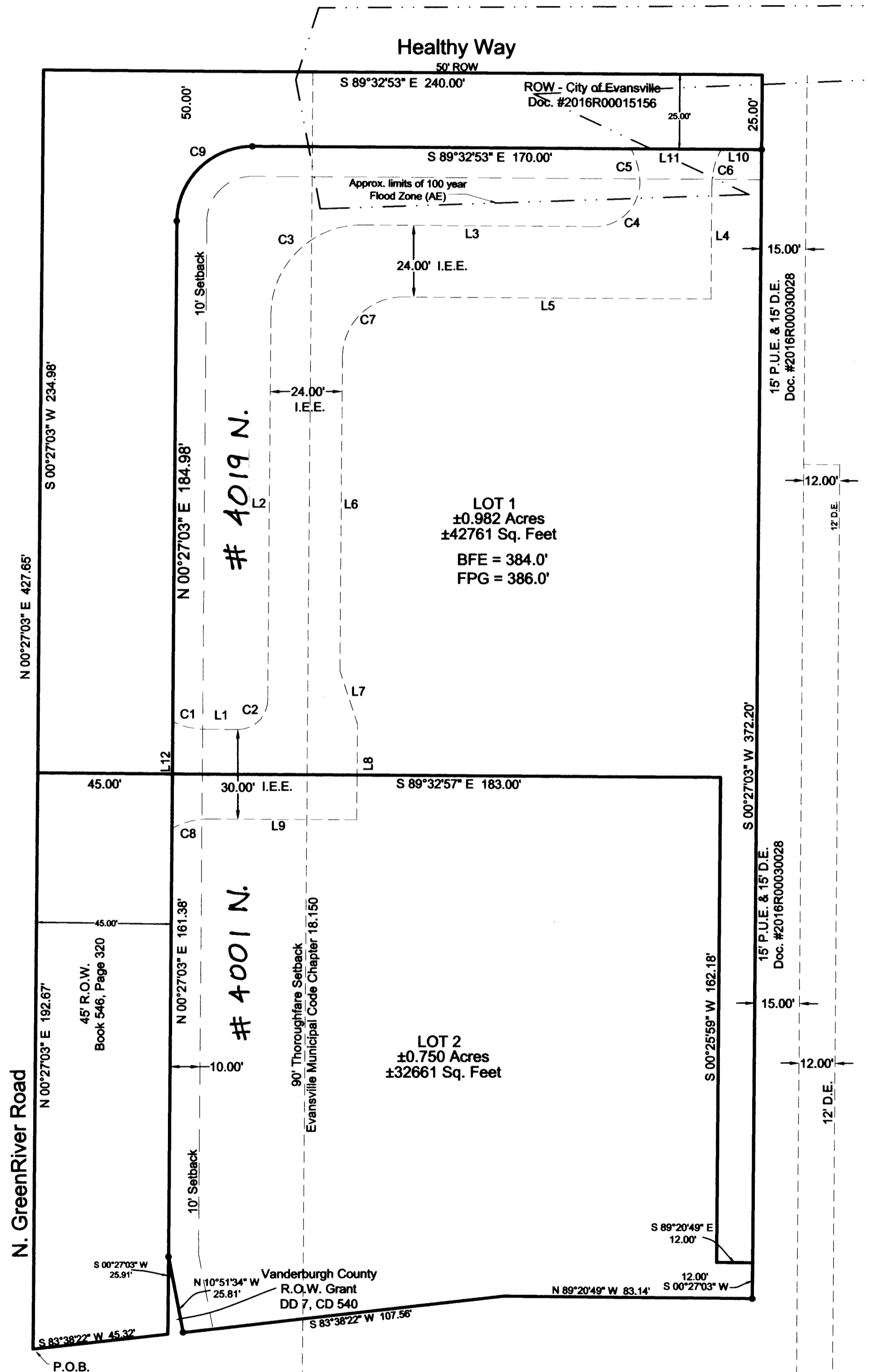


# O'Reilly's Minor Subdivision

|  |   |
|--|---|
| DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER<br>10/15/2020<br>BRIAN GERTH, AUDITOR<br>2845<br>(AUDITOR'S NUMBER) | RECEIVED FOR RECORD<br>DATE 10/15/2020 11:16 AM<br>PLAT BOOK 072<br>INSTR# 2020R00027025<br>DEBBIE STUCKI, RECORDER<br>VANDERBURGH COUNTY |
|--|---|

306 North Market Street  
Mt. Carmel, Illinois 62863  
Phone: (618) 263-4100  
www.neikirkengineering.com  
Professional Engineering • Land Surveying

NOTE: Bearings based on the National True Meridian System, West Zone 18N, U.T.M. Zone 18N, U.S. G.S. 83 Derived from GPS with tie to Trimble VRS Network



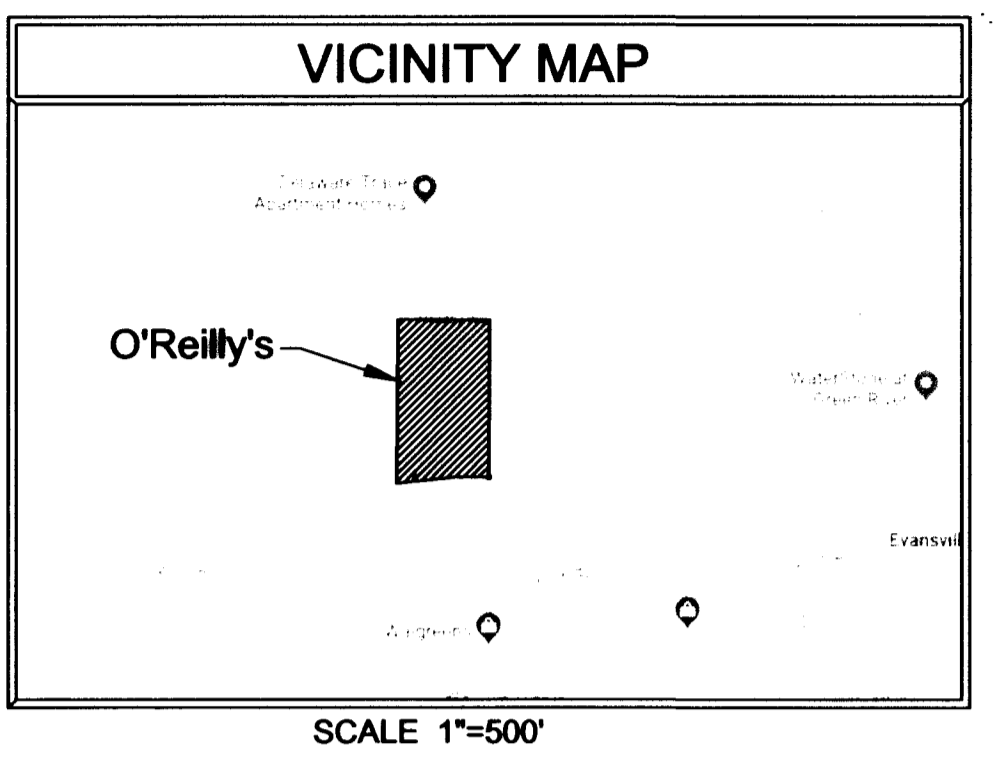
**SURVEYED METES AND BOUNDS DESCRIPTION:**  
Part of the South Half of the South Half of the Northwest Quarter of Section 12, Township 6 South, Range 10 West, Knight Township, City of Evansville, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said South Half of the South Half of the Northwest Quarter; thence North 00°27'03" East 230.00 feet along the West line of said South Half of the South Half of the Northwest Quarter to a mag nail set at the Point of Beginning; thence continuing North 00°27'03" East 427.65 feet along the West line of said South Half of the South Half of the Northwest Quarter to a mag nail found; thence South 89°32'53" East 240.00 feet to a mag nail set; thence South 00°27'03" West 409.20 feet to an iron pin found at the Northeast corner of the property conveyed to Bayley-Young Properties LLC by Document 2000R00004768 in the Office of the Recorder of Vanderburgh County, Indiana; thence North 89°20'49" West 83.14 feet along the North line of said Bayley-Young Properties LLC property to an iron pin found; thence continuing along the North line of said Bayley-Young Properties LLC property South 83°38'22" West 107.56 feet to an iron pin found at a corner of the property conveyed to Vanderburgh County by Document recorded in Deed Drawer 7, Card 540 in said Office of the Recorder; thence North 10°51'34" West 25.81 feet along the boundary of said Vanderburgh County property to an iron pin found in the East right-of-way line of Green River Road; thence continuing along said Vanderburgh County property South 00°27'03" West 25.91 feet to an iron pin set in the North line of said Bayley-Young Properties LLC property; thence South 83°38'22" West 45.32 feet along the North line of said Bayley-Young Properties LLC property to the Point of Beginning, containing, 2.285 acres, more or less.

Also, subject to a 45-foot right-of-way off the West side for Green River Road as described in Deed Book 546, Page 320 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 25-foot right-of-way off the North side for Healthy Way Road as described in Document Number 2016R00015156 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to any and all easements, rights-of-way, restrictions, and covenants, recorded or otherwise.



**OWNER'S CERTIFICATE**

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as O'Reilly's, a Minor Subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked I.E.E. (Ingress/Egress Easement), are hereby dedicated for the benefit of the Owners of Lots 1&2 for Ingress and Egress. The Ingress/Egress easements are perpetual in nature and shall provide unobstructed and continuous access between the Lots for all users.

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

*Kevin M. Goebel* 10-14-2020  
Kevin M. Goebel Date  
North Green River Investments L.L.C.  
728 N. Cross Pointe Blvd.  
Evansville, IN 47715

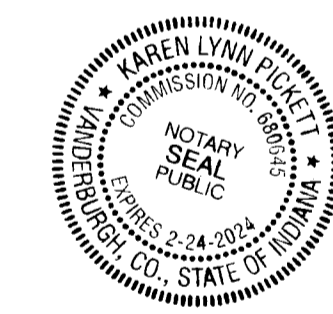
**NOTARY CERTIFICATE**

STATE OF INDIANA )  
COUNTY OF ) SS

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kevin M. Goebel of North Green River Investments, the owner of the real estate shown and described hereon and acknowledged the execution of this plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes set forth.

Witness my hand and seal this 14 day of OCTOBER, 2020

My commission expires \_\_\_\_\_  
*Karen Lynn Pike*  
Notary Signature



Printed Name \_\_\_\_\_  
Notary resides in \_\_\_\_\_ County, \_\_\_\_\_

**GENERAL NOTES**

- PUBLIC UTILITIES-WATER:** Water is available and is provided by the Evansville Water and Sewer Utility.
- PUBLIC UTILITIES-SEWER:** Sanitary Sewer is available and will be provided by the Evansville Water & Sewer Utility.
- FLOOD PLAIN DATA:** A portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Alone "AE" as said tract plots on Community Panel No. 18163C0140D of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.
- INSTALLATION OF SIDEWALKS WITH CERTIFICATE OF OCCUPANCY:**  
(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 install the required sidewalk(s) on the purchased lot or lots within five (5) 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 the owner still holds title within ten (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 a new subdivision must be installed to the standards meeting the latest edition of the Evansville Municipal Code, City Engineer's current standards and all applicable standards required by the Americans with Disabilities Act (ADA) and regulations thereunder.  
(v) Failure to install a required sidewalk in accordance with all ordinances and in 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.
- PRIOR COVENANTS AND 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.
- ACCESS:** Access from North Green River Road shall be limited to one shared right-turn in/out drive to be centered on the property line between Lot 1 and Lot 2. Lot 1 will also be allowed access to Healthy Way.

| CURVE TABLE |            |        |             |               |              | LINE TABLE |               |          |
|-------------|------------|--------|-------------|---------------|--------------|------------|---------------|----------|
| CURVE       | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | LINE       | BEARING       | DISTANCE |
| C1          | 11.30      | 25.00  | 25°54'17"   | S 76°39'49" E | 11.21        | L1         | S 89°32'57" E | 10.74    |
| C2          | 15.71      | 10.00  | 90°00'00"   | N 45°27'03" E | 14.14        | L2         | N 00°27'03" E | 129.00   |
| C3          | 47.12      | 30.00  | 90°00'00"   | N 45°27'03" E | 42.43        | L3         | S 89°32'57" E | 77.82    |
| C4          | 23.12      | 15.00  | 88°18'03"   | N 46°18'01" E | 20.90        | L4         | S 00°27'03" W | 37.98    |
| C5          | 11.94      | 25.00  | 27°21'45"   | N 14°32'48" W | 11.83        | L5         | N 89°32'57" W | 102.82   |
| C6          | 12.51      | 25.00  | 28°40'52"   | S 14°47'28" W | 12.38        | L6         | S 00°27'03" W | 105.15   |
| C7          | 31.42      | 20.00  | 90°00'00"   | S 45°27'03" W | 28.28        | L7         | S 18°14'45" E | 18.72    |
| C8          | 12.91      | 25.00  | 29°35'05"   | S 75°39'30" W | 12.77        | L8         | S 00°27'03" W | 32.12    |
| C9          | 39.27      | 25.01  | 89°57'43"   | N 45°26'55" E | 35.36        | L9         | N 89°32'57" W | 49.32    |
|             |            |        |             |               |              | L10        | N 89°32'53" W | 13.45    |
|             |            |        |             |               |              | L11        | S 89°32'53" E | 30.13    |
|             |            |        |             |               |              | L12        | N 00°27'02" E | 35.77    |

**SURVEYOR'S CERTIFICATE**

I, Trent J. McPeak, 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 7th, 2020 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 29th day of May, 2020

*Trent J. McPeak*  
Trent J. McPeak, PLS 21600009  
Neikirk Engineering, LLC  
306 North Market Street  
Mt. Carmel, Illinois 62863



**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 March 30, 2020 (at SUBDIVISION REVIEW).

*Ronald S. Stevens*  
President  
*Ronald S. Stevens*  
Attest Executive Director: Ronald S. Stevens

PLAT RELEASE for APC DOCKET No.: MIN-2020-005  
The Secondary Plat complies with the Ordinance and is released for recording.

*Ronald S. Stevens* 10/15/2020  
Executive Director: Ronald S. Stevens Plat Release Date



**LEGEND**

- P.O.C. Point of Commencement
- P.O.B. Point of Beginning
- Found Monument
- ▲ Found Vanderburgh County Surveyor Monument
- Set 5/8" Iron Pin with Plastic Cap inscribed with "Neikirk"
- DE Drainage Easement
- PUE Public Utility Easement
- I.E.E. Ingress/Egress Easement

P.O.C.-Brass Plug  
SW Cor.  
S/2, S/2, NW/4  
Sec. 12, T6S, R10W

O'Reilly's Minor Subdivision  
City of Evansville  
Vanderburgh County, Indiana

O'Reilly Automotive Stores, Inc.  
4001, 4003 N Green River Rd  
Evansville, Indiana 47713

DWG DATE:  
05-29-2020

SHEET #:

1  
OF 1 SHEETS

O'REILLY-EVANSVILLE.DWG