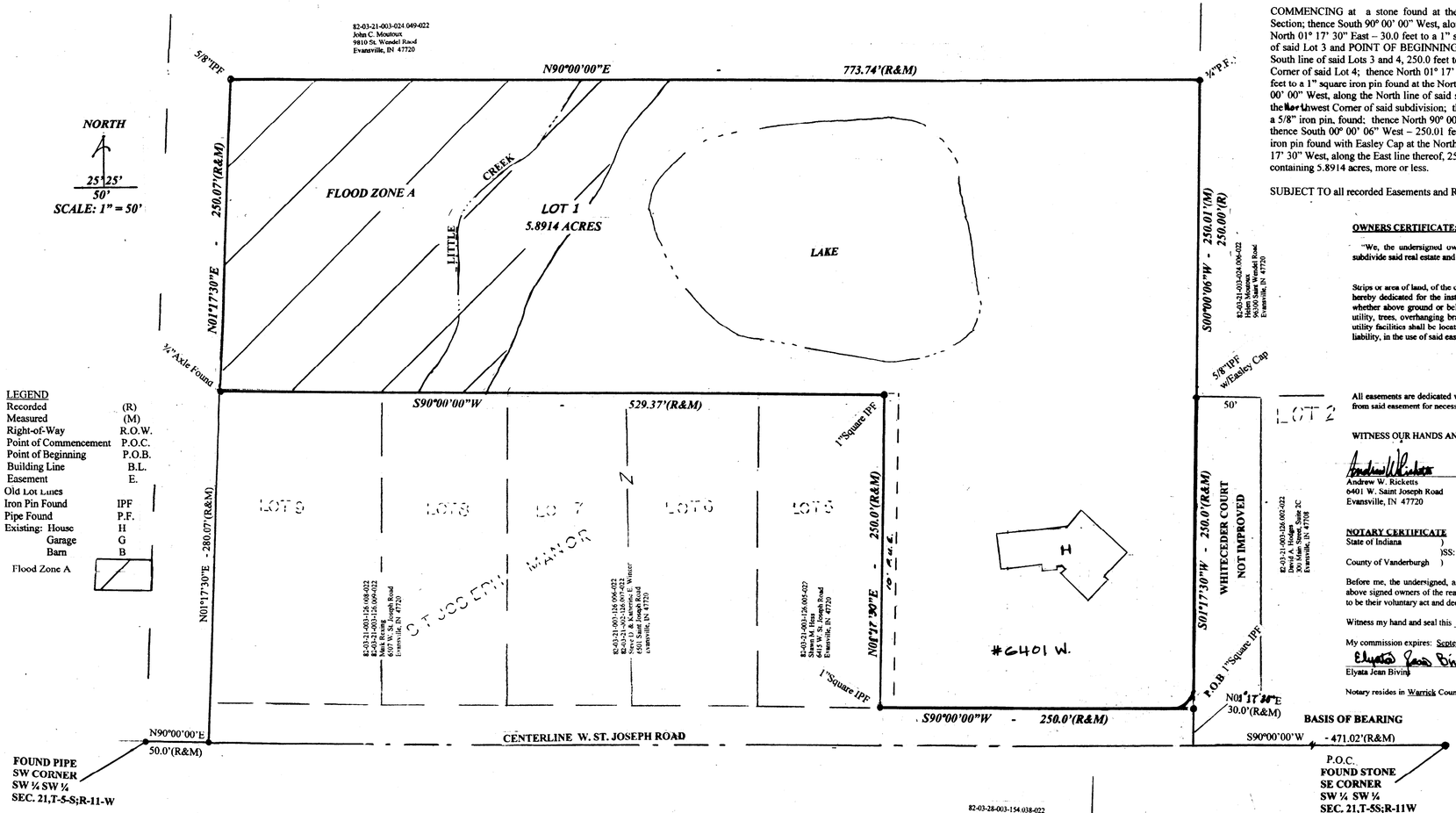
RICKETTS

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
10-22-2015 (DATE)
JOE GRIES AUDITOR
5715 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.22.15 3:10p
PLAT BOOK T
PAGE 197
INSTR# 2015R000 25233
Z TULEY RECORDER
VANDERBURGH COUNTY



LEGEND

Recorded	(R)
Measured	(M)
Right-of-Way	R.O.W.
Point of Commencement	P.O.C.
Point of Beginning	P.O.B.
Building Line	B.L.
Easement	E.
Old Lot Lines	
Iron Pin Found	IPF
Pipe Found	P.F.
Existing: House	H
Garage	G
Barn	B
Flood Zone A	

BOUNDARY DESCRIPTION

Lots 3 and 4 in St. Joseph Manor Subdivision Section "A" as recorded in Plat Book J, page 260 in the Office of the Recorder of Vanderburgh County, Indiana and part of the Southwest Quarter of the Southwest Quarter all lying in Section 21, Township 5 South, Range 11 West, German Township, Vanderburgh County, Indiana, more particularly described as follows:

COMMENCING at a stone found at the Southeast Corner of said Quarter Quarter Section; thence South 90° 00' 00" West, along the South line thereof, 471.02 feet; thence North 01° 17' 30" East – 30.0 feet to a 1" square iron pin found at the Southeast Corner of said Lot 3 and POINT OF BEGINNING; thence South 90° 00' 00" West, along the South line of said Lots 3 and 4, 250.0 feet to a 1" square iron pin found at the Southwest Corner of said Lot 4; thence North 01° 17' 30" EAST along the West line thereof, 250.0 feet to a 1" square iron pin found at the Northwest Corner of said Lot 4; thence South 90° 00' 00" West, along the North line of said subdivision, 529.37 feet to a ¾" axle found at the Northwest Corner of said subdivision; thence North 01° 17' 30" East – 250.07 feet to a 5/8" iron pin, found; thence North 90° 00' 00" East – 773.74 feet to a ¾" pipe, found; thence South 00° 00' 06" West – 250.01 feet, measured, 250.00 feet recorded, to a 5/8" iron pin found with Easley Cap at the Northeast Corner of said Lot 3; thence South 01° 17' 30" West, along the East line thereof, 250.0 feet to the POINT OF BEGINNING and containing 5.8914 acres, more or less.

SUBJECT TO all recorded Easements and Rights-of-Way.

OWNERS CERTIFICATE:

"We, the undersigned owners of the real estate shown and described herein, do hereby, plat and subdivide said real estate and designate it as **RICKETTS**."

Strips or area 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 is subject to removal by a public utility, without liability, in the use of said easement.

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

WITNESS OUR HANDS AND SEALS THIS 13th DAY OF October 2015

Andrew W. Ricketts
6401 W. Saint Joseph Road
Evansville, IN 47720

Lori D. Ricketts
6401 W. Saint Joseph Road
Evansville, IN 47720

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 acknowledge the execution of plat to be their voluntary act and deed

Witness my hand and seal this 13th day of October, 2015

My commission expires: September 9, 2015

Elyata Jean Bivins

Notary resides in Warrick County, Indiana

ELYATA JEAN BIVINS NOTARY PUBLIC SEAL COMMISSION EXPIRES SEPTEMBER 9, 2015 WARRICK COUNTY, INDIANA

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law No. 309 and enacted by the General Assembly of the State of Indiana, this Plat has been given primary approval at Subdivision Review of Evansville and Vanderburgh County at a meeting held on September 21, 2015

President

Attest -Executive Director

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

Oct. 22, 2015
Plat Release Date

OFFICIAL SEAL
AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA

SURVEYOR'S CERTIFICATE:

I, William Y. Bivins, hereby certify that I am a Professional 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.

We, the undersigned owners of the Real Estate shown and described herein, do hereby certify that we have laid off, platted and subdivided and do hereby lay off, plat and sub-divide the said real estate in accordance with the within plat.

SIGNATURE:
William Y. Bivins, PE-LS
IN REG. NO. PS80910003

DATE OF SURVEY WAS JANUARY 20, 2015

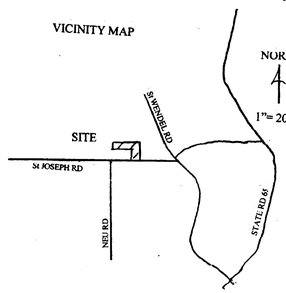
WILLIAM Y. BIVINS REGISTERED No. LS-80910003 STATE OF INDIANA LAND SURVEYOR

AFFIRMATION STATEMENT:

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number from this document, unless required by Law.

82-03-28-003-154.038-022
82-03-28-003-154.039-022
Gerald A. Gentelfinger
Bishop Catholic Diocese
4200 N. Kentucky Avenue
Evansville, IN 47724-0169

VICINITY MAP



GENERAL NOTES:

UTILITIES:
Water is available by German Township Water department.. Sanitary Sewers are not available.

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

FLOOD PLAIN DATA:
Portions 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 18163C0085D dated March 17, 2011.

MAINTENANCE STATEMENT
The owner shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface water courses.

TEMPORARY EROSION CONTROL (during construction)
For subdivisions where 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 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.

MAIL BOXES: No brick or other non-breakaway mailbox structures can be placed in County Right-of-Way (R.O.W.).

T·197
APC # 30-MS-2015