

RICKETTS

RECEIVED FOR RECORD
DATE 10-22-15 3:10 P
PLAT BOOK 1
PAGE 197
INSTR 2015 R000 EB 233
7 TULEY RECORDER
VANDERBURGH COUNTY

JOE GRIES AUDITOR
5115
VANDERBURGH COUNTY

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law No. 309 and amended by the General Assembly of the State of Indiana, this plat and all subdivisions shown hereon are hereby approved by the Board of Planning and Zoning of Vanderburgh County at a meeting held on September 21, 2015 at 5:00 PM in the Board Room, Vanderburgh County Courthouse, Evansville, Indiana.

[Signature]
Attest: Executive Director

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

Oct 22, 2015
Plat Release Date



BOUNDARY DESCRIPTION

Lots 3 and 4 in St. Joseph Manor Subdivision Section "A", as recorded in Plat #441, page 260 in the Office of the Recorder of Vanderburgh County, Indiana and part of the Southwest Quarter of the Southwest Quarter all lying in Section 21, Township 5 South, Range 11 West, German Township, Vanderburgh County, Indiana, more particularly described as follows:

COMMENCING at a stone found at the Southeast Corner of said Quarter Quarter Section; thence South 90° 00' 00" West along the South line thereof, 471.02 feet; thence North 01° 17' 30" East - 30.0 feet to a 1" square iron pin found at the Southeast Corner of said Lot 3 and POINT OF BEGINNING; thence South 90° 00' 00" West, along the South line of said Lots 3 and 4, 250.0 feet to a 1" square iron pin found at the Southwest Corner of said Lot 4; thence North 01° 17' 30" East along the West line thereof, 250.0 feet to a 1" square iron pin found at the Northwest Corner of said Lot 4; thence South 90° 00' 00" West, along the North line of said subdivision, 529.37 feet to a 3/4" axle found at the Northwest Corner of said subdivision; thence North 01° 17' 30" East - 250.07 feet to a 5/8" iron pin found; thence North 90° 00' 00" East - 773.74 feet to a 3/4" pipe found; thence South 00° 00' 00" West - 250.01 feet, measured, 250.00 feet recorded, to a 5/8" iron pin found with Easley Cap at the Northeast Corner of said Lot 3; thence South 01° 17' 30" West along the East line thereof, 250.0 feet to the POINT OF BEGINNING and containing 5.8914 acres, more or less.

SUBJECT TO all recorded Easements and Rights-of-Way.

OWNERS CERTIFICATE

"We, the undersigned owners of the real estate shown and described herein, do hereby, plat and subdivide said real estate and designate it as RICKETTS.

Shape or area of land, of the dimensions shown on this plat and marked P.T.E. (Public Utility Easement), are reserved 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 structure other than such utility facilities shall be located within said areas of land is subject to removal by a public utility, without liability, in the use of said easement.

All easements are delineated with the right of ingress and egress over the lot within this subdivision and from said easement for necessary construction, maintenance or reconstruction.

WITNESS OUR HANDS AND SEALS THIS 13th DAY OF October, 2015

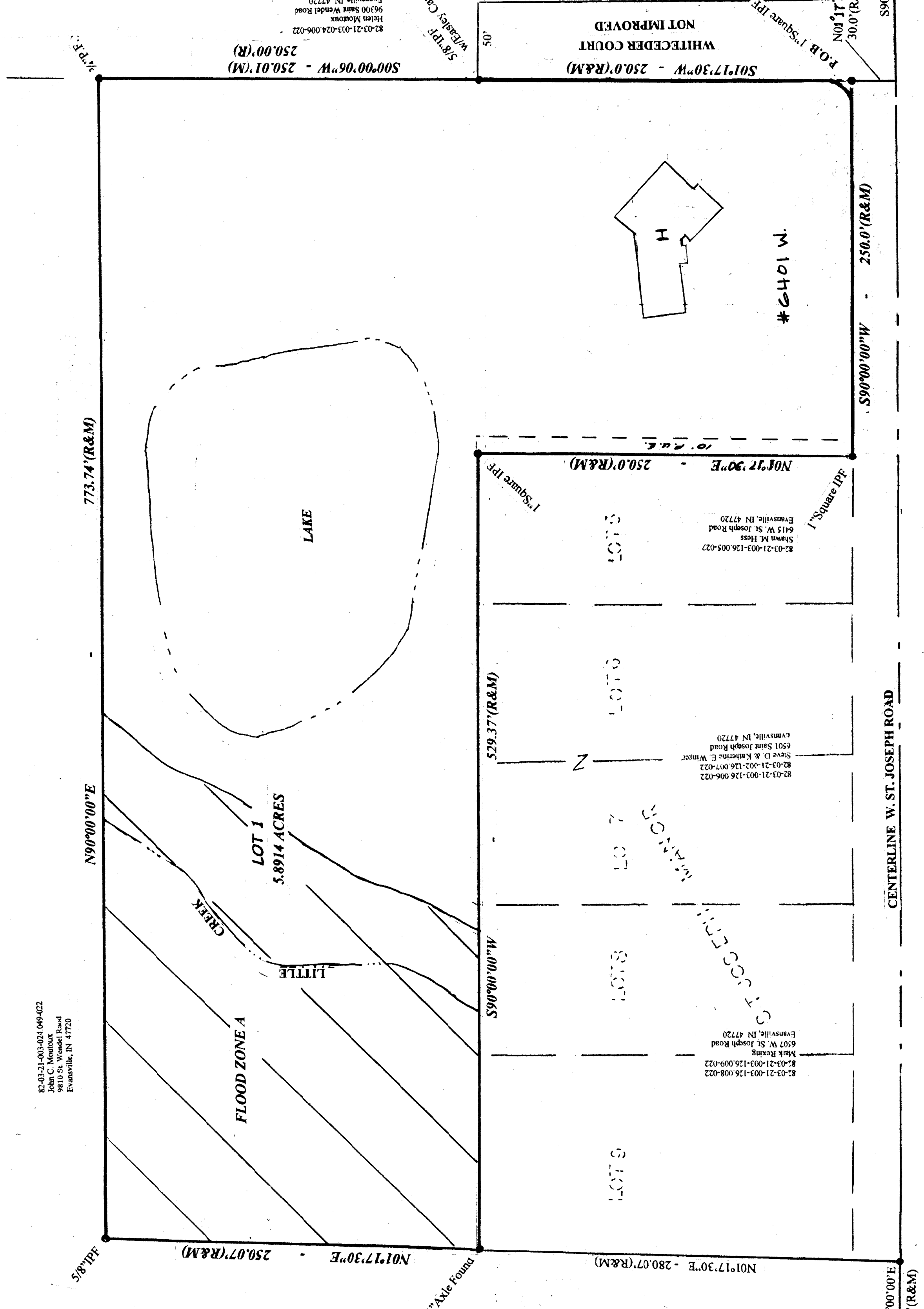
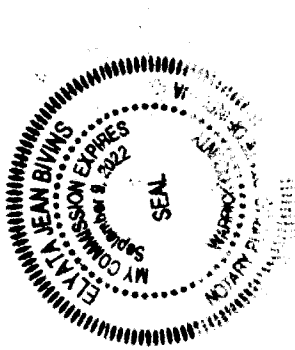
[Signature]
Andrew W. Ricketts
6401 W. Saint Joseph Road
Evansville, IN 47720

NOTARY CERTIFICATE
I, Ellyssa Jean Bivins
Notary Public in and for the State of Indiana
County of Vanderburgh)
6401 W. Saint Joseph Road
Evansville, IN 47720

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

Witness my hand and seal this 14th day of October, 2015

My commission expires: September 2, 2015
[Signature]
Ellyssa Jean Bivins
Notary Public in and for the State of Indiana
County of Vanderburgh



FOUND PIPE SW CORNER SW 1/4 SW 1/4 SEC. 21-T-5-S-R-11-W

BASIS OF BEARING
S90°00'00"W - 471.02'(R&M)

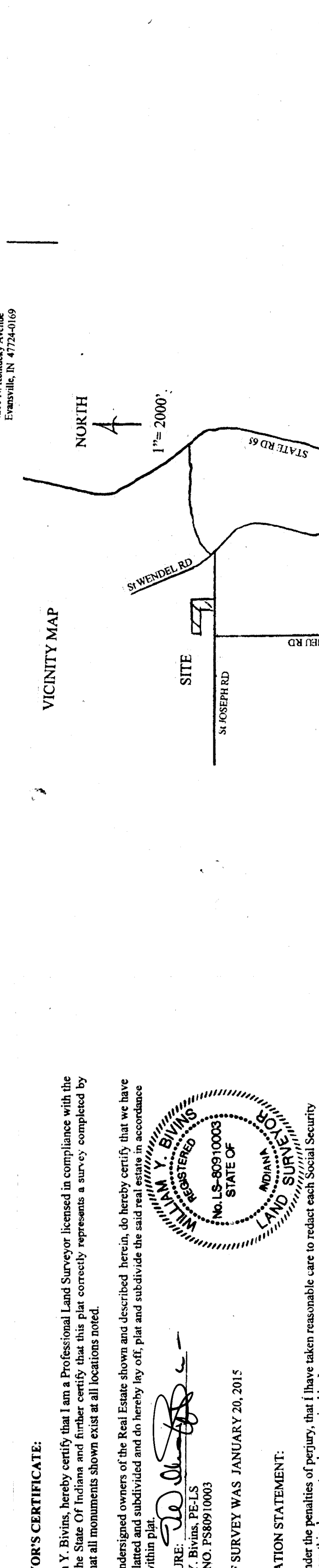
P.O.C.
FOUND STONE SE CORNER SW 1/4 SW 1/4 SEC. 21-T-5-S-R-11-W

GENERAL NOTES:
UTILITIES: Water is available by 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 410AC 6-8.3.

FLOOD PLAIN DATA:
Flood Insurance Rate Map (FIRM) Community Panel: 18165C0085D dated March 13, 2011.
Flood Insurance Rate Map (FIRM) Zone: "X-1" as shown by scale on the map.

MAINTENANCE STATEMENT
The owner shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface water courses.

TEMPORARY EROSION CONTROL (during construction)
For subdivisions which are to be subdivided into lots of one acre, a Storm Water Pollution Prevention Plan (SWPPP) must be submitted to and approved by the Vanderburgh County Health Department in accordance with Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where land disturbance is less than one acre, temporary stabilization as described in section 13.05.11.C shall be implemented. For subdivisions where land disturbance is one acre or more, final stabilization shall be completed as described in section 13.05.11.C.2.a of the Vanderburgh County Code.



LEGEND
(R) Recorded
(M) Measured
R.O.W. Right-of-Way
P.O.C. Point of Commencement
P.O.B. Point of Beginning
B.L. Building Line
E. Easement
IPF Old Lot Lines
P.F. Iron Pin Found
P.F. Pipe Found
E. Existing: House
G. Garage
B. Barn
Flood Zone A

NORTH
25125'
50'
SCALE: 1" = 50'

SURVEYOR'S CERTIFICATE:
I, William Y. Bivins, hereby certify that I am a Professional 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, and that all monuments shown exist at all locations noted.

We, the undersigned owners of the Real Estate shown and described herein, do hereby certify that we have laid off, planted and subdivided and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

SIGNATURE: *[Signature]*
WILLIAM Y. BIVINS
IN REG. NO. 15869/1003

DATE OF SURVEY WAS JANUARY 20, 2015

AFFIRMATION STATEMENT:
I affirm under the penalties of perjury, that I have taken reasonable care to reduce each Social Security number from this document, unless required by Law.

MAIL BOXES: No brick or other non-breakaway mailbox structures can be placed in County Right-of-Way (R.O.W.).

T.197
APR # 36-145-2815