Ruder Place

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
APR. 21, 2016 (DATE)
BRIAN GERTH AUDITOR
1912 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 04.21.16 9:16A
PLAT BOOK U
PAGE 22
INSTR# 2016R00010434
Z TULEY RECORDER
VANDERBURGH COUNTY

General Notes

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

2. ACCESS: Lot 2 shall only have access onto Primrose Lane..

3. FLOOD PLAIN DATA: No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0175 D, Community Panel 180256 dated March 17, 2011.

4. TEMPORARY EROSION CONTROL (during construction): For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan (SWP3) 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 (SWP3) 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.

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

6. MAILBOX STRUCTURES: No brick or other non-breakaway mailbox structures can be placed in County Road Rights-of-way.

7. APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number 20-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on 04/04/2016.

8. 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 Primrose Subdivision, if any, that is applicable to Lot 1 of Ruder Place, as described and platted herein. Any such covenants and restrictions will remain in full force and effect and the owners of Lot 1 of Ruder Place, their successors and assigns, are obligated to comply with said prior covenants and restrictions.

BOUNDARY DESCRIPTION

Lot 1 in Primrose Subdivision, an Addition lying near the City of Evansville, as per plat thereof, recorded in Plat Book "K", page 228 in the office of the Recorder of Vanderburgh County, Indiana and Part of the Southeast Quarter of the Southwest Quarter of Section 30, Township 6 South, Range 11 West of the 2nd P.M., lying in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a stone at the Northeast corner of said Quarter, Quarter Section; thence along the East line of said Quarter, Quarter Section

1st: South 01°17'04" East 602.34 feet to the centerline of Middle Mt. Vernon Road; thence along said centerline for the following 4 (four) courses

2nd: South 80°55'45" West 201.78 feet; thence

3rd: South 75°31'45" West 106.72 feet; thence

4th: South 70°42'15" West 105.25 feet; thence

5th: South 69°56'27" West 68.21 feet to the Southeast corner of Primrose Lane as dedicated on the plat of Primrose Subdivision; thence along the East right of way line of said Primrose Lane for the following 3 (three) courses

6th: North 00°51'00" West 272.22 feet; thence

7th: along a curve to the left with an arc length of 85.23 feet, through a delta angle of 08°14'08", having a radius of 592.96 feet and bearing a chord of North 04°58'04" West 85.16 feet; thence

8th: North 09°05'08" West 25.77 feet to the Northwest corner of Lot 1 in said Primrose Subdivision; thence along the North line of said Lot 1

9th: North 89°55'50" East 195.30 feet to the Northeast corner of said Lot 1; thence along the East boundary of said Primrose Subdivision

10th: North 00°51'00" West 330.00 feet to the Northeast corner of said Primrose Subdivision, also being in the South line of the Amended Plat of Lutterbach Subdivision No. 2; thence along said South line

11th: North 88°43'30" East 277.64 feet to the point of beginning and containing 5.501 acres more or less.

Subject To: The right of way for Middle Mt. Vernon Road, being 25 feet in width and lying Northerly of and coincident with courses two through five of the above described parcel.

Also Subject To: A strip of land 50 feet in width off the East side of the above described parcel which is reserved for the use of a public roadway for the benefit of the general public as described in deed recorded in Deed Drawer 9, Card 7435 in the office of the Recorder of Vanderburgh County, Indiana.

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 March 16, 2016 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 14th day of April, 2016.

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 **Ruder Place**.

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.

Mark E. Ruder
Mark E. Ruder
774 Primrose Lane
Evansville, IN 47712

Naomi L. Ruder
Naomi L. Ruder
774 Primrose Lane
Evansville, IN 47712

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

U.22
APC # 15-MS-2016

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 14th day of April, 2016.

My commission expires 11/22/2022

Patricia E. Keith
Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL STATE OF 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 April 4, 2016 (at Subdivision review).

President

Attest Executive Director

PLAT RELEASE

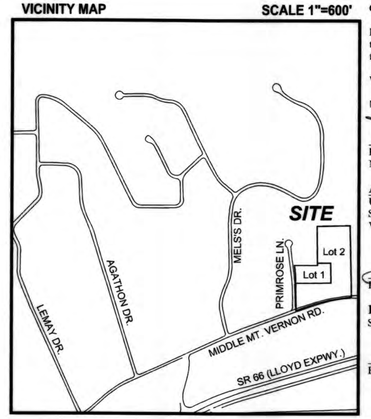
Secondary Plat complies with the Ordinance and is released for recording.

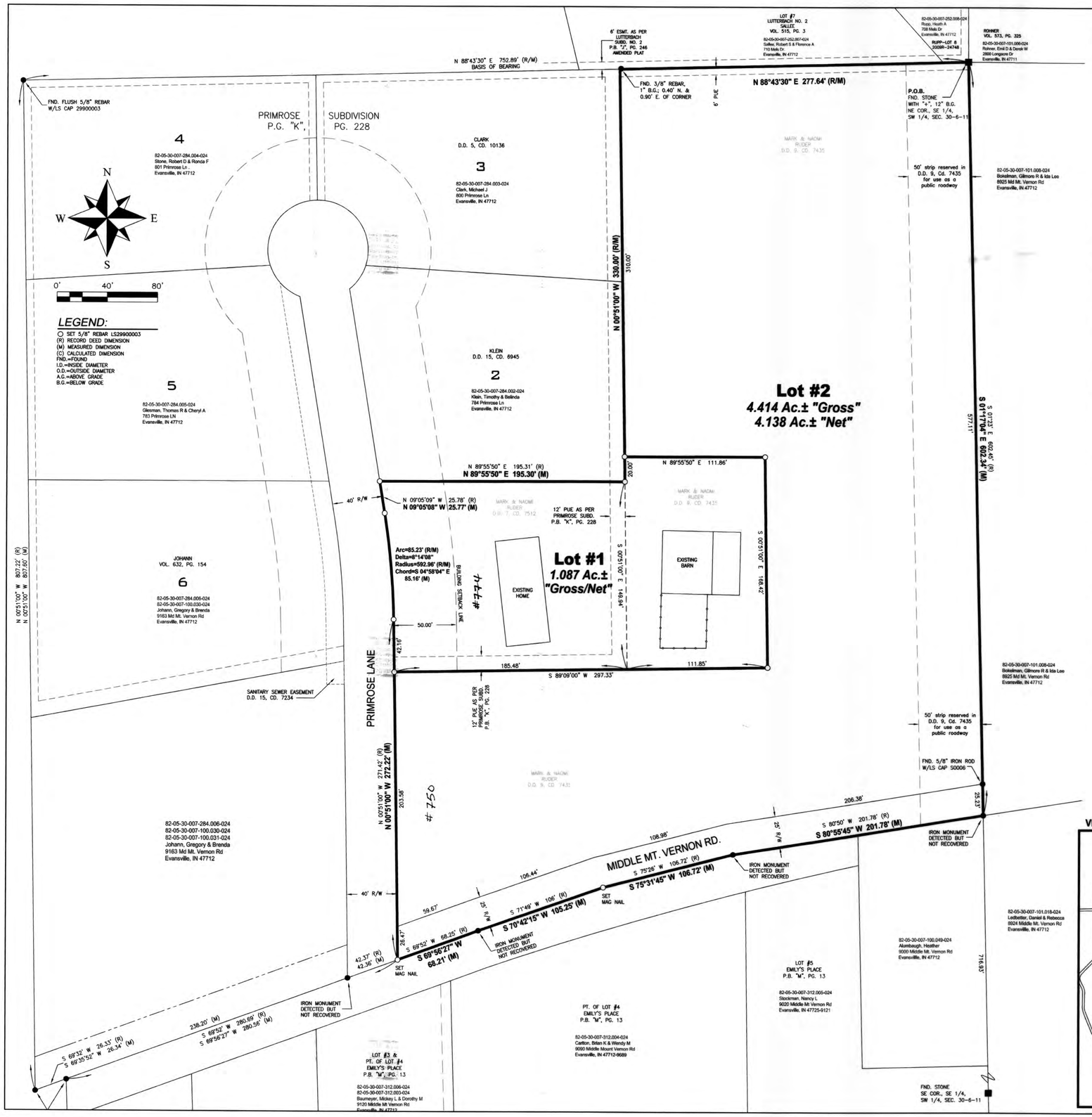
Executive Director

APRIL 21, 2016
Plat Release Date

SEAL

VICINITY MAP SCALE 1"=600'





AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2461 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION
774 PRIMROSE LANE
Client: Mark Ruder
Vanderburgh County, Indiana

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=40'
DATE: 03/24/16
PROJECT NO.: S-9992
REVISIONS

SHEET NO.: 1 OF 1