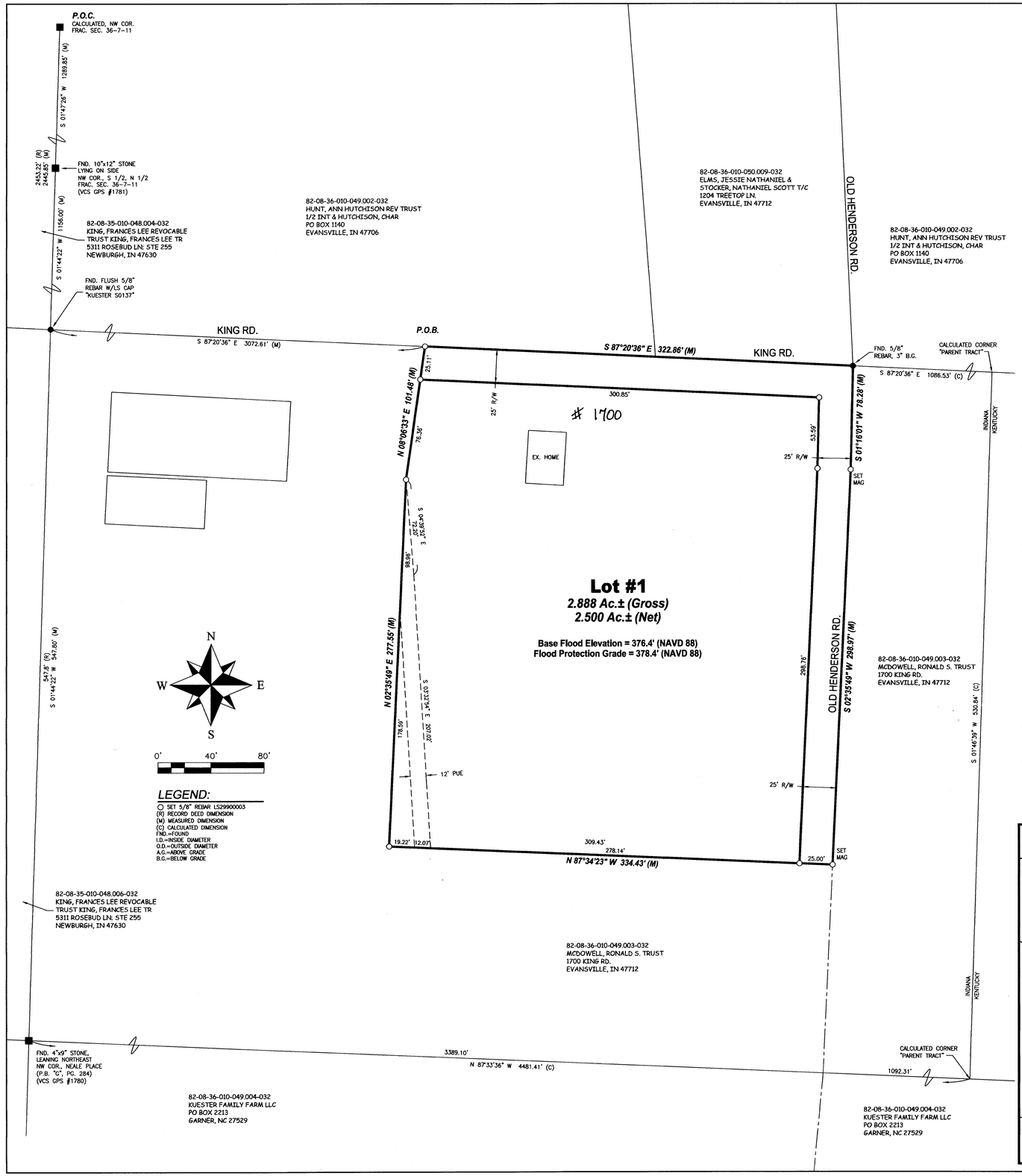
1700 KING

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
9/24/2018 (DATE)
BRIAN GERTH AUDITOR
4817 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 9/24/2018 3:32 PM
PLAT BOOK U
PAGE 164
INSTR# 2018R000216680
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Part of Fractional Section 36, Township 7 South, Range 11 West of the 2nd P.M., lying in Union Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northwest corner of said Fractional Section 36; thence along the West line of said Fractional Section, South 01°47'26" West 1289.85 feet to a 10"x12" stone at the Northwest corner of the South Half of the North Half of said Fractional Section 36; thence along the West line of said Half, Half Fractional Section, South 01°44'22" West 1156.00 feet to a 5/8 rebar with LS cap inscribed "Kuester S0137"; thence South 87°20'36" East 3072.61 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003" at the true point of beginning; thence

1st: South 87°20'36" East 322.86 feet to a 5/8" rebar in the centerline of Old Henderson Road; thence along said centerline for the following 2 (two) courses

2nd: South 01°16'01" West 78.28 feet to a mag nail; thence

3rd: South 02°35'49" West 298.97 feet to a mag nail; thence

4th: North 87°34'23" West 334.43 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence

5th: North 02°35'49" East 277.55 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence

6th: North 08°06'33" East 101.48 feet to the true point of beginning and containing 2.888 acres more or less.

Subject To: The right of way for King Road along the North boundary and Old Henderson Road along the East boundary of the above described parcel.

General Notes

1. PUBLIC UTILITIES - WATER: Water is not available by a Public Utility.

2. PRIVATE UTILITIES - WATER: Water will be provided by a private on-site water well system and must be approved and permitted by the State Board of Health.

3. PUBLIC UTILITIES - SEWER: Sanitary Sewer is not available by a Public Utility.

4. PRIVATE UTILITIES - OSDS: Sewage disposal will be provided by a private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.3.

5. ACCESS: Lot 1 has direct access to King Road and Old Henderson Road.

6. FLOOD PLAIN DATA: The entire boundary of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tract plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0275 D, Community Panel 180256 dated March 17, 2011.

7. FLOODWAY LANGUAGE: Indiana Department of Natural Resources / Division of Water - Floodplain Analysis and Regulatory Assessment File Number GN-35487-0 dated 02/06/18 Special Flood Hazard Area / Floodway: Construction in the Floodway area requires a permit from the DNR, Division of Water. The Flood Control Act (IC 14-28-1) requires the prior approval of the DNR, Division of Water for any construction in the Floodway area including an obstruction, fill, excavation, or the construction of a building. Local floodplain ordinances may require local construction permits. Flood insurance is strongly recommended and is required by FEMA for any building that has a federally backed mortgage.

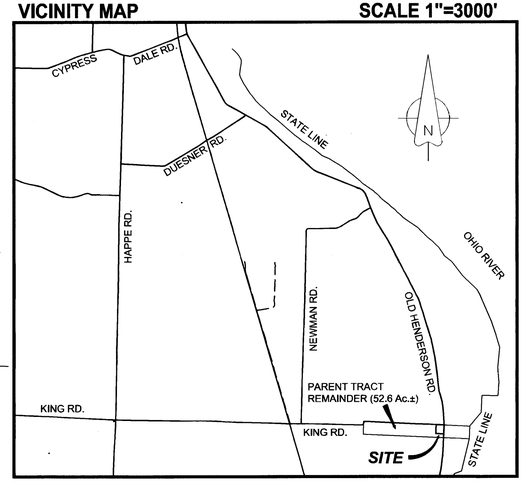
8. NATURAL SURFACE WATERCOURSE: The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses on this site.

9. PRIOR COVENANTS & RESTRICTIONS: The Area Plan Commission does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.

10 APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number WAV-2018-005 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2), was approved at Subdivision Review on 02/26/2018.

VICINITY MAP

SCALE 1"=3000'



Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 6/29/18 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 19th day of July, 2018.

DONALD E. GRIES REGISTERED No. LS29900003 STATE OF INDIANA LAND SURVEYOR

Donald E. Gries, PS
Indiana Registration No. LS 29900003
Andy Easley Engineering, Inc.
1133 West Mill Road; Suite 205
Evansville, IN 47710

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.

Donald E. Gries, PS

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 **1700 King**, a Minor Subdivision.

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.

Ronald S. McDowell

Ronald S. McDowell, Trustee
Ronald S. McDowell Revocable Trust
dated the 2nd day of August, 2001
1700 King Road
Evansville, IN 47712

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 Ronald S. McDowell, the owner of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 16th day of August, 2018.

My commission expires 11/22/2022

NOTARY PUBLIC SEAL INDIANA

Patricia E. Keith
Signature

Printed Name: Patricia E. Keith

Notary Resides in Vanderburgh County, Indiana (state)

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, proper notice was given and this plat has been given Primary Approval by the AREA PLAN COMMISSION of Evansville and Vanderburgh County at a meeting held on 2/26/2018 at SUBDIVISION REVIEW.

President: Stacey Stevens

Attest Executive Director: Ronald S. London

PLAT RELEASE for APC Docket No.: MIN-2018-005

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

Executive Director: Ronald S. London

9/24/2018
Plat Release Date

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA

U-164

CROSS REFERENCES
TRUSTEE'S DEED 2018R000216681
TRUSTEE'S DEED 2018R000216682

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

MINOR SUBDIVISION
1700 KING ROAD
CLIENT: RONALD MCDOWELL
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
DATE: 02/12/18
PROJECT NO.: S-10279
SCALE: 1"=40'
REVISIONS

SHEET NO.: 1 OF 1