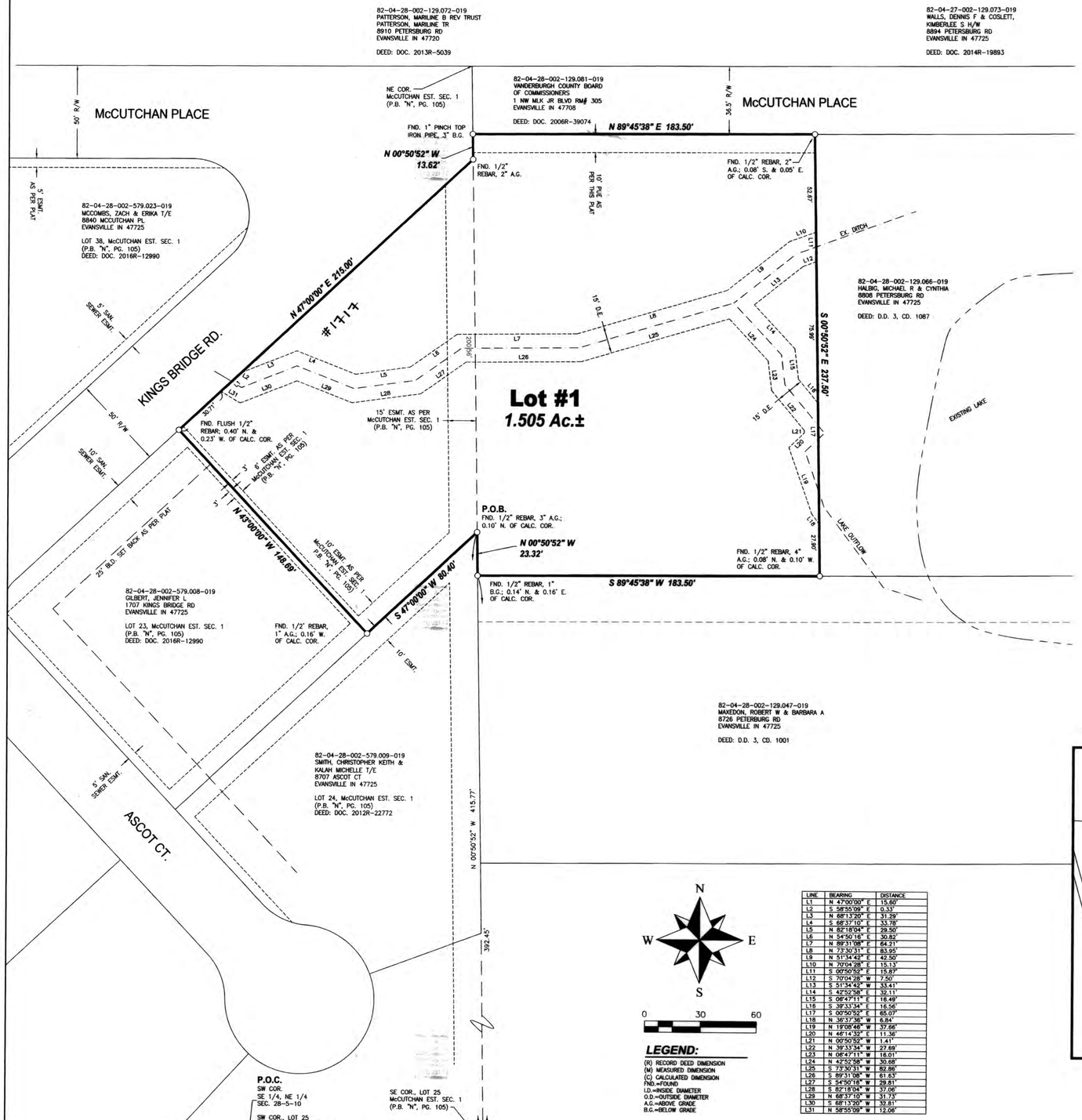
Gaffney Estate



LINE	BEARING	DISTANCE
L1	N 47°00'00" E	15.60'
L2	S 58°55'09" E	0.33'
L3	N 68°13'20" E	31.29'
L4	S 68°37'10" E	33.78'
L5	N 82°18'04" E	29.50'
L6	N 54°50'16" E	30.82'
L7	N 89°31'09" E	64.21'
L8	N 73°30'31" E	83.95'
L9	N 51°34'42" E	42.50'
L10	N 70°04'28" E	15.13'
L11	S 00°50'52" E	15.87'
L12	S 70°04'28" W	7.50'
L13	S 51°34'42" W	33.41'
L14	S 42°52'58" E	32.11'
L15	S 06°47'11" E	16.49'
L16	S 39°33'34" E	16.56'
L17	S 00°50'52" E	85.07'
L18	N 36°37'36" W	6.84'
L19	N 18°08'46" W	37.66'
L20	N 46°14'32" E	11.36'
L21	N 00°50'52" W	1.41'
L22	N 39°33'34" W	27.69'
L23	N 06°47'11" W	16.01'
L24	N 42°52'58" W	30.68'
L25	S 73°30'31" W	82.86'
L26	S 89°31'09" W	61.63'
L27	S 54°50'16" W	29.81'
L28	S 82°18'04" W	37.06'
L29	N 68°37'10" W	31.73'
L30	S 68°13'20" W	32.81'
L31	N 58°55'09" W	12.06'

BOUNDARY DESCRIPTION

A re-plat of Lot 22 in McCutchan Estates Section 1, an addition lying near the city of Evansville, as per plat thereof, recorded in Plat Book "N", page 105 in the office of the Recorder of Vanderburgh County, Indiana and Part of the Southeast Quarter of the Northeast Quarter of Section 28, Township 5 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 Southwest corner of said Quarter, Quarter Section, also being the Southwest corner of Lot 25 in said subdivision; thence along the South line of said Lot 25, North 89°42'20" East 251.85 feet to the Southeast corner of said Lot 25; thence along the East line of Lots 24 and 25 and parallel with the West line of said Quarter, Quarter Section, North 00°50'52" West 415.77 feet to the most Northerly corner of said Lot 24, being a common corner with Lot 22 and also being the true point of beginning; thence along the Southeast boundary of said Lot 22

1st: South 47°00'00" West 80.40 feet to the most Southerly corner of said Lot 22; thence along the Southwest boundary of said Lot 22

2nd: North 43°00'00" West 148.69 feet to the most Westerly corner of said Lot 22; thence along the Northwest boundary of said Lot 22, also being the Southeasterly right of way of Kings Bridge Road

3rd: North 47°00'00" East 215.00 feet to the most Northerly corner of said Lot 22; thence along the East boundary of said subdivision and parallel with the West line of said Quarter, Quarter Section

4th: North 00°50'52" West 13.62 feet to the South right of way line of McCutchan Place; thence along said right of way line

5th: North 89°45'38" East 183.50 feet; thence parallel with the West line of said Quarter, Quarter Section

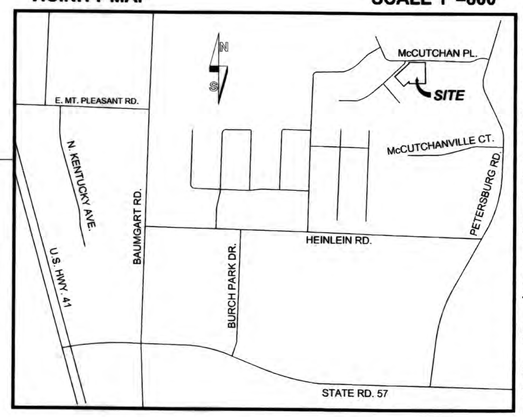
6th: South 00°50'52" East 237.50 feet; thence

7th: South 89°45'38" West 183.50 feet to the East boundary of said subdivision; thence along said East line and parallel with the West line of said Quarter, Quarter Section

8th: North 00°50'52" West 23.32 feet to the true point of beginning and containing 1.505 acres more or less.

VICINITY MAP

SCALE 1"=800'



General Notes

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

2. 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 0117 D, Community Panel 180256 dated March 17, 2011.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
oct. 12, 2016 (DATE)
BRIAN GERTH AUDITOR
5570 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.12.16 3:19p
PLAT BOOK U
PAGE 53
INSTR# 2016R000026295
Z TULEY RECORDER
VANDERBURGH COUNTY

3. 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.

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

5. 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 from the aircraft operations.

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 34-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on 09/06/2016.

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

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 August 18, 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 7th day of October, 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 **Gaffney Estate**.

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.

Strips or areas of land, of the dimensions shown on this plat and marked **DE** (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences, or other obstructions that impede or reduce the flow of water.

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.

Mary Caroline Gaffney
15250 Old Princeton Road
Evansville, IN 47725

U-53
APC # ZB-MS-2016

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 Mary Caroline Gaffney 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 October, 2016.

My commission expires 11/22/2022

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 September 6, 2016 (at Subdivision review).

President

Attest Executive Director

SEAL

PLAT RELEASE

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

Executive Director

October 12, 2016
Plat Release Date

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

GAFFNEY ESTATE MINOR SUBDIVISION
1717 KINGS BRIDGE RD.
CLIENT: MARY GAFFNEY
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED BY: D.E.G.
SCALE: 1"=30'
DATE: 09/22/16
SHEET NO.: 1 OF 1
JOB NO.: S-10052
REVISIONS