

# REITER DICKENS

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR. 10, 2017  
(DATE)

BRIAN GERTH AUDITOR

1112  
(AUDITORS NUMBER)

RECEIVED FOR RECORD

DATE 03.10.17

PLAT BOOK U

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INSTR# 2017R00005644

DEBBIE STUCKI RECORDER  
VANDERBURGH COUNTY

**U.S.O**

APC# 36-MS-2016

**OWNER'S CERTIFICATE:**

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS "REITER DICKENS".

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

Keith A. Reiter DATE 3/2/2017

Robin L. Reiter DATE 3-2-2017

KEITH A. REITER  
6101 E BASELINE ROAD  
EVANSVILLE, INDIANA 47725

ROBIN L. REITER  
6101 E BASELINE ROAD  
EVANSVILLE, INDIANA 47725

**NOTARY CERTIFICATE:**

STATE OF INDIANA }  
COUNTY OF VANDERBURGH } SS:

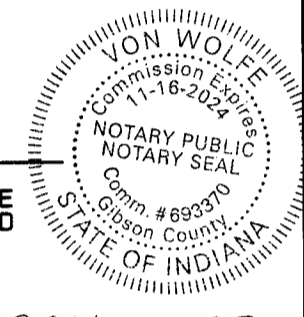
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR GIBSON COUNTY, STATE OF INDIANA, PERSONALLY APPEARED KEITH A. REITER and ROBIN L. REITER THE ABOVE SIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGED THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 2ND DAY OF MARCH 2017

MY COMMISSION EXPIRES: NOV. 16, 2024

NOTARY PUBLIC: Von N. Wolfe PRINTED VON N. WOLFE

RESIDENT OF GIBSON COUNTY, INDIANA



**BOUNDARY DESCRIPTION (10.02 ACRES):**

PART OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION ONE (1), TOWNSHIP FIVE (5) SOUTH, RANGE TEN (10) WEST, SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION NORTH 88 DEGREES 55 MINUTES 09 SECONDS WEST 832.88 FEET TO THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE SOUTH 02 DEGREES 00 MINUTES 28 SECONDS WEST 262.04 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 57 SECONDS EAST 257.90 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 42 SECONDS WEST 548.80 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 50 SECONDS WEST 202.70 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 43 SECONDS EAST 3.90 FEET; THENCE NORTH 41 DEGREES 17 MINUTES 00 SECONDS WEST 399.81 FEET TO THE WEST LINE OF SAID HALF QUARTER SECTION; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 41 MINUTES 59 SECONDS EAST 250.00 FEET; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00 DEGREES 59 MINUTES 52 SECONDS EAST 379.00 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 09 SECONDS EAST 167.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 24 SECONDS EAST 141.00 FEET TO THE NORTH LINE OF SAID HALF QUARTER SECTION; THENCE ALONG SAID NORTH LINE SOUTH 88 DEGREES 59 MINUTES 09 SECONDS EAST 303.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.02 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.

**AREA PLAN COMMISSION CERTIFICATE:**

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 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 NOVEMBER 14, 2016 (AT SUBDIVISION REVIEW).

[Signature] PRESIDENT

[Signature] ATTEST EXECUTIVE DIRECTOR

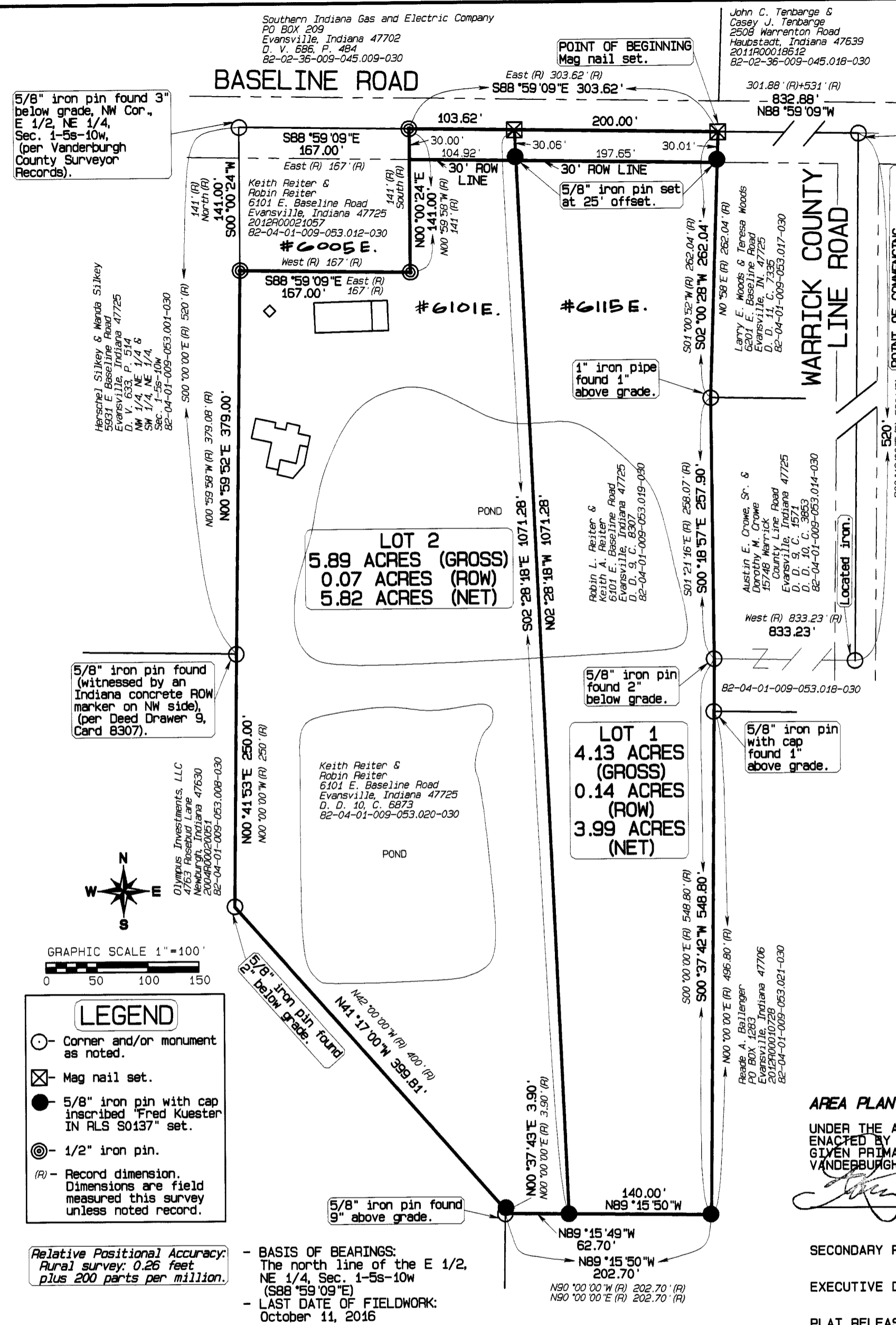
SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR [Signature]

PLAT RELEASE DATE MARCH 10, 2017



- GENERAL NOTES:**
- UTILITIES - LOT 1 & LOT 2 HAVE VECTREN GAS SERVICE AVAILABLE. LOT 1 & LOT 2 HAVE VECTREN ELECTRICAL SERVICE AVAILABLE. LOT 1 & LOT 2 HAVE ELBERFELD WATER SERVICE AVAILABLE.
  - OSDS UTILITY STATEMENT: 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.
  - TEMPORARY EROSION CONTROL (DURING CONSTRUCTION): FOR SUBDIVISIONS WHERE THE LAND DISTURBANCE IS IN EXCESS OF ONE ACRE, A STORM WATER POLLUTION PREVENTION PLAN 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 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. 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.
  - FLOOD PLAIN DATA: THE PROJECT LIES WITHIN ZONE "X" AS INDICATED ON FIRM PANEL NO. 180256 0430 D (MAP NUMBER 18163C0130D) DATED MARCH 17, 2011, FOR VANDERBURGH COUNTY, INDIANA.
  - MAINTENANCE STATEMENT: THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR LAKE MAINTENANCE AND PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATERCOURSES.
  - MAILBOX STATEMENT: NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY ROAD RIGHT-OF-WAY.
  - APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC DOCKET NUMBER 42-SW-2016 REQUESTING TO WAIVE THE INSTALLATION OF SIDEWALKS, AS PER COUNTY CODE 16.12.020 (B) (2), WAS APPROVED AT SUBDIVISION REVIEW ON NOVEMBER 14, 2016.



**SURVEYOR'S CERTIFICATE:**

I, FRED J. KUESTER, 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, AND THAT ALL MONUMENTS SHOWN EXIST AT LOCATIONS NOTED.

Fred J. Kuester DATE MARCH 2, 2017

FRED J. KUESTER, LS #S0137

FRED J. KUESTER  
ENGINEER & LAND SURVEYOR  
1792 E 600 S  
FORT BRANCH, INDIANA 47648  
(812) 753-4843

**AFFIRMATION STATEMENT:**

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REFACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Fred J. Kuester

This instrument prepared by:

**FRED J. KUESTER**  
ENGINEER & LAND SURVEYOR  
1792 E 600 S  
FORT BRANCH, INDIANA 47648  
(812) 753-4843

<b>REITER DICKENS</b>		
6101 E BASELINE ROAD, EVANSVILLE, INDIANA 47725		
SCALE: 1" = 100	APPROVED BY: FJK	DRAWN BY: JJZ
DATE: MARCH 2017		REVISED: 0
Part of the E 1/2 of the NE 1/4 of Section 1, Township 5 South, Range 10 West, Scott Township, Vanderburgh County, Indiana.		
file: 2017-03-reiter 1-5s-10w.smi		SHEET 1 OF 1
client: Keith & Robin Reiter		