

RNJ

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR. 16, 2018
BRIAN GERTH AUDITOR
1104

RECEIVED FOR RECORD
DATE **03.16.18** 9:02A
PLAT BOOK **U**
PAGE **138**
INSTR# **2018R0005393**
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Part of the West Half of the Southwest Quarter of Section 12, Township 5 South, Range 10 West of the 2nd P.M., lying in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest corner of said Half, Quarter Section; thence along the West line of said Half, Quarter Section, North 00°00'13" East 201.00 feet; thence North 89°49'22" East 40.41 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003" in the East line of Green River Road at the point of beginning; thence along said East line for the following two (2) courses

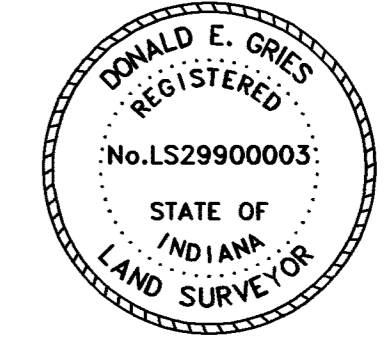
- 1st: North 00°27'10" East 78.65 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"
- 2nd: North 04°49'39" East 89.63 feet to the Easterly right-of-way of State Road 57; thence along said right-of-way for the following two (2) courses
- 3rd: Northeasterly 162.34 feet along a curve concave to the South, through a central angle of 02°28'03", having a radius of 3769.72 feet and bearing a chord of North 36°21'21" East 162.33 feet; thence
- 4th: North 37°36'34" East 365.27 feet to a 3/4" I.D. pipe; thence
- 5th: South 52°21'40" East 189.88 feet to the right-of-way of the Indiana Southern Railroad; thence along said right-of-way
- 6th: South 27°46'49" West 532.80 feet; thence
- 7th: South 89°49'22" West 229.34 feet to the point on beginning, containing 3.288 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 March 8th, 2018 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, PS

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as RNJ, a Minor Subdivision.

Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked PUF (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.

Strips or areas of land, of the dimensions shown on this plat and marked DE (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water, provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences, or other obstructions that impede or reduce the flow of water.

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.

Bob F. Harris, Scott Township Trustee
12841 State Road 57
Evansville, IN 47725

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH) ss: ANNETTE R. PHILLIPS
Notary Public)
Commission Expires: August 14, 2022

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bob F. Harris, the owner 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 15 day of March, 2018.

My commission expires August 14, 2022

Printed Name: Annette Phillips

Notary Resides in Vanderburgh County, IN (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 February 20, 2018 (at Subdivision Review).

President: Stacey Stevens

Assistant Executive Director: Ronald S. London

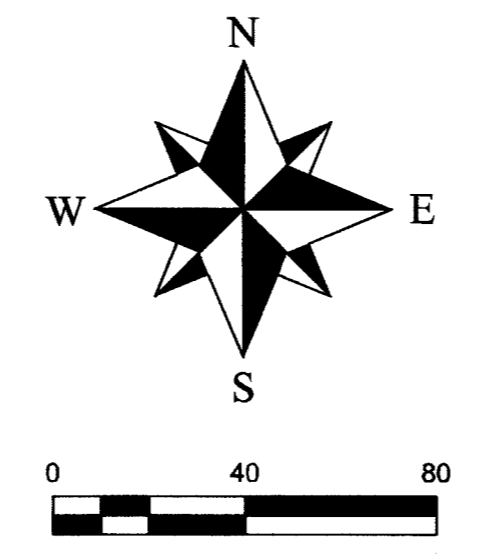
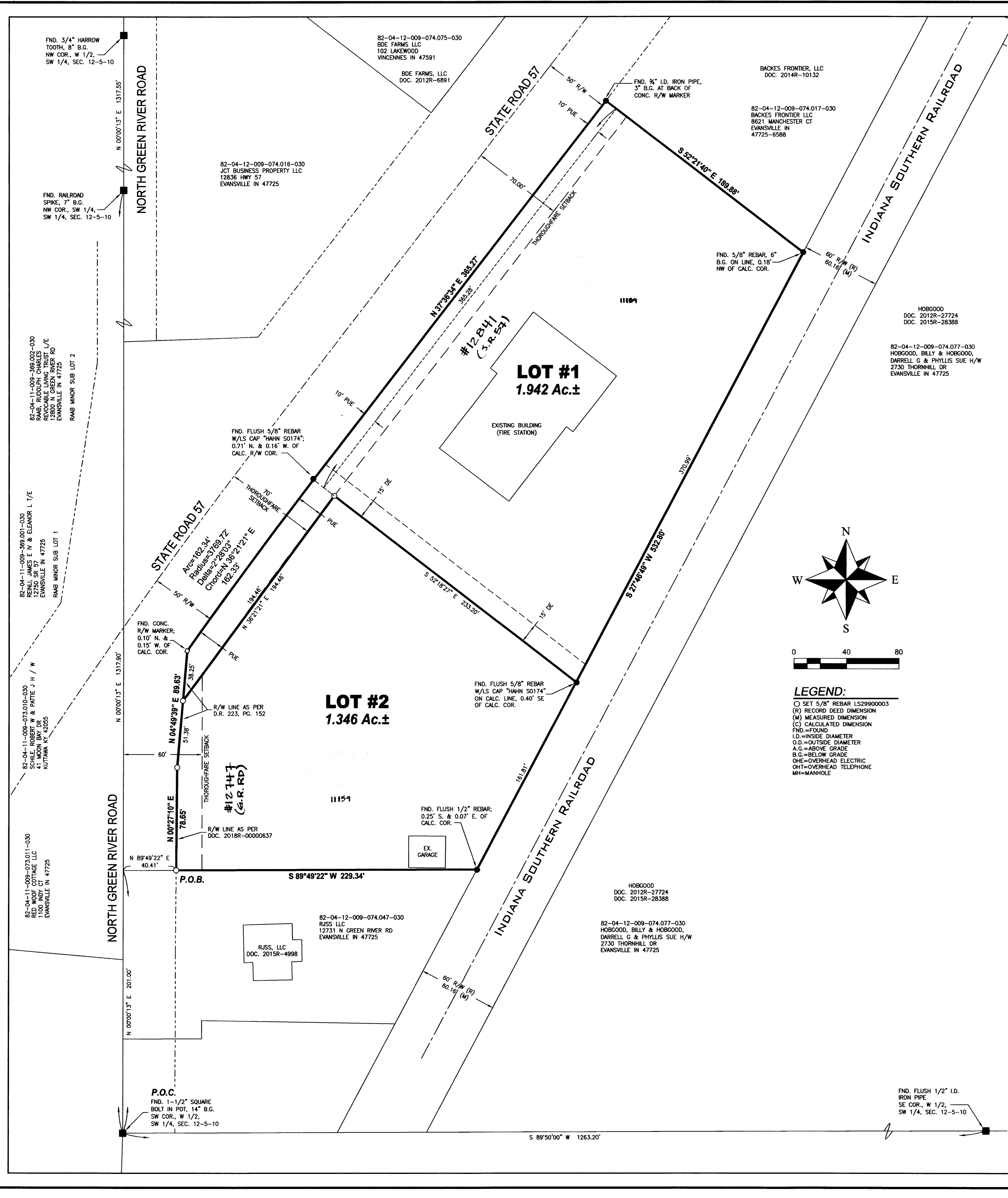
PLAT RELEASE for APC Docket No.: MIN-2018-003

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

Executive Director: Ronald S. London

Plat Release Date March 16, 2018

U-138



LEGEND:
○ SET 5/8" REBAR LS29900003
(R) RECORD DEED DIMENSION
(M) MEASURED DIMENSION
(C) CALCULATED DIMENSION
FND.=FOUND
LD.=INSIDE DIAMETER
O.D.=OUTSIDE DIAMETER
A.G.=ABOVE GRADE
B.G.=BELOW GRADE
OHE=OVERHEAD ELECTRIC
OHO=OVERHEAD TELEPHONE
MH=MANHOLE

VICINITY MAP SCALE 1"=1000'



RNJ MINOR SUBDIVISION
12841 STATE ROAD 57
CLIENT: RJSS, LLC
VANDERBURGH COUNTY, INDIANA

DATE:	02/12/18
PROJECT NO.:	S-10270
REVISIONS:	

SHEET NO.: 1 OF 1

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