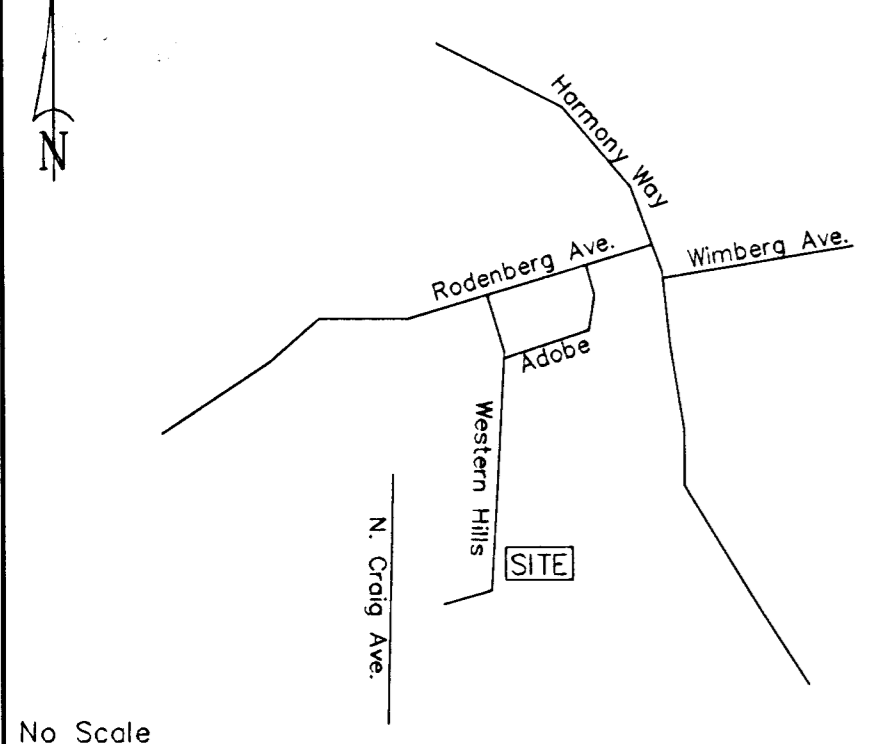


VICINITY MAP



No Scale  
Site is located in Western Hills subdivision on the West side of Evansville, just west of Harmony Way, and Mater Dei HS.

# JIM RIORDAN MINOR SUBDIVISION

## NE 1/4, 22-T6S-R11W, PERRY CIVIL TWP, VANDERBURGH, CO. INDIANA

### A minor subdivision of Lots 45 & Lots 46, Western Hills Subdivision

#### Land Description

Part of Lot 46, and part of Lot 45 in Western Hills Subdivision, Plat Book J, page 173, Northeast Quarter of the Northeast Quarter of Section 22, Township 6 South, Range 11 West, Perry Civil Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Section 22, marked by a found stone,  
 THENCE North 88 degrees 32 minutes 06 seconds West for a distance of 319.71 feet along the North line of said Subdivision to a point,  
 THENCE South 00 degrees 28 minutes 02 seconds West for a distance of 464.81 feet along the Eastern line of said Subdivision to a point,  
 THENCE South 13 degrees 50 minutes 59 seconds West for a distance of 723.31 feet along the Eastern line of said Subdivision to the Northeast corner of Lot 43 in said Subdivision marked by a found #4 rebar,  
 THENCE South 13 degrees 38 minutes 25 seconds West for a distance of 229.98 feet along the Eastern line of said Subdivision to the POINT OF BEGINNING marked by a found #4 rebar,  
 THENCE South 14 degrees 19 minutes 53 seconds West for a distance of 100.06 feet to the Southeast corner of Lot 46 in said Subdivision marked by a set #5 rebar with cap,  
 THENCE North 76 degrees 47 minutes 43 seconds West for a distance of 136.00 feet to the right of way of Western Hills Avenue marked by a set #5 rebar,  
 THENCE along a curve to the left having a radius of 319.02 feet, and arc length of 61.93 feet with a chord bearing North 19 degrees 24 minutes 38 seconds East for a distance of 61.83 feet to a point;  
 THENCE North 13 degrees 47 minutes 05 seconds East for a distance of 39.41 feet to a found #4 rebar,  
 THENCE South 76 degrees 25 minutes 46 seconds East for a distance of 130.89 feet to the POINT OF BEGINNING.

Said property contains 0.305 acres more or less

Subject to all legal highways, right of ways, easements, and restrictions of record.

#### Ingress/Egress Easement

Part of Lot 46, in Western Hills Subdivision, Plat Book J, page 173, Northeast Quarter of the Northeast Quarter of Section 22, Township 6 South, Range 11 West, Perry Civil Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Lot 46,  
 THENCE along a curve to the left having a radius of 319.02 feet, and arc length of 61.93 feet with a chord bearing North 19 degrees 24 minutes 38 seconds East for a distance of 61.83 feet to the POINT OF BEGINNING of an ingress/egress easement, marked by a scribed "X",  
 THENCE South 74 degrees 25 minutes 44 seconds East for a distance of 26.76 feet to a point,  
 THENCE South 13 degrees 21 minutes 35 seconds West for a distance of 10.19 feet to a point,  
 THENCE North 76 degrees 42 minutes 40 seconds West for a distance of 27.03 feet to a scribed "X",  
 THENCE along a curve to the left having a radius of 319.02 feet, and arc length of 11.26 feet with a chord bearing North 14 degrees 51 minutes 39 seconds East for a distance of 11.26 feet to the POINT OF BEGINNING of an ingress/egress easement,

Course	Bearing	Distance
L1	S 76°42'40" E	27.03'
L2	N 13°21'35" S	10.19'
L3	S 76°38'27" E	27.50'
L4	S 76°34'48" E	75.76'

#### CURVE DATA

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	319.02'	5.63'	11.26'	2°01'19"	17°57'36"	11.26'	S 14°51'39" W
C2	319.02'	25.39'	50.67'	9°05'59"	17°57'36"	50.61'	N 20°25'18" E

- NOTES:
- 1) OWNER/DEVELOPER: James Riordan, 1140 Western Hills, Evansville, IN. 47720
  - 2) UTILITIES: City of Evansville Water & Sewer available, Vectren electric and gas services are available
  - 3) FLOOD PLAIN DATA: The property is not located in any special flood hazard area as scaled from Community Panel 180257 003 B for Evansville, Indiana, dated October 15, 1981.
  - 4) EROSION CONTROL: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, ie. Rye, red top, or wheat within 45 days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be seeded and shall have silt fence, straw bales, and/or erosion blankets in place within 5 days of disturbance of soil, which must remain in place until final grading and seeding.
  - 5) No brick or breakaway mailbox structures can be placed in county R-0-W.
  - 6) Current Zoning is R-3

#### Surveyor's Statement

I, Douglas J. McDonald, being a Registered Land Surveyor in the State of Indiana, state that I completed this survey by Indiana Statute 865 of the Indiana State Board of Registration for Professional Land Surveyors. I further state that the plat correctly represents a survey completed by me on May 18, 2003, and that all monuments shown exist at the locations noted.

*Douglas J. McDonald* 5-31-03  
 Douglas J. McDonald P.E., L.S.  
 Indiana LS Registration NO. S0543

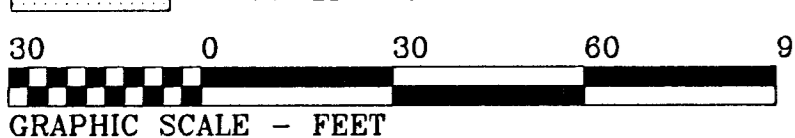


#### Notes

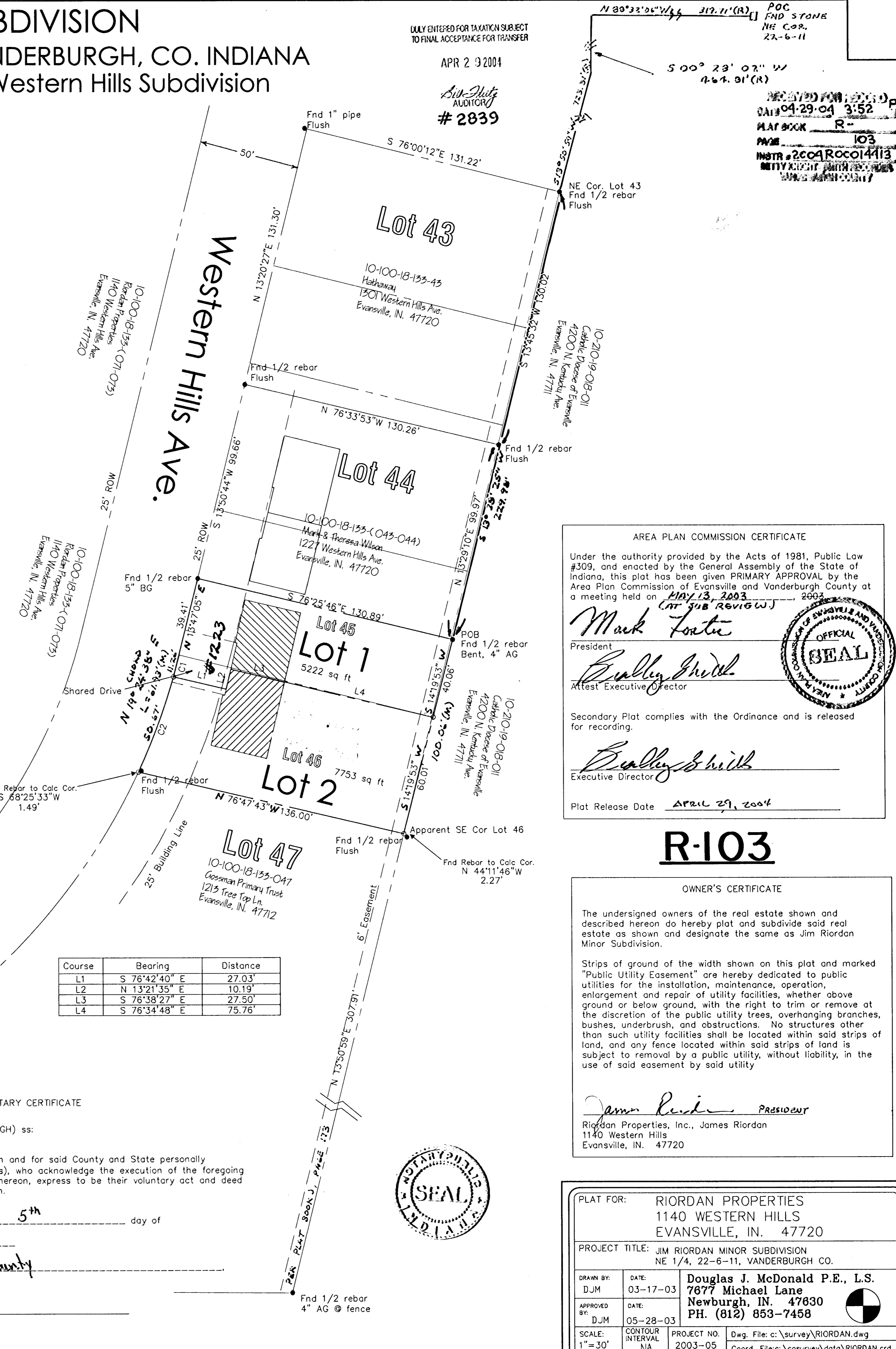
Class B Survey  
 Field Survey completed on 05-18-03  
 All monuments set are #4 & #5 rebar with orange cap  
 Field survey done by Total Station Radial methods & GPS Static Methods from Horn Pt # "N325"  
 Indiana West Zone state plane coordinates

#### LEGEND

- STANDARD SYMBOLS THAT MAY APPEAR ON THIS DRAWING
- IRON PIN & CAP (SET)
  - IRON PIN FOUND
  - TELEPHONE POLE
  - MANHOLE
  - POWER POLE
  - TELEPHONE PEDESTAL
  - E - POWER LINE
  - T - TELEPHONE LINE
  - - - PROPERTY LINE
  - - - FENCE LINE
  - - - DITCH
  - - - EASEMENT
  - - - C OF EXISTING ROAD
  - - - RIGHT OF WAY
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING BUILDING
  - - - PAVED AREA



POC END STONE ME COR. 27-6-11  
 APR 29 2004 3:52  
 PLAT BOOK R-103  
 INSTR # 2004 R00014113  
 DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 APR 29 2004  
 AVE DUTY AUDITOR # 2839



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 May 13, 2003, 2003.  
 (AT SUB REVIEW)  
*Mark Foster*  
 President  
*Bobby J. Will*  
 Attest Executive Director  
 Secondary Plat complies with the Ordinance and is released for recording.  
*Bobby J. Will*  
 Executive Director  
 Plat Release Date APRIL 29, 2004

## R-103

OWNER'S CERTIFICATE  
 The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Jim Riordan Minor Subdivision.  
 Strips of ground of the width shown on this plat and marked "Public Utility Easement" are hereby dedicated to public utilities 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 strips of land, and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easement by said utility.  
*James Riordan* PRESIDENT  
 Riordan Properties, Inc., James Riordan  
 1140 Western Hills  
 Evansville, IN. 47720

NOTARY CERTIFICATE  
 STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:  
 Before me, the undersigned Notary Public in and for said County and State personally appeared the said owner(s) and subdivider(s), who acknowledge 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 5<sup>th</sup> day of June, 2003  
 Notary resides in Vanderburgh County  
 Indiana  
*Donna M. Holderfield*  
 Notary Public Signature  
*Donna M. Holderfield*  
 Notary Public Print



PLAT FOR: RIORDAN PROPERTIES  
 1140 WESTERN HILLS  
 EVANSVILLE, IN. 47720  
 PROJECT TITLE: JIM RIORDAN MINOR SUBDIVISION  
 NE 1/4, 22-6-11, VANDERBURGH CO.  
 DRAWN BY: DJM DATE: 03-17-03  
 APPROVED BY: DJM DATE: 05-28-03  
 SCALE: 1"=30' PROJECT NO: 2003-05  
 Dwg. File: c:\survey\RIORDAN.dwg  
 Contour Interval: NA Coord. File: c:\survey\data\RIORDAN.crd  
 Douglas J. McDonald P.E., L.S.  
 7677 Michael Lane  
 Newburgh, IN. 47630  
 PH. (812) 853-7458