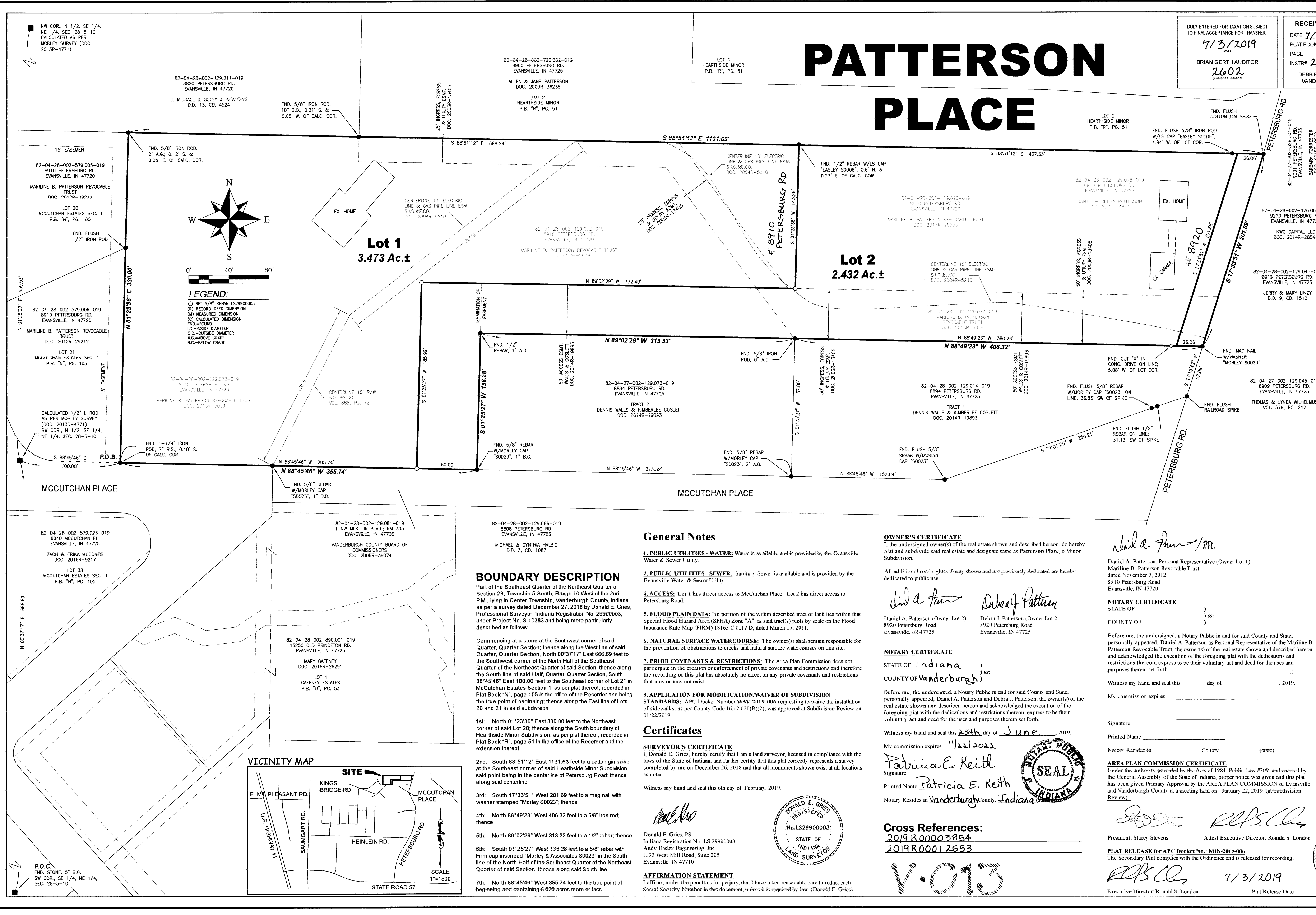


PATTERSON PLACE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 7/3/2019
 BRIAN GERTH AUDITOR
 2602
 RECEIVED FOR RECORD
 DATE 7/3/2019 1:12 PM
 PLAT BOOK
 PAGE 013
 INSTR 2019R00013348
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter of Section 28, Township 5 South, Range 10 West of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana as per a survey dated December 27, 2018 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. S-10383 and being more particularly described as follows:

Commencing at a stone at the Southwest corner of said Quarter, Quarter Section; thence along the West line of said Quarter, Quarter Section, North 00°37'17" East 666.89 feet to the Southwest corner of the North Half of the Southeast Quarter of the Northeast Quarter of said Section; thence along the South line of said Half, Quarter, Quarter Section, South 88°45'46" East 100.00 feet to the Southeast corner of Lot 21 in McCutchan Estates Section 1, as per plat thereof, recorded in Plat Book "N", page 105 in the office of the Recorder and being the true point of beginning; thence along the East line of Lots 20 and 21 in said subdivision

- 1st: North 01°23'36" East 330.00 feet to the Northeast corner of said Lot 20; thence along the South boundary of Heartside Minor Subdivision, as per plat thereof, recorded in Plat Book "R", page 51 in the office of the Recorder and the extension thereof
- 2nd: South 88°51'12" East 1131.63 feet to a cotton gin spike at the Southeast corner of said Heartside Minor Subdivision, said point being in the centerline of Petersburg Road; thence along said centerline
- 3rd: South 17°33'51" West 201.69 feet to a mag nail with washer stamped "Morley S0023"; thence
- 4th: North 88°49'23" West 406.32 feet to a 5/8" iron rod; thence
- 5th: North 89°02'29" West 313.33 feet to a 1/2" rebar; thence
- 6th: South 01°25'27" West 138.28 feet to a 5/8" rebar with Firm cap inscribed "Morley & Associates S0023" in the South line of the North Half of the Southeast Quarter of the Northeast Quarter of said Section; thence along said South line
- 7th: North 88°45'46" West 355.74 feet to the true point of beginning and containing 6.020 acres more or less.

General Notes

1. **PUBLIC UTILITIES - WATER:** Water is available and is provided by the Evansville Water & Sewer Utility.
2. **PUBLIC UTILITIES - SEWER:** Sanitary Sewer is available and is provided by the Evansville Water & Sewer Utility.
3. **ACCESS:** Lot 1 has direct access to McCutchan Place. Lot 2 has direct access to Petersburg Road.
4. **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 0117 D, dated March 17, 2011.
5. **NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses on this site.
6. **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.
7. **APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAY-2019-006 requesting to waive the installation of sidewalks; as per County Code 16.12.020(B)(2), was approved at Subdivision Review on 01/22/2019.

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

Witness my hand and seal this 6th day of February, 2019.



Donald E. Gries, P.S.
 Indiana Registration No. LS 29900003
 Andy Easley Engineering, Inc.
 1133 West Mill Road, Suite 205
 Evansville, IN 47710

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 Patterson Place a Minor Subdivision.

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

Daniel A. Patterson (Owner Lot 2)
 8920 Petersburg Road
 Evansville, IN 47725

Debra J. Patterson (Owner Lot 2)
 8920 Petersburg Road
 Evansville, IN 47725

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, Daniel A. Patterson and Debra J. Patterson, the owner(s) 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 25th day of June, 2019.

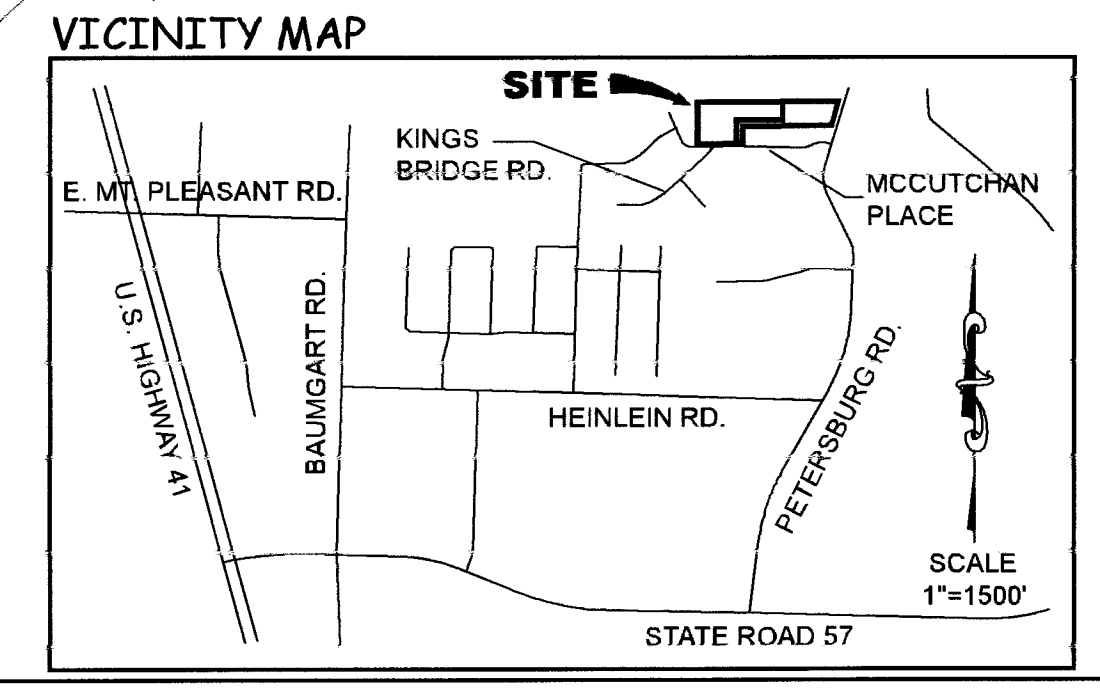
My commission expires 11/21/2022

Signature: Patricia E. Keith
 Printed Name: Patricia E. Keith
 Notary Resides in Vanderburgh County, Indiana



Cross References:

2019R00003954
 2019R00012553



MINOR SUBDIVISION
 CLIENT: DAN PATTERSON
 8910 & 8920 PETERSBURG RD
 VANDERBURGH COUNTY, INDIANA

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

DRAWN BY: J.R.F.
 CHECKED: D.E.G.
 DATE: 12/27/18
 PROJECT NO.: S-10383
 REVISIONS: 1

SHEET NO.: 1 OF 1

DATE: 7/3/2019
 EXECUTIVE DIRECTOR: Ronald S. London
 PLAT RELEASE FOR APC Docket No.: MIN-2019-006
 The Secondary Plat complies with the Ordinance and is released for recording.

Signature: Ronald S. London
 President: Release Stevens
 Attest Executive Director: Ronald S. London

Signature: Patricia E. Keith
 Date: 7/3/2019
 Executive Director: Ronald S. London
 Plat Release Date

