

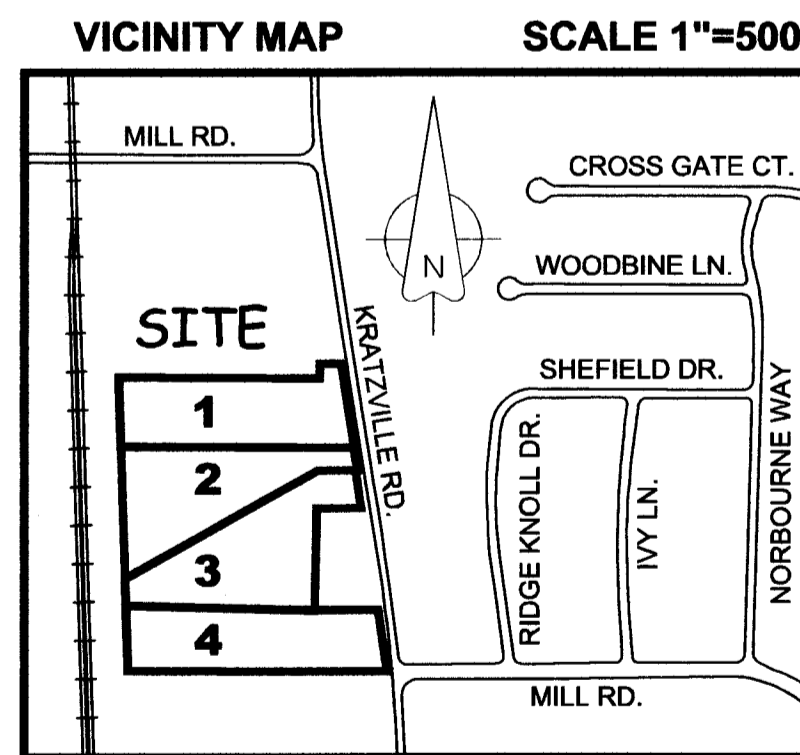
GANTNER ACRES

BOUNDARY DESCRIPTION

A re-plot of Lot 1 in North Ridge Subdivision No. 4, as per plat thereof, recorded in Plat Book "J", page 243 in the Office of the Recorder of Vanderburgh County, Indiana and Part of the Southeast Quarter of Section 1, Township 6 South, Range 11 West of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

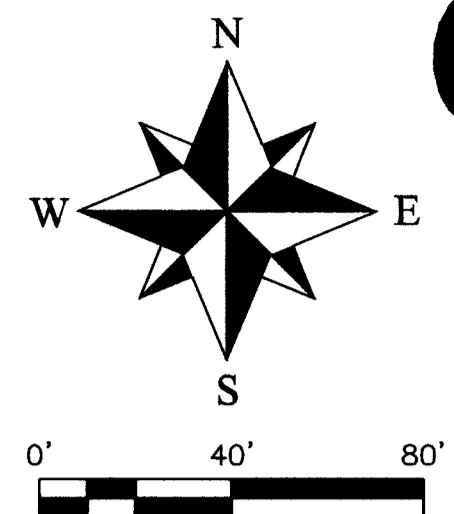
Beginning at a 2-1/2" by 8" stone at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 1; thence along the South line of said Quarter, Quarter Section

- 1st: North 89°40'46" West 482.23 feet to the Eastern boundary of the Southern Railway Company, as described in deed recorded in Deed Drawer 4, Cards 4426 and 4427 in the office of the Recorder; thence along said boundary line
- 2nd: North 01°46'52" West 764.54 feet; thence parallel with the North line of the South Half of the Southeast Quarter of said Section 1
- 3rd: South 89°42'21" East 523.01 feet to the East line of said Quarter, Quarter Section; thence along said East line
- 4th: North 01°16'34" East 38.00 feet; thence parallel with the North line of the South Half of the Southeast Quarter of said Section 1
- 5th: South 89°42'21" East 63.50 feet; thence
- 6th: South 08°25'45" East 133.44 feet; thence
- 7th: South 89°45'41" East 14.00 feet; thence
- 8th: South 00°14'19" West 12.00 feet; thence
- 9th: North 89°45'41" West 17.14 feet; thence
- 10th: South 08°25'11" East 136.11 feet; thence
- 11th: North 89°43'18" West 6.78 feet to the Northeast corner of Lot 1 in North Ridge Subdivision No. 4; thence along the East line of said Lot 1
- 12th: South 08°25'11" East 98.11 feet to the Southeast corner of said Lot 1; thence along the South line of said Lot 1
- 13th: South 89°50'42" West 115.77 feet to the Southwest corner of said Lot 1 and being in the West line of the Southeast Quarter of the Southeast Quarter of said Section 1; thence along the West line of said Quarter, Quarter Section
- 14th: South 01°16'34" West 266.00 feet; thence parallel with the South line of said Quarter, Quarter Section
- 15th: North 89°50'42" East 191.35 feet to the centerline of Kratzville Road; thence along said centerline
- 16th: South 08°25'11" East 161.63 feet to the South line of said Quarter, Quarter Section; thence along said South line
- 17th: South 89°50'42" West 218.58 feet to the true point of beginning and containing 10.356 acres more or less.

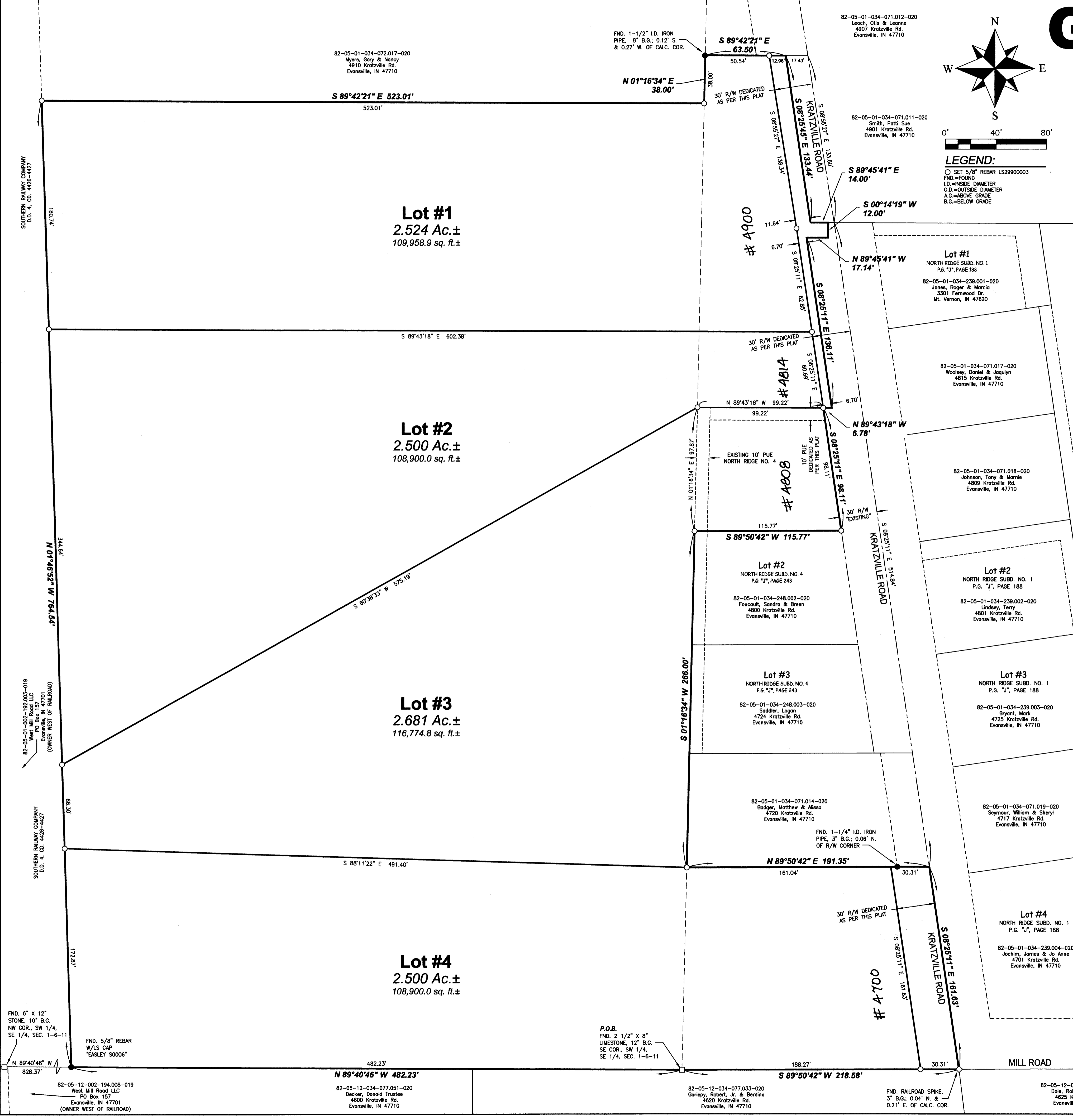


Cross References
 2018R00023987 OMT CLAIM
 2018R00023988 OMT CLAIM

U-170
 FND. 1" PINCH TOP IRON PIPE, FLUSH SE COR., SE 1/4, SEC. 1-6-11



LEGEND:
 ○ SET 5/8" REBAR LS2990003
 FND.=FOUND
 L.D.=LEAST DIAMETER
 O.D.=OUTSIDE DIAMETER
 A.G.=ABOVE GRADE
 B.G.=BELOW GRADE



General Notes

1. **PUBLIC UTILITIES - WATER:** Water is available and is provided by the Evansville Water & Sewer Utility.
 2. **PUBLIC UTILITIES - SEWER:** Sanitary Sewer is available by a Public Utility by means of extension.
 3. **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.
 4. **ACCESS:** Lots 1, 2, and 3 have direct access to Kratzville Road. The driveway for Lot 4 shall be located within 30 feet of the North property line.
 5. **FLOOD PLAIN DATA:** No portion 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 0114 D, Community Panel 180257 dated March 17, 2011.
 6. **DRAINAGE:** The Board of Public Works approved relaxation of the requirement for drainage calcs, report and detention for this subdivision, said approval was granted at their July 19, 2018 meeting.
- The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses on this site.
7. **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.
 8. **APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAT-2018-022, requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved by the Area Plan Commission at a meeting held on August 2, 2018 and by the Board of Public Works at a meeting held on August 7, 2018.

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 May 31, 2018 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 6th day of August, 2018.



Donald E. Gries, PS
 Indiana Registration No. I.S. 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)

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Gantner Acres**, a Major 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.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Michael Hitch
 Michael Hitch
 4900 Kratzville Rd.
 Evansville, IN 47710

Karen Hitch
 Karen Hitch
 4900 Kratzville Rd.
 Evansville, IN 47710

NOTARY CERTIFICATE

STATE OF Indiana)
) ss:
 COUNTY OF Vanderburgh)

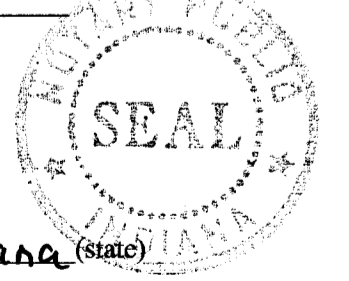
Barbara Darling
 Barbara Darling
 911 Allens Lane
 Evansville, IN 47710

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Michael Hitch, Karen Hitch and Barbara Darling, the owner(s) 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 18th day of October, 2018.

My commission expires 11/22/2022

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 August 2, 2018.

Stacey Stevens
 President: Stacey Stevens

Ronald S. London
 Attest Executive Director: Ronald S. London

PLAT RELEASE FOR APC Docket No.: MAJ-2018-008
 The Secondary Plat complies with the Ordinance and is released for recording.

Ronald S. London
 Executive Director: Ronald S. London

Ronald S. London
 October 23, 2018
 Plat Release Date

RECEIVED FOR RECORD
 DATE 10/24/2018 11:49 AM
 PLAT BOOK 44
 PAGE 170
 INSTR# 2018R00023986
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

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

GANTNER ACRES SECONDARY
 4900 KRATZVILLE RD.
 CLIENT: MICHAEL HITCH
 VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
 CHECKED: J.S.G.
 PROJECT NO.: S-10371
 REVISIONS: 1-447

DATE: 08/28/18
 SHEET NO.: 1 OF 1

