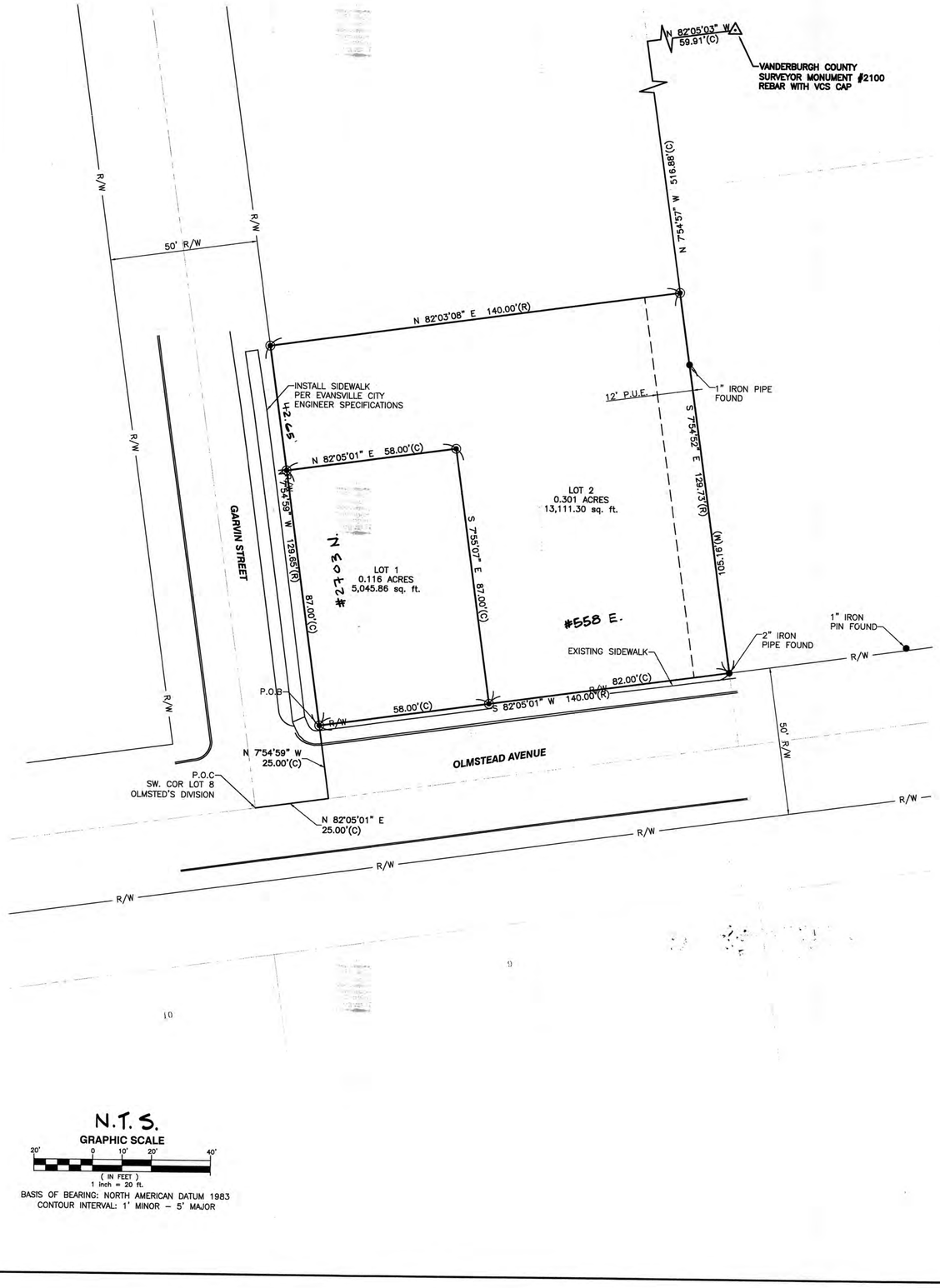
RENEE BUCK



N.T.S.

GRAPHIC SCALE

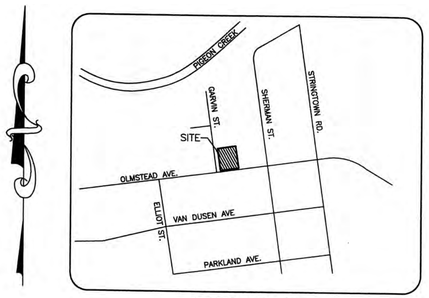
20' 0 10' 20' 40'

(IN FEET)

1 inch = 20 ft.

BASIS OF BEARING: NORTH AMERICAN DATUM 1983

CONTOUR INTERVAL: 1' MINOR – 5' MAJOR



VICINITY MAP
NOT TO SCALE

BOUNDARY DESCRIPTION

Part of Lot Eight (8) in Olmsted's Division of Fifteen (15) Acres of land on the west side of the Northeast Quarter of Section Seventeen (17), Township Six (6) South, Range Ten (10) West in the City of Evansville, Pigeon Township, Vanderburgh County, Indiana, as per plat thereof, recorded in Plat Book A, Pages 54 and 55 and transcribed of record in Plat Book E, pages 80 and 81, in the office of the Recorder of Vanderburgh County, Indiana

Commencing at the southwest corner of said Lot Eight (8) in Olmsted's Division; thence North 82° 05' 01" East, coincident with the south line of said lot 8, a distance of 25.00 feet; thence North 07° 54' 59" West, a distance of 25.00 feet to a 5/8" rebar with plastic cap stamped "Wilson 20800127" (hereon referred to as a "monument") marking the intersection of the east right of way of Garvin Street and the north right of way of Olmstead Avenue and being the Point of Beginning; thence North 07° 54' 59" West, coincident with the east right of way of Garvin Street, a distance of 129.65 feet to a monument; thence North 82° 03' 08" East, a distance of 140.00 feet to a monument; thence South 07° 54' 52" East, a distance of 129.73' to a 2" iron pipe found on the north right of way of Olmstead Avenue; thence South 82° 05' 01" West, coincident with the north right of way of Olmstead Avenue, a distance of 140.00 feet to the Point of Beginning. Containing 0.417 Acres,

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 25, 2016 (at Subdivision Review).

President

Blaine Oliver
Attest Executive Director (ASSIST.)

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

Blaine Oliver
Executive Director (ASSISTANT)

January 4, 2017
Plat Release Date

OFFICIAL SEAL
AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ~~RENEE M. BUCK &~~ DANIEL N. BUCK, 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 9 day of December, 2016.

My commission expires

Rosemary

ROSEMARY WHITE
Resident of Vanderburgh County, IN
Commission Expires: February 13, 2021
Commission # 642509

Notary resides in Vanderburgh County, Indiana.

SURVEYOR'S CERTIFICATE

I, John Z. Wilson, 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 January 26th, 2015 and that all monuments shown 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 11th day of November, 2016.

John Z. Wilson
Indiana Registration No. LS 20800127

JOHN Z. WILSON REGISTERED NO. 20800127 STATE OF INDIANA LAND SURVEYOR

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN. 4 2017 (DATE)
BRIAN GERTH AUDITOR
65 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 01.04.17 1:35p
PLAT BOOK U
PAGE 70
INSTR# 2017R00000402
Debbie Stuckie RECORDER
VANDERBURGH COUNTY

LEGEND

- ◉ 5/8" REBAR W/ "WILSON LS20800127" CAP SET
- ● MONUMENT FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- — — — ORIGINAL SUBDIVISION LINE
- ——R/W—— RIGHT OF WAY LINE
- ——℄—— ADJOINER'S PROPERTY LINE

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 RENEE BUCK.

Daniel N. Buck

Daniel N. Buck
558 E. Olmstead Ave
Evansville, In 47711

CROSS REF: 2016R00013364 QUITCLAIM DEED

INSTALLATION OF SIDEWALKS

(i) Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must intall the required sidewalk(s) on the purchased lot or lots within five years from the date of purchase or acquisition of interest.

(ii) the owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which owner still holds title within 10 years from the date the plat is recorded.

(iii) No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk on that lot is installed.

(iv) Sidewalks installed in the new subdivision must be installed to the standards meeting the latest edition of the Evansville Municipal Code and all applicable standards required by the Americans with Disabilities Act (ADA) and regulations thereunder.

(v) Failure to install the required sidewalks in accordance with all ordinances and in the time allotted in this subsection is an ordinance violation that may be corrected by city employees or contractors in accordance with the provisions of IC 36-1-6-2 and any amendment or recodification thereof, with both the direct and administrative costs of such correction being a lien against the property and being eligible to be placed on the tax duplicate by the County Auditor in accordance with the procedures prescribed by State law

GENERAL NOTES

1. Water & Sanitary Sewer is available by Evansville Water and Sewer Utilities.

2. No portion 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 18163C0118D dated March 17, 2011. Subject tract lies within Zone X.

3. Temporary Erosion Control (during construction): For subdivision where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal 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 Title 16.20.110 C(16) of the City of Evansville's Municipal 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 Title 16.20.130(C) (1) of the Evansville Municipal Code.

4. Noise Sensitive Statement: The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge from 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.

5. Access: Access to Lots 1 and 2 will be by way of Garvin Avenue, an existing public right-of-way, Olmstead Road, an existing public right-of-way limited to Lot 2 only.

U-70
APC #4-M3-2015

ITEM	BY	DATE
A		

558 E. OLMSTEAD AVENUE
RENEE BUCK
EVANSVILLE, INDIANA

RETRACEMENT SURVEY
MINOR SUBDIVION PLAT

DRAWN BY:	DESIGNED BY:
JZW	
CHECKED BY:	DATE:
JZW	11/18/15
SCALE:	1' = 20'
FILE NAME:	OLMSTEAD SITE
SHEET NO:	C1