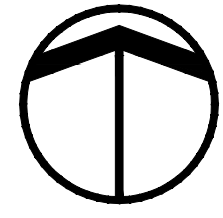


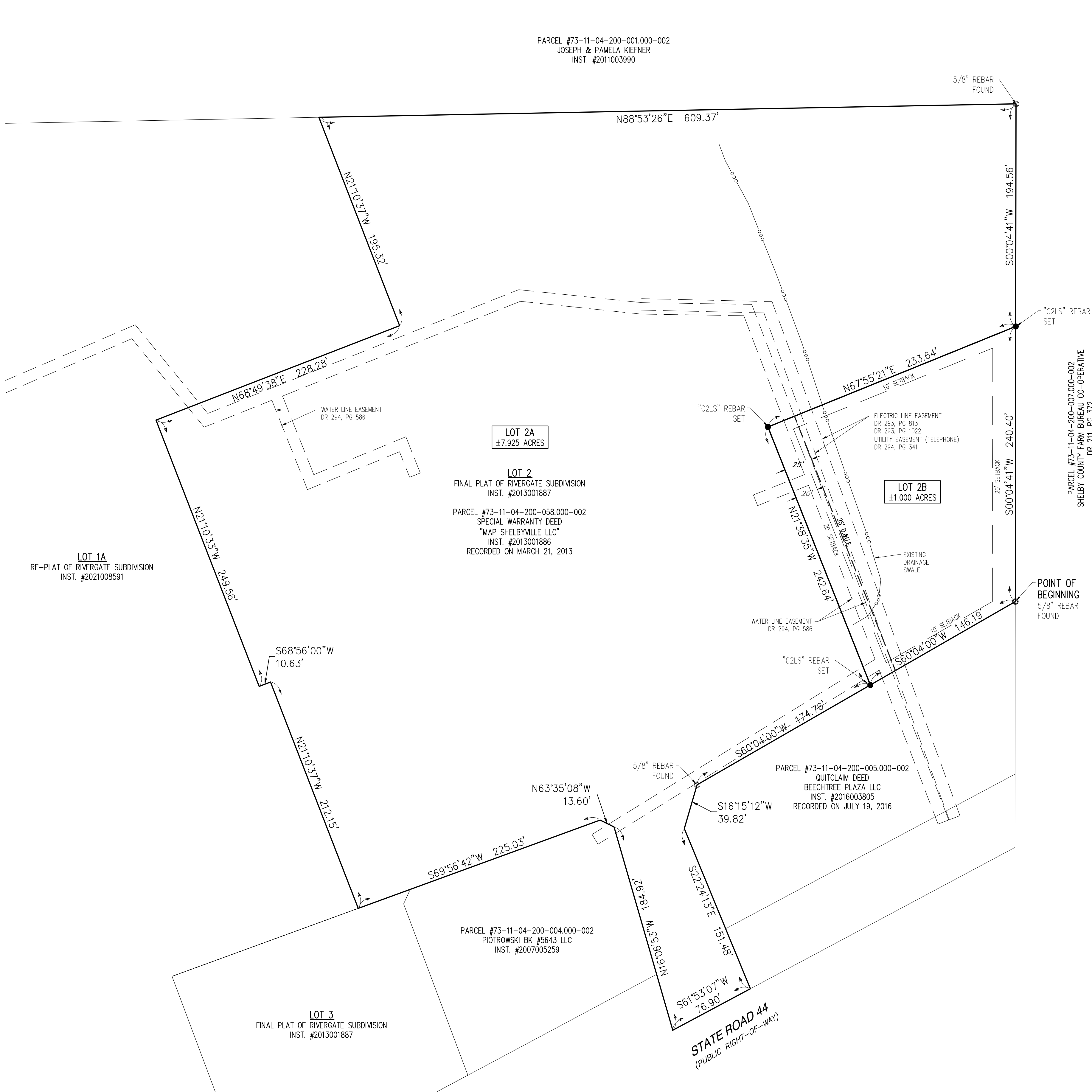
RE-PLAT OF RIVERGATE SUBDIVISION LOT 2

A Re-plat of Lot 2 of Rivergate Subdivision as recorded in Instrument Number 2013001887 in the Office of the Recorder of Shelby County, Indiana situated in the Northeast Quarter of Section 4, Township 12 North, Range 7 East in Addison Township, Shelby County, Indiana



Assumed North
 0 25 50 100
Scale: 1" = 50'

DATE	DESCRIPTION	BY



Land Description

Lot 2 of the Rivergate Subdivision recorded as Instrument Number 2013001887 in the Office of the Recorder of Shelby County, Indiana, situated in the Northeast Quarter of Section 4, Township 12 North, Range 7 East of the Second Principal Meridian in Addison Township, Shelby County, Indiana.

Purpose

The purpose of this replat is to create a 2 lot subdivision from the existing Lot 2 in Rivergate Subdivision; the Primary Lot, Lot 2A and the Outlot, Lot 2B. Unless specifically noted hereon, this replat is not intend to vacate or release any existing easements or setback lines created by the original Rivergate Subdivision.

There are new setback lines created for Lot 2B as depicted hereon.

Cross reference is hereby made to a Final Plat of Rivergate Subdivision prepared by Richard E. Ward & Associates on March 13, 2013 and recorded as Instrument Number 2013001887 in the office of the Recorder for Shelby County, Indiana. Easements shown hereon are per said Final Plat of Rivergate Subdivision. No alterations were made to the easements that affect Lot 2A and Lot 2B. Easements are shown for reference only. Please refer to Original Final Plat of Rivergate Subdivision for easement information.

Deed of Dedication

"I the undersigned, T. Aaron Boyle, Manager of MAP Shelbyville LLC, owner of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and hereby lay off, plat and subdivide, said real estate in accordance with the within. I do further certify that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as Re-plat of Lot Number 2 in Rivergate Subdivision, an addition to the City of Shelbyville, Indiana. Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

This subdivision is subject to all drainage system design and construction standards within the Unified Development Ordinance, all other applicable adopted standards of the City of Shelbyville, and the requirements of the City Engineer that provide for the repair and maintenance of the system." All drainage easements shall run to the "City of Shelbyville.

(Signature)

State of Indiana)

County of Shelby)

Before me the undersigned Notary Public, in and for the County and State, personally appeared _____, and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____

My commission expires: _____ (Notary Public)

Residing in _____ County

Certificate of Survey

Also to the best of my knowledge and belief, the within survey represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code. The fieldwork for this survey was performed on February and March, 2023 using standard surveying techniques.

Christopher M. Cooper
 Christopher M. Cooper
 Registered Land Surveyor #21800010
 August 1, 2023
 E-Mail: ccooper@coorconsulting.com

Redaction Statement

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Christopher M. Cooper

This instrument was prepared by Christopher M. Cooper.

Certificate of Approval of the Final Plat

I, hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Shelbyville, Indiana, with the exception of such variances, if any, as one noted in the minutes of the Plan Commission, and that it has been approved for the recording in the Office of the City and County Clerks.

Approved this _____ day of _____, 2023

Mike Evans
 President, Plan Commission

Adam Rude
 Secretary, Plan Commission



303 West Main Street, Knightstown, Indiana 46148
 765-345-5843, www.coorconsulting.com

RIVERGATE SUBDIVISION
 SECTION 4, TOWNSHIP 12 NORTH, RANGE 7 EAST
 ADDISON TOWNSHIP, SHELBY COUNTY, INDIANA

RE-PLAT OF RIVERGATE SUBDIVISION LOT 2
 CLIENT: MIDLAND ATLANTIC PROPERTIES
 SITE ADDRESS: 1814 E. STATE ROAD 44, SHELBYVILLE, IN 46176

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DRAWN BY CMC	JOB NUMBER 2023-008
CHECKED BY LMO	
DATE August 15, 2023	
SCALE AS SHOWN	
SHEET	
S1.1	
FINAL PLAT	

Plot Date: Aug 15, 2023 Plot Time: 10:48am File Name: W:\COOR\JOBS\Jobs2023\2023-008_Rivergate Shopping\Design\CAD\Survey\23008.survey.dwg Layout: S1.1 By: chmco