

RIORDAN ACRES II

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 10/24/2018
 BRIAN GERTH AUDITOR
 5301
 (AUDITOR NUMBER)

RECEIVED FOR RECORD
 DATE 10/24/2018 10:34A
 PLAT BOOK 1109
 PAGE 1109
 INSTR# 2018R00023918
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

General Notes

- PUBLIC UTILITIES - WATER:** Water is available and is provided by the German Township Water District.
- PUBLIC UTILITIES - SEWER:** Sanitary Sewer is not available by a Public Utility.
- 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.
- ACCESS:** Lot 1 has direct access to West Mill Road and the right to utilize a 40 foot Ingress/Egress Easement Agreement for a Common Drive along the most Westerly boundary of said Lot, said easement is described in Agreement recorded as Document Number 2010R-29128 in the office of the Recorder. Lot 2 only has direct access to West Mill Road.
- 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(s) plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0095 D, Community Panel 180256 and dated March 17, 2011.
- NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses on this site.
- 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.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAV-2018-436 requesting to waive the installation of sidewalks, as per County Code 16.12.02(B)(2), was approved at Subdivision Review on 09/04/2018.

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 5 South, Range 11 West of the 2nd P.M., lying in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a railroad spike at the Southeast corner of said Quarter, Quarter Section; thence along the South line of said Quarter, Quarter Section, North 89°58'26" West 60.01 feet to a 5/8" iron rod with LS cap inscribed "Easley S0006" at the Southwest corner of Lot 1 in Riordan Acres Minor Subdivision, as per plat thereof, recorded as MS-283 in the office of the Recorder and being the true point of beginning; thence continue along the South line of said Quarter, Quarter Section

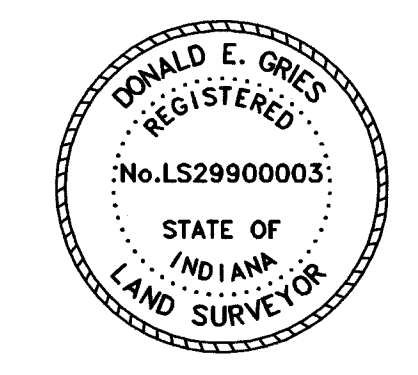
- 1st: North 89°58'26" West 637.28 feet to a mag nail with washer stamped "Gries 29900003"; thence
- 2nd: North 01°10'13" East 150.00 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence parallel with the South line of said Quarter, Quarter Section
- 3rd: North 89°58'26" West 20.00 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence
- 4th: North 01°10'13" East 184.44 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence
- 5th: South 89°58'26" East 336.84 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence
- 6th: North 79°19'29" East 326.18 feet to a 5/8" iron rod at a corner on the West boundary of said Lot 1; thence along said West line
- 7th: South 01°00'16" West 395.00 feet to the true point of beginning and containing 5.195 acres more or less.

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 April 26, 2018 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 25th day of September, 2018.



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 owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Riordan Acres II**, a Minor Subdivision.

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

James T. Riordan
 James T. Riordan
 4901 West Mill Road
 Evansville, IN 47720

Carol Sue Riordan
 Carol Sue Riordan
 4901 West Mill Road
 Evansville, IN 47720

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 James T. Riordan and Carol Sue Riordan, the owners 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 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 September 4, 2018 (at Subdivision Review).

Stacey Stevens
 President: Stacey Stevens

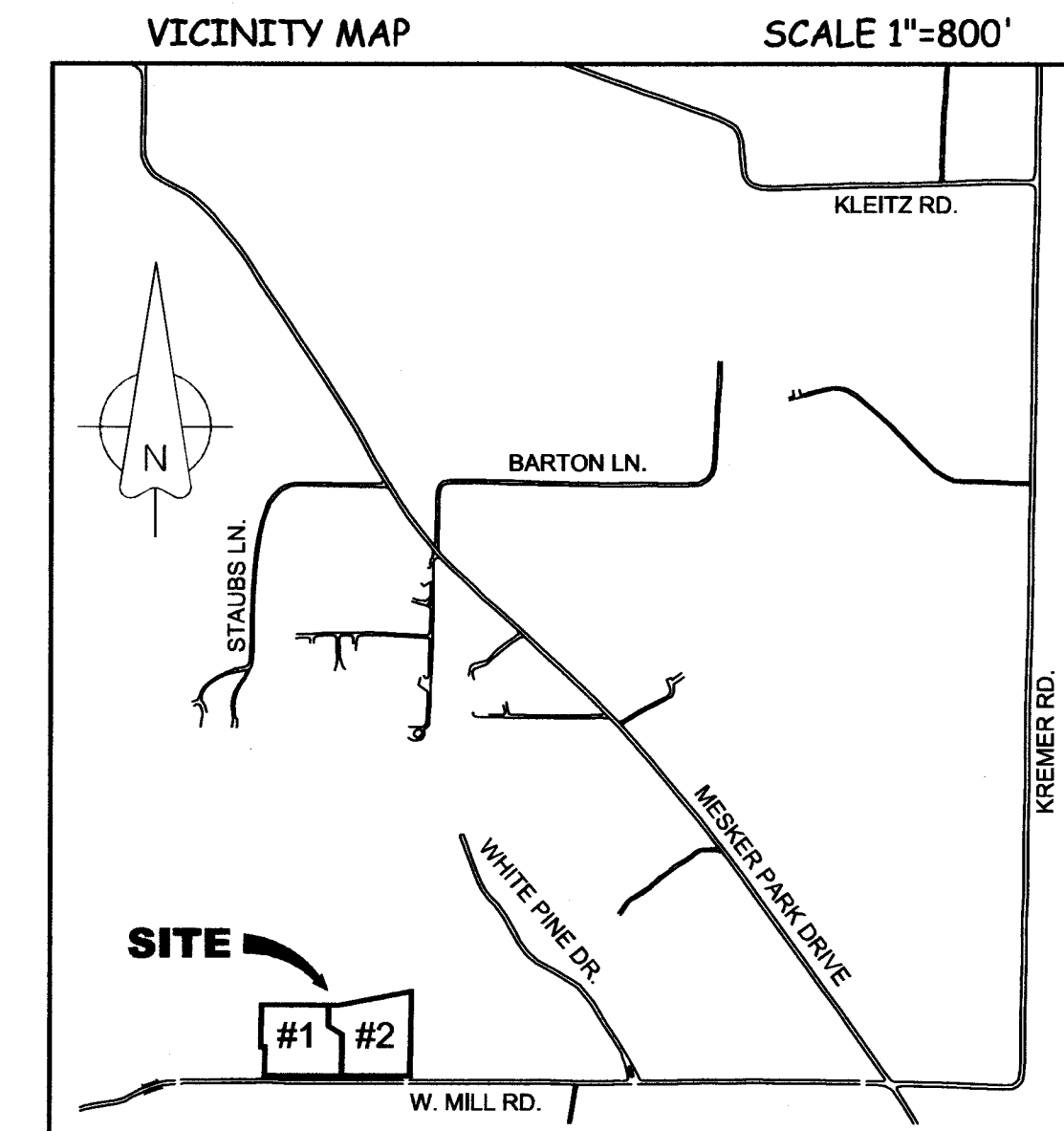
Ronald S. London
 Attest Executive Director: Ronald S. London

PLAT RELEASE for APC Docket No.: MIN-2018-024

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

Ronald S. London
 Executive Director: Ronald S. London

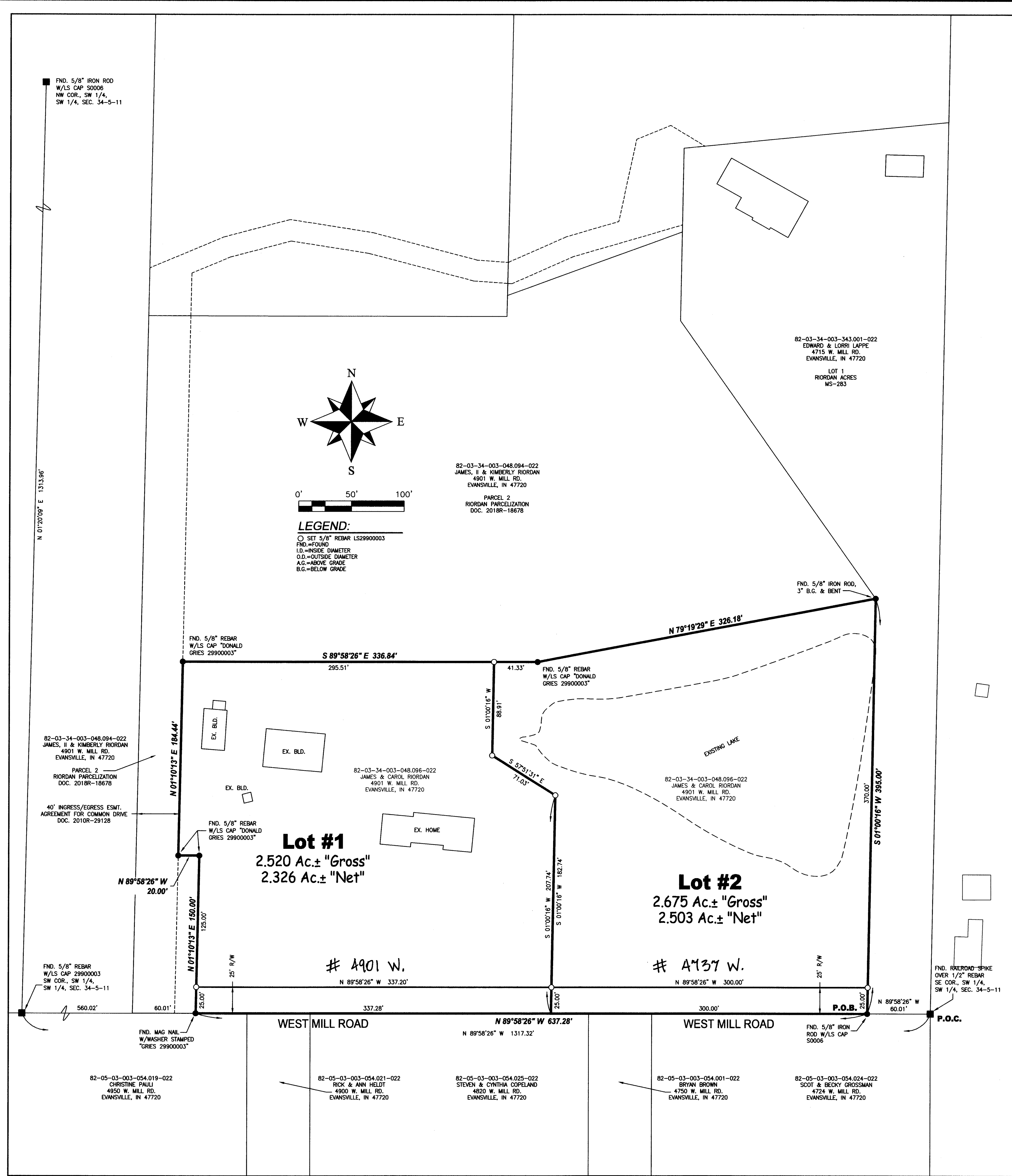
OCTOBER 23, 2018
 Plat Release Date



CROSS REFERENCES

QUITCLAIM DEED 2018R00018681
 SURVEYORS PLAT 2018R00018678

U-169



AE Andy Easley Engineering
 CIVIL ENGINEERING (812) 424-2481
 LAND SURVEYING EVANSVILLE, INDIANA 47710
 1133 WEST MILL ROAD

MINOR SUBDIVISION
 4901 W. MILL RD.
 CLIENT: JAMES & CAROL RIORDAN
 VANDERBURGH COUNTY, INDIANA

DRAWN BY:	DATE:	DATE:	DATE:
J.R.P.	09/23/18	09/23/18	09/23/18
CHECKED:	FILED:	FILED:	FILED:
D.E.C.	NO.:	NO.:	NO.:
1"=50'	REVISIONS:	REVISIONS:	REVISIONS:
SHEET NO.:		1 OF 1	