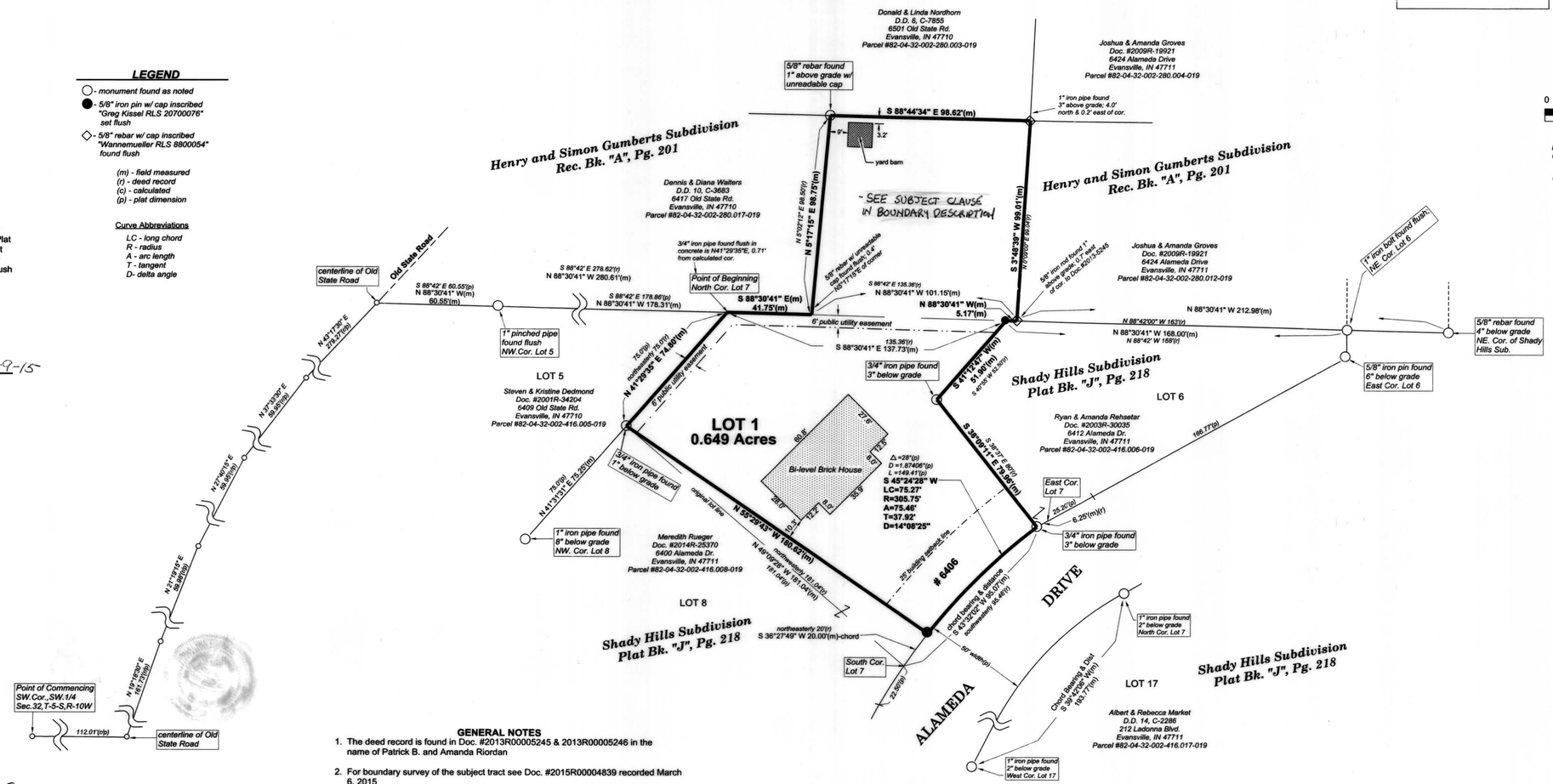
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUN. 15, 2015 (DATE)
JOE GRIES AUDITOR
2798 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 06.15.15 2:29p
PLAT BOOK T
PAGE 179
INSTR# 2015R00013559
Z TULEY RECORDER
VANDERBURGH COUNTY

LEGEND
- ○ - monument found as noted
- ● - 5/8" iron pin w/ cap inscribed "Greg Kissel RLS 20700076" set flush
- ◇ - 5/8" rebar w/ cap inscribed "Wannemueller RLS 8800054" found flush

(m) - field measured
(r) - deed record
(c) - calculated
(p) - plat dimension

Curve Abbreviations
LC - long chord
R - radius
A - arc length
T - tangent
D- delta angle



N
W E
S
0 30' 60'
SCALE 1" = 30'

Bearings are based on State Plane Coordinates, Indiana West,NAD83

Last date of fieldwork: 03/10/2015

OWNERS CERTIFICATE
We, the undersigned owners of the real estate shown and described herein, do hereby plat and subdivide said real estate and designate same as Squirrel Acres.

Strips or areas of land, of the dimensions shown on this plat and marked PUE (Public Utility Easement), have previously been dedicated on the record plat of Shady Hills Subdivision (Plat Book J, Page 218). Said strips are 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 additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Patrick B. Riordan 6/9/15
Patrick B. Riordan date
6406 Alameda Drive
Evansville, IN 47711

Amanda K Riordan 6-9-15
Amanda Riordan date
6406 Alameda Drive
Evansville, IN 47711

NOTARY CERTIFICATE
State of Indiana)SS
County of Vanderburgh)

Before me, the undersigned 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 Notary Seal this 9 day of June, 2015

Notary Public Dawn Lynn Voegli
My Commission Expires April 11, 2021

(seal)

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 20, 2015 at Site Review.

President

ATTEST EXECUTIVE DIRECTOR

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

Executive Director

JUNE 15, 2015
Plat Release Date

OFFICIAL SEAL

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.

LAND SURVEYOR'S CERTIFICATE
I, Gregory A. Kissel, 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 8, 2015 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 8th day of JUNE, 2015

Gregory A. Kissel date
IN PLS 20700076

GREGORY A. KISSEL REGISTERED No. 20700076 STATE OF INDIANA LAND SURVEYOR

GENERAL NOTES
1. The deed record is found in Doc. #2013R00005245 & 2013R00005246 in the name of Patrick B. and Amanda Riordan
2. For boundary survey of the subject tract see Doc. #2015R00004839 recorded March 6, 2015
3. All record documents (deeds, easements, etc.) shown on this survey are provided by the client, or found through research of Kissel Land Surveying, LLC at the county courthouse. Kissel Land Surveying, LLC is not a title examiner or abstracting company. Kissel Land Surveying, LLC is not responsible for documents that are shown or not shown on this survey which may be found by a title company or attorney concerning a title commitment policy.
4. UTILITIES: Gas and electric is provided by Vectren. Water and sanitary sewer is provided by Evansville Water and Sewer Utility.
5. FLOOD PLAIN DATA: No portion of the property lies within a Flood Zone as shown on the Flood Insurance Rate Map (FIRM) Community Panel 18163C0116D, effective date March 17, 2011
6. TEMPORARY EROSION CONTROL: For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Section 13.05.11.C.16 of the Vanderburgh County Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Section 13.05.11.C.20 of the Vanderburgh County Code.
7. MAINTENANCE STATEMENT: The owner(s) shall remain responsible for maintenance and prevention of obstructions to creeks and natural surface watercourses.
8. NOISE SENSITIVE STATEMENT: The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant effects from aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting form the aircraft operations.
9. MAILBOX STATEMENT: No brick or other non-breakaway mailbox structures can be placed in the County right-of-way.
10. PRIOR COVENANTS AND RESTRICTIONS: The recording of this plat will not supersede any private covenants and restrictions that may exist for the property and property owners within Shady Hills subdivision, if any, that is applicable to Lot 1 of Squirrel Acres, as described and platted herein. Any such covenants and restrictions will remain in full force and effect and the owners of Lot 1 of Squirrel Acres, their successors and assigns, are obligated to comply with said prior covenants and restrictions.

CROSS REF:
QUIT CLAIM DEED 2013R00005245
WARRANTY DEED 2013R00005246
AGREEMENT OF EASEMENT 1980R00007851

SUBDIVISION BOUNDARY DESCRIPTION
Part of Lots 6 and 7 in Shady Hills Subdivision, an addition lying near the City of Evansville, as per plat thereof, recorded in Plat Book J, Page 218; AND part of Lot 4 in Henry and Simon Gumberts Subdivision of the southwest quarter of Section (32), Township (5) South, Range (10) West, in Center Township, Vanderburgh County, Indiana, as per plat thereof, recorded in Plat Book A, Pages 198 and 199 and transcribed of record in Plat Book E, Pages 201, 202, and 203 in the Office of the Recorder of Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a point in the center of Old State Road lying a distance of one hundred twelve and one hundredths (112.01) feet east of the southwest corner of the southwest quarter of said section; thence North 19 degrees 18 minutes 30 seconds East one hundred sixty-one and seventy-three hundredths (161.73) feet; thence North 21 degrees 19 minutes 15 seconds East fifty-nine and ninety-eight hundredths (59.98) feet; thence North 27 degrees 40 minutes 15 seconds East fifty-nine and ninety-five hundredths (59.95) feet; thence North 37 degrees 33 minutes 30 seconds East fifty-nine and ninety-five hundredths (59.95) feet; thence North 43 degrees 17 minutes 30 seconds East two hundred seventy-nine and twenty-seven hundredths (279.27) feet to a point in the center of Old State Road and being the south line of Lot 4 in Henry and Simon Gumberts Subdivision and marking the southwest corner of a parcel of land as described in a deed to Dennis A. and Diana K. Walters in Deed Drawer 10, Card 3683 (the foregoing bearings and distances taken from said subdivision plats and deed record Doc. #2013R-5245); thence South 88 degrees 30 minutes 41 seconds East (bearings based on State Plane Coordinates Indiana West) along said south line two hundred thirty-eight and eighty-six hundredths (238.86) feet to the north corner of Lot 7 of said Shady Hills Subdivision and being INITIAL POINT OF BEGINNING; thence South 88 degrees 30 minutes 41 seconds East along said south line forty-one and seventy-five hundredths (41.75) feet; thence North 05 degrees 17 minutes 15 seconds East ninety-eight and seventy-two hundredths (98.75) feet to a 5/8" rebar found 1" above grade (with unreadable plastic cap); thence South 88 degrees 44 minutes 34 seconds East ninety-eight and sixty-two hundredths (98.62) feet to a 5/8" rebar found flush (with plastic cap inscribed "Wannemueller RLS 8800054"); thence South 03 degrees 48 minutes 39 seconds West ninety-nine and one hundredths (99.01) feet to a 5/8" rebar found flush (with plastic cap inscribed "Wannemueller RLS 8800054") on the south line of said Lot 4; thence North 88 degrees 30 minutes 41 seconds West along said south line five and seventeen hundredths (5.17) feet to a 5/8" rebar set flush (with plastic cap inscribed "Greg Kissel RLS 20700076"); thence South 41 degrees 12 minutes 47 seconds West fifty-one and ninety hundredths (51.90) feet to a ¾" iron pipe found 3" below grade; thence South 38 degrees 09 minutes 11 seconds East seventy-nine and ninety-six hundredths (79.96) feet to a ¾" iron pipe found 3" below grade on the north line of Alameda Drive; thence southwesterly along said north line and along a curve to the left seventy-five and forty-six hundredths (75.46) feet and having a radius of three hundred five and seventy-five hundredths (305.75) feet and subtended by a long chord having a bearing of South 45 degrees 24 minutes 28 seconds West and a distance of seventy-five and twenty-seven hundredths (75.27) feet to a 5/8" rebar set flush (with plastic cap inscribed "Greg Kissel RLS 20700076"); thence North 55 degrees 29 minutes 43 seconds West one hundred eighty and sixty-two hundredths (180.62) feet to a ¾" iron pipe found 1" below grade marking the west corner of said Lot 7 of Shady Hills Subdivision; thence North 41 degrees 29 minutes 35 seconds East seventy-four and eighty hundredths (74.80) feet to the point of beginning.

CONTAINING 0.649 ACRES, MORE OR LESS

Subject to all legal right-of-ways and/or easements of record

SUBJECT TO AN AGREEMENT OF EASEMENT AS RECORDED IN VOL. 694, P. 465 80-7851

T-179
APC # 13-MS-2015

Prepared By: Gregory Kissel
KISSEL Land Surveying, LLC
1263 E. 900 S. Fort Branch, IN 47648
(812) 753 - 1233 office
(812) 632 - 8831 cell
www.kisselsurveying.com

CLIENT Patrick B. Riordan	SQUIRREL ACRES	
SCALE 30 Ft/In	DATE 3-26-2015	DRAWN BY B. Block
JOB 14-23	REVISION 5-15-2015 5-8-2015 5-21-2015	SHEET 1

Traverse PC