

JURECZKI PLACE

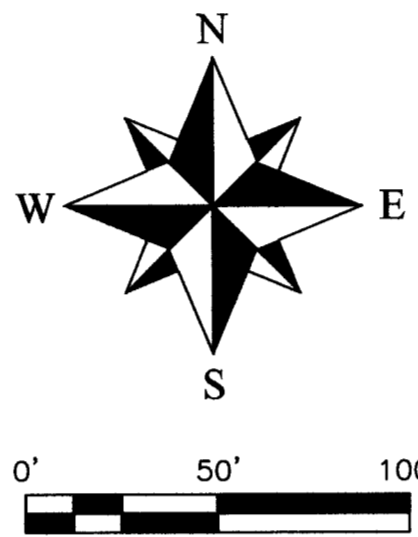
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov. 17, 2017
 (DATE)
 BRIAN GERTH AUDITOR
 5900
 (AUDITOR NUMBER)

RECEIVED FOR RECORD
 DATE **11-17-17** 12:58p
 PLAT BOOK **U**
 PAGE **123**
 INSTR# **2017R00020138**
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

General Notes

- UTILITIES:** Water is available by the German Township Water Department. Sanitary Sewers are not 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.
- FLOOD PLAIN DATA:** No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0095 D, Community Panel 180256 dated March 17, 2011.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number 29-SW-2017 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on 10/30/2017.
- APPLICATION FOR VACATION OF SUBDIVISION:** APC Docket Number 2-V-2017 requesting to vacate part of Lot 1 of WildWood Acres as recorded in Plat Book "M", Page 114 in the office of the Recorder of Vanderburgh County, was approved at Subdivision Review on 09/11/2017.
- VARIANCE FOR ZONING STANDARDS:** APC Docket Number 2017-91-BZA requesting to waive the lot frontage requirement from 60.0', as per County Code 17.12.040(A) Table A requirements, to 0.00' was approved at a public hearing of the Board of Zoning appeals on 09/19/2017.
- PRIOR COVENANTS AND RESTRICTIONS:** The recording of this plat will not supersede any private covenants and restrictions that may exist for the property and property owners within WildWood Acres Subdivision, if any, that is applicable to Lot 1 of Jureczki Place, as described and platted herein. Any such covenants and restrictions will remain in full force and effect and the owners of Lot 1 of Jureczki Place, their successors and assigns, are obligated to comply with said prior covenants and restrictions.

82-03-33-003-047.067-022
 AHRNS, KEITH & KIMBERLY
 5730 SIX SCHOOL RD.
 EVANSVILLE, IN 47720



CROSS-REFERENCES:
 17-28136 INSTRUMENT TO VACATE Pt. OF LOT 1.
 17-28137 QUITCLAIM DEED
 05-13771 WARRANTY DEED

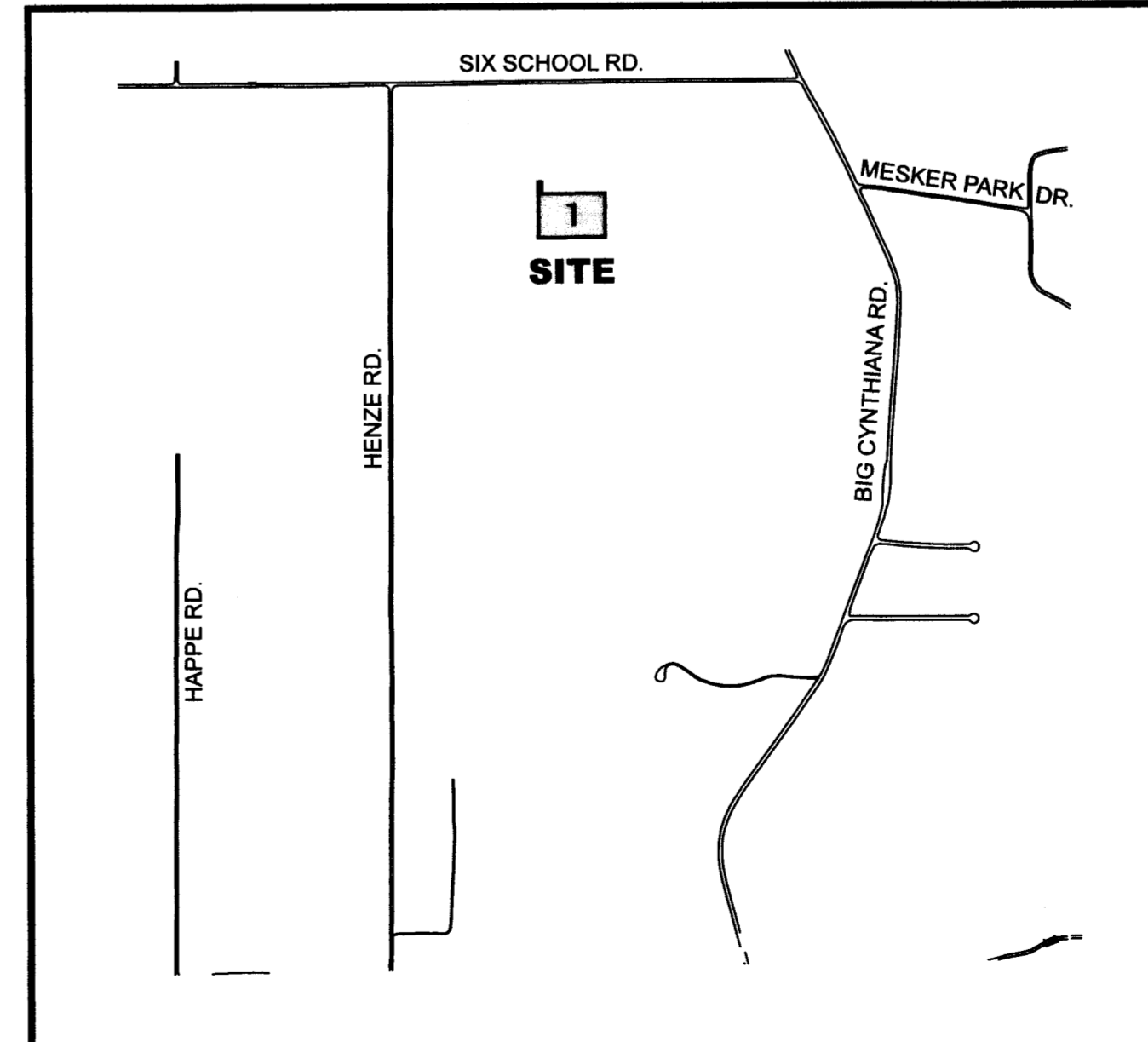
BOUNDARY DESCRIPTION

A re-plat of Lot 1 in WildWood Acres Subdivision, an addition lying near the City of Evansville, as per plat thereof, recorded in Plat Book "M", page 114 in the office of the Recorder of Vanderburgh County, Indiana, being part of the Northeast Quarter of the Northwest Quarter of Section 33, 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 the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 33; thence along the East line of said Quarter, Quarter Section and the East line of said Lot 1, South 00°01'44" West 687.12 feet to the true point of beginning; thence continue along said East line of Lot 1
- 1st: South 00°01'44" West 270.28 feet to the Southeast corner of said Lot 1; thence along the South boundary of said Lot 1
 - 2nd: South 89°27'39" West 408.37 feet to the Southwest corner of said Lot 1, also being a corner of Lot 2 in said subdivision; thence along the East boundary of Lot 2 for the following 2 (two) courses
 - 3rd: North 00°00'00" West 342.40 feet to a corner of said lots; thence
 - 4th: North 89°27'39" East 20.04 feet to a corner of said lots; thence
 - 5th: South 00°01'44" West 72.12 feet; thence parallel with the North line of said Lot 1
 - 6th: North 89°27'39" East 388.50 feet to the point of beginning and containing 2.567 acres more or less.

VICINITY MAP

SCALE 1"=1000'



Certificates

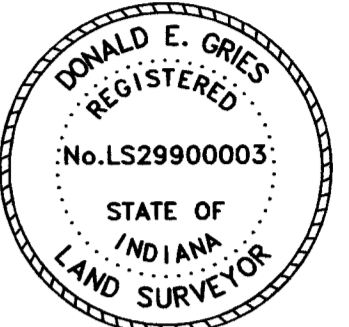
SURVEYOR'S CERTIFICATE

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 July 5, 2017 and that all monuments shown to exist at all locations as noted.

Witness my hand and seal this 8th day of November, 2017.

Donald E. Gries

Donald E. Gries
 Indiana Registration No. LS 29900003



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 of the real estate shown and described herein, do hereby plat and subdivide said real estate and designate same as JURECZKI PLACE.

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.

Nicholas Lee Jureczki
 Nicholas Lee Jureczki
 5900 Six School Rd.
 Evansville, IN 47720

Kimberly Joan Jureczki
 Kimberly Joan Jureczki
 5900 Six School Rd.
 Evansville, IN 47720

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
 COUNTY OF VANDERBURGH)

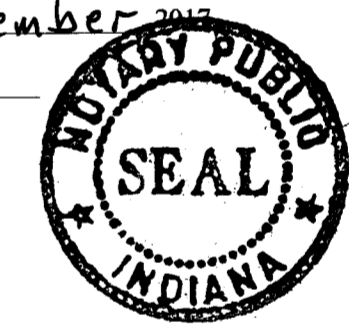
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nicholas Lee Jureczki and Kimberly Joan Jureczki, the above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 10th day of November, 2017.

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, this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on 10/30/2017 (at Subdivision review).

President
 President

Attest Executive Director
 Attest Executive Director

PLAT RELEASE

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

Executive Director
 Executive Director

Nov 17, 2017
 Plat Release Date

U-123
 Apc # 33-MS-2017



AE2 ANDY EASLEY ENGINEERING LAND SURVEYING
 CIVIL ENGINEERING (812) 424-2481 EVANSVILLE, INDIANA 47710
 1133 WEST MILL ROAD

JURECZKI PLACE
 5900 SIX SCHOOL RD
 CLIENT: NICHOLAS JURECZKI
 VANDERBURGH COUNTY, INDIANA

DATE: 10/10/17
 PROJECT NO: S-10188
 REVISIONS: Primary 10-30-17
 Secondary 11-08-17

SHEET NO.: 1 OF 1