

Riverbend Acres

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Mar. 27, 2018
 BRIAN GERTH AUDITOR
 1255
 RECEIVED FOR RECORD
 DATE **03-27-18** 12:57p
 PLAT BOOK **U**
 PAGE **139**
 INSTR# **2018R00006212**
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

General Notes

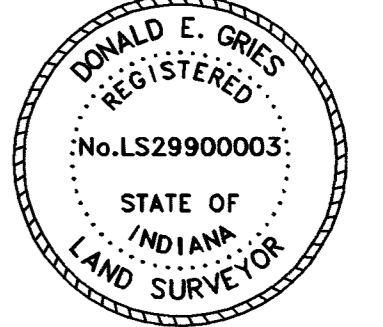
- PUBLIC UTILITIES - WATER:** Water is available by the Evansville Water & Sewer Utility.
- PUBLIC UTILITIES - SEWER:** Sewer is not available by a public utility.
- OSDS Utility Statement:** Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.3.
- FLOOD PLAIN DATA:** No portion of this Minor Subdivision lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0175 D, Community Panel 180256 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 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.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAV-2018-006 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.

Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 December 21, 2017 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 12th day of March, 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

OWNER'S CERTIFICATE

I, the undersigned owner(s) of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Riverbend Acres.

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

Frank J. Will
 Frank J. Will
 9101 Old Mt. Vernon Rd.
 Evansville, IN 47712

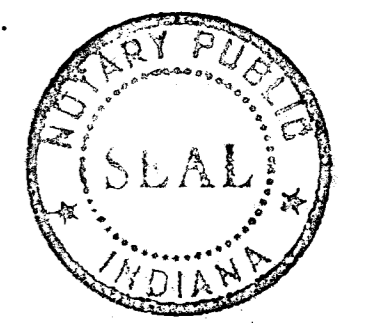
Holly W. Will
 Holly W. Will
 9101 Old Mt. Vernon Rd.
 Evansville, IN 47712

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, Frank J. Will and Holly W. Will, the above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 23rd day of March, 2018.

My commission expires 11/22/2022
Patricia E. Keith
 Patricia E. Keith
 Notary Resides in Vanderburgh County, Indiana



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 February 26, 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-2018-006

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

Ronald S. London
 Executive Director: Ronald S. London

Ronald S. London
 Plat Release Date

U-139



WESTSIDE IMPROVEMENT ASSOCIATION
 DEANNA OUTLAW
 1701 SCHUTTE ROAD
 EVANSVILLE, IN 47712

BOUNDARY DESCRIPTION

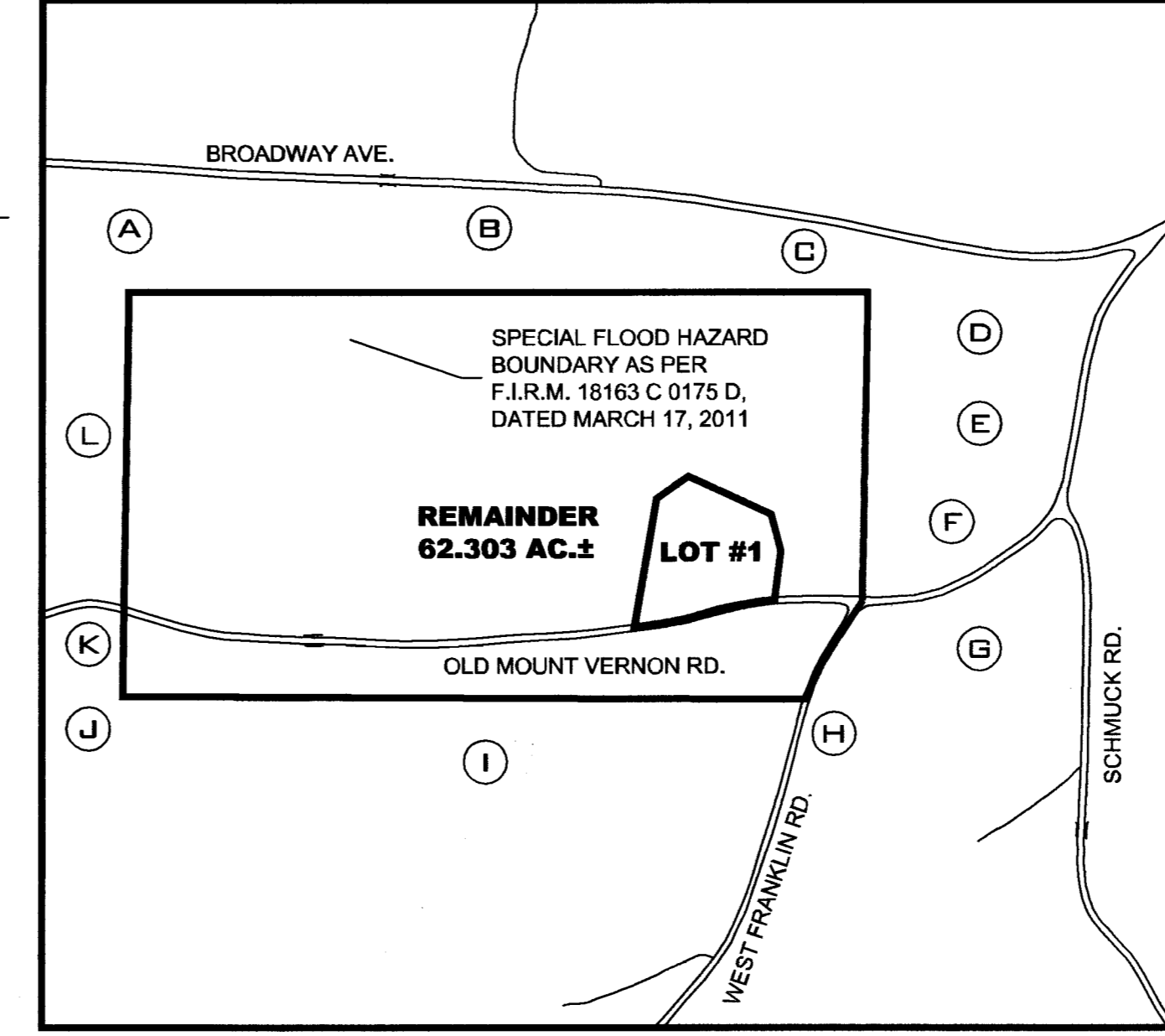
Part of the Northeast Quarter of the Southwest Quarter of Section 6, Township 7 South, Range 11 West of the 2nd P.M., lying in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a 6"x12" stone at the Southeast corner of said Quarter, Quarter Section; thence along the East line of said Quarter, Quarter Section, North 01°00'18" East 307.28 feet to the centerline of Old Mt. Vernon Road; thence along said centerline for the following 3 (three) courses, North 87°38'21" West 125.54 feet; thence North 89°47'42" West 126.04 feet; thence South 81°43'01" West 20.40 feet to a mag nail at the true point of beginning; thence continue along said centerline for the following 4 (four) courses

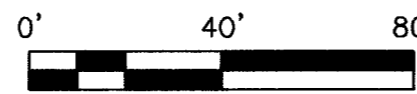
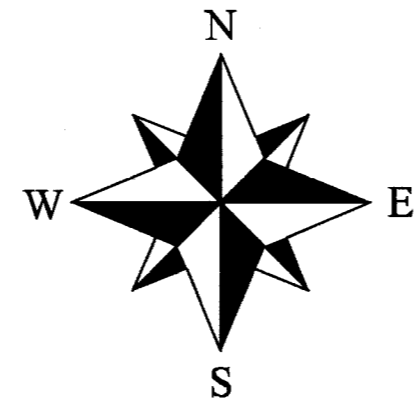
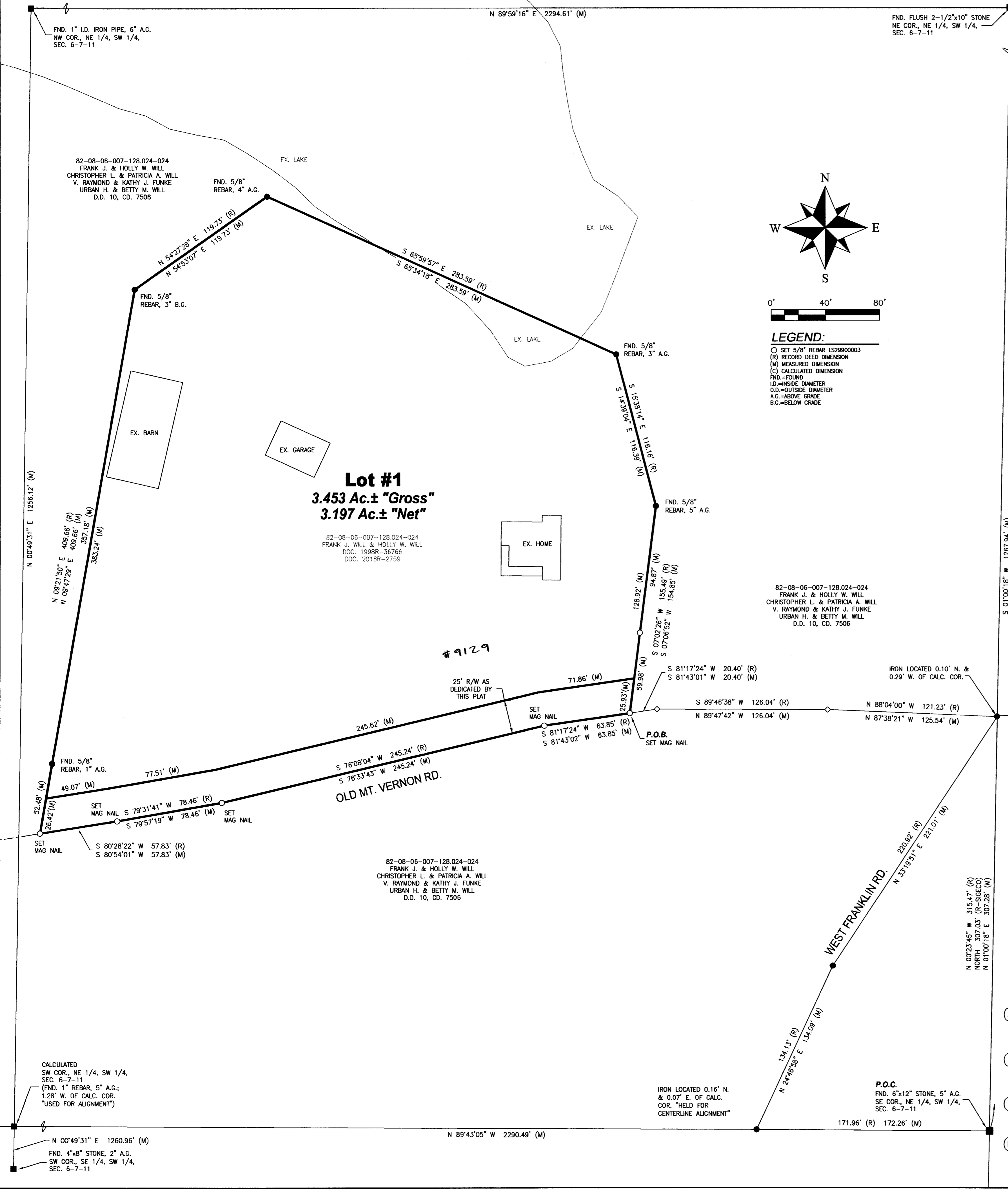
- 1st: South 81°43'02" West 63.85 feet to a mag nail; thence
- 2nd: South 76°33'43" West 245.24 feet to a mag nail; thence
- 3rd: South 79°57'19" West 78.46 feet to a mag nail; thence
- 4th: South 80°54'01" West 57.83 feet to a mag nail; thence
- 5th: North 09°47'29" East 409.66 feet to a 5/8" rebar; thence
- 6th: North 54°53'07" East 119.73 feet to a 5/8" rebar; thence
- 7th: South 65°34'18" East 283.59 feet to a 5/8" rebar; thence
- 8th: South 14°39'04" East 116.39 feet to a 5/8" rebar; thence
- 9th: South 07°06'52" West 154.85 feet to the true point of beginning and containing 3.453 acres more or less.

Subject To: The right of way for Old Mt. Vernon Road, located along the South boundary of the above described parcel.

VICINITY MAP SCALE 1"=500'



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|--|--|---|
| (A) 82-08-06-007-128.081-024 FARMER, KEVIN W & LISA M T/E 8720 BROADWAY AVE. EVANSVILLE, IN 47712 | (E) 82-08-06-007-129.032-024 HITCH, RICHARD C REVOCABLE TRUST 8737 OLD MOUNT VERNON RD. EVANSVILLE, IN 47712 | (I) 82-08-06-007-128.023-024 WATER STREET PARTNERS LP & IND LIMITED PARTNERSHIP PO BOX 613 EVANSVILLE, IN 47704 |
| (B) 82-08-06-007-128.077-024 NURRENBERN, DAVID R & CAROL A 8511 BROADWAY AVE. EVANSVILLE, IN 47712 | (F) 82-08-06-007-129.007-024 WILLIAMS, DEREK E 9105 UPPER MOUNT VERNON RD EVANSVILLE, IN 47712 | (J) 82-08-07-007-468.002-024 SCHONBAUM, DAVID A 8908 OLD MOUNT VERNON RD EVANSVILLE, IN 47712 |
| (C) 82-08-06-007-128.078-024 SIMS, JEROD D 4019 WEATHERBY WAY NEW ALBANY, IN 47150 | (G) 82-08-06-007-129.008-024 KOCH, PAUL & JOYCE T/E 8900 OLD MT VERNON RD EVANSVILLE, IN 47712 | (K) 82-08-06-007-128.058-024 RANSOM, TONY RAY & MELANIE T/E 9800 OLD MT VERNON RD EVANSVILLE, IN 47712 |
| (D) 82-08-06-007-128.036-024 OVERTON INVESTMENTS LLC 524 BOOKVIEW DR. EVANSVILLE, IN 47711 | (H) 82-08-06-007-128.060-024 SOUTHERN INDIANA GAS & ELECTRIC CO PO BOX 209 EVANSVILLE, IN 47702-0209 | (L) 82-08-06-007-128.027-024 ROLLETT, JOHN, A & LINDA D REV TRUST / CO-TRUSTEES 10001 OLD MT VERNON RD EVANSVILLE, IN 47712 |



LEGEND:
 ○ SET 5/8" REBAR LS29900003
 (R) RECORD DEED DIMENSION
 (M) MEASURED DIMENSION
 (C) CALCULATED DIMENSION
 FND.=FOUND
 ID.=INSIDE DIAMETER
 O.D.=OUTSIDE DIAMETER
 A.C.=ABOVE GRADE
 B.G.=BELOW GRADE

AE-2 ANDY EASLEY ENGINEERING
 CIVIL ENGINEERING (812)424-2481
 LAND SURVEYING EVANSVILLE, INDIANA 47710
 1133 WEST MILL ROAD

MINOR SUBDIVISION
9101 OLD MT. VERNON RD.
 CLIENT: CHRISTOPHER WILL
 VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
 CHECKED: D.E.S.
 PROJECT NO.: S-1081
 SCALE: 1"=40'
 DATE: 12/28/17
 SHEET NO.: 1 OF 1