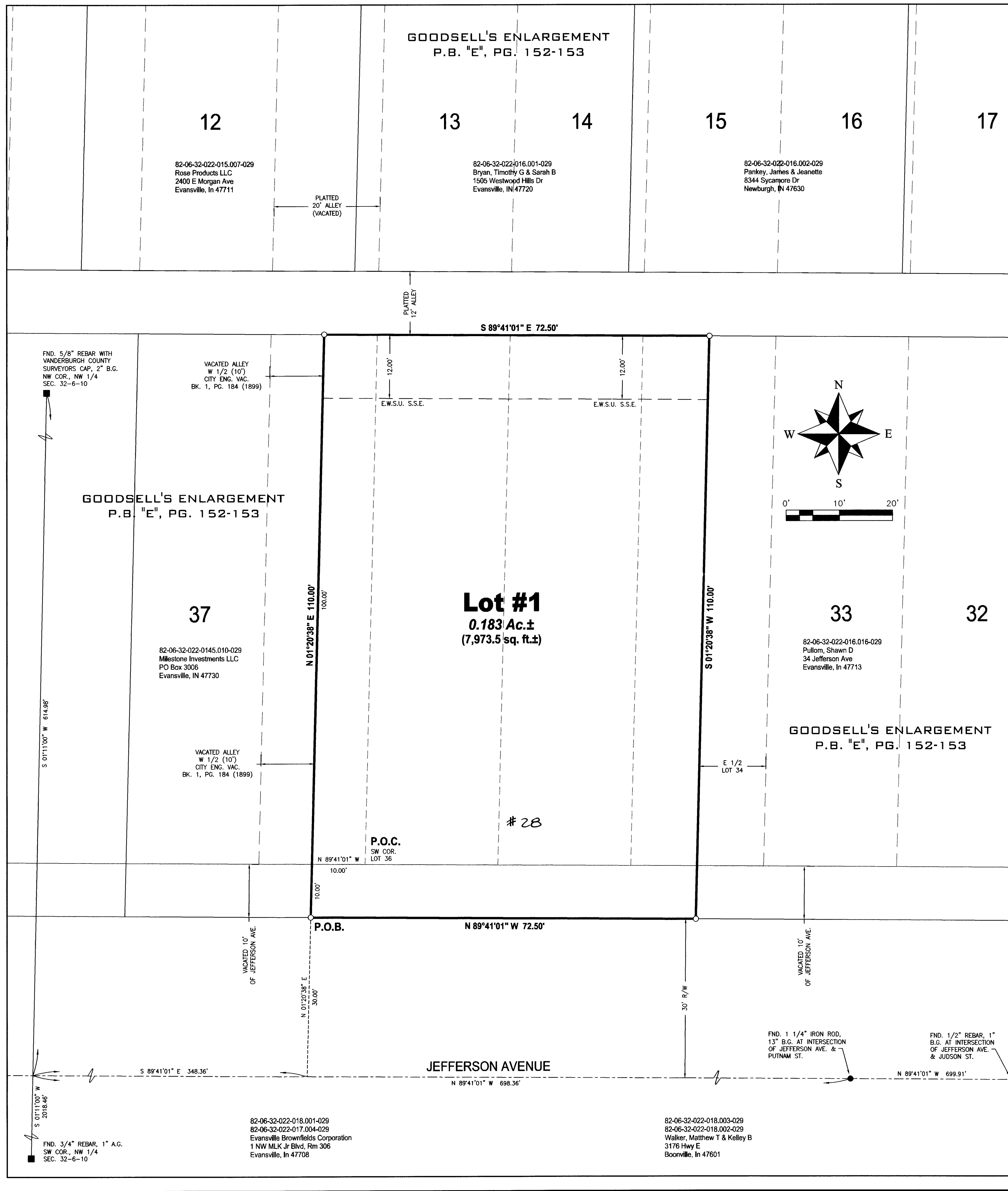


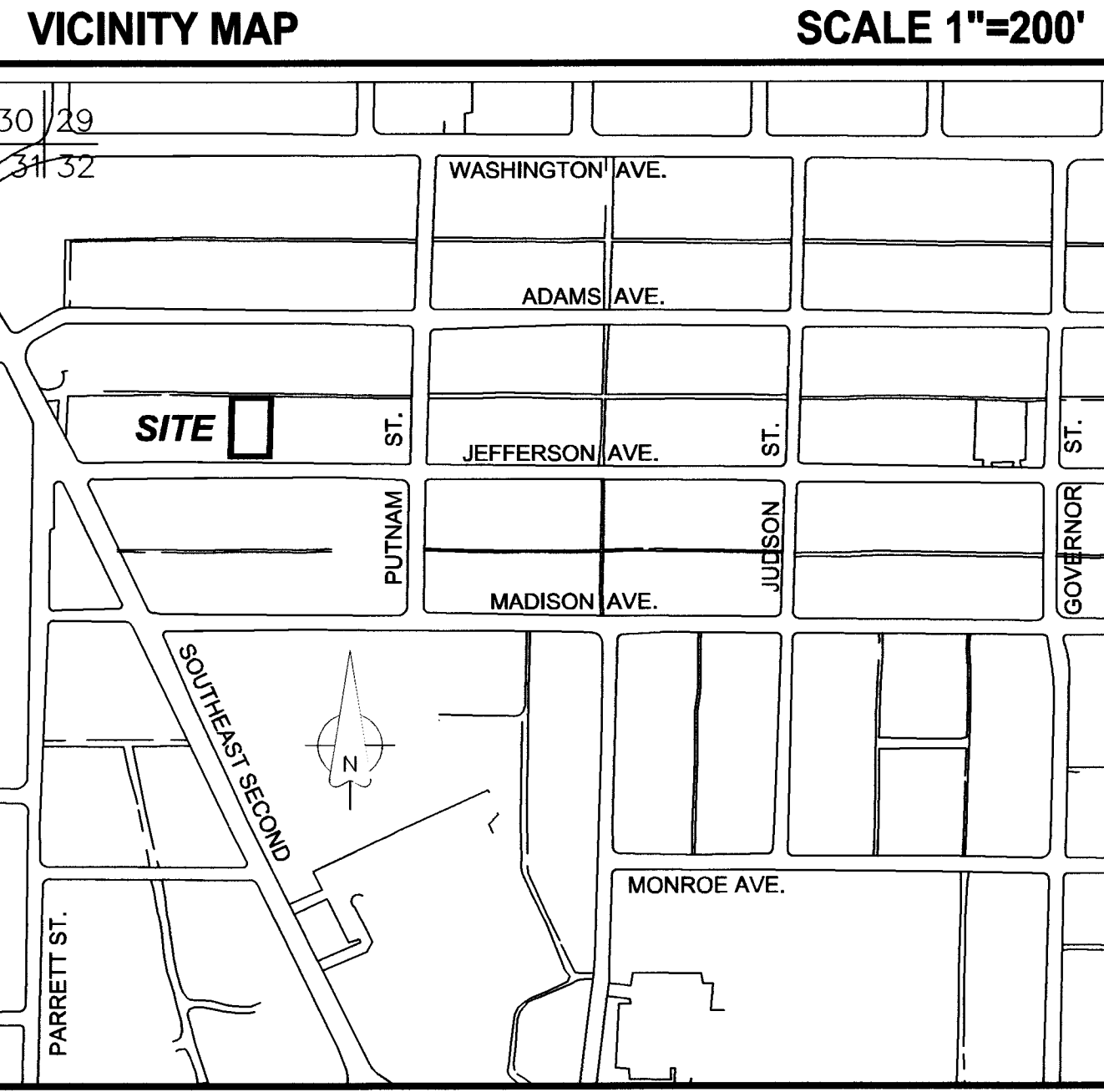
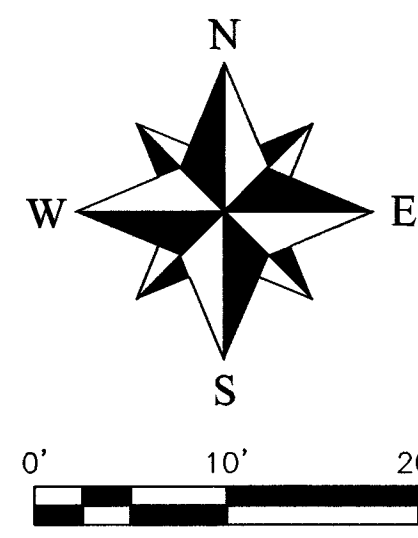
28 JEFFERSON

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DATE 09.14.17 0:41A
PLAT BOOK U
PAGE 120
INSTR# 2017R00022597
RECEIVED FOR RECORD
BRIAN GERTH AUDITOR
4764
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

A Re-plot of Lot 35, Lot 36, the West Half of Lot 34, the East 10 feet of a vacated alley adjoining Lot 36 and the North 10 feet of vacated Jefferson Street in Block 2 of Goodsell's Enlargement to the City of Evansville as per plat thereof, recorded in Deed Record "E", pages 14 and 15 and transcribed of record in Plat Book "A", pages 139 and 140 and re-transcribed of record in Plat Book "E", pages 152 and 153 in the office of the Recorder of Vanderburgh County, Indiana, said Subdivision lying in the Northwest Quarter of Section 32, Township 6 South, Range 10 West and being described as follows:
Commencing at the Southwest corner of Lot 36 in Block 2 of said Goodsell's Enlargement; thence along the South line of said Block 2, North 89°41'01" West 10.00 feet to the centerline of a 20 foot vacated alley; thence along the extension of the centerline of said alley, South 01°20'38" West 10.00 feet to the North line of Jefferson Street and the point of beginning; thence along the centerline of said 20 foot alley and the extension thereof
1st: North 01°20'38" East 110.00 feet to the South line of a 12 foot alley; thence along said South line and the North line of Lots 36, 35 and 34 in Block 2 of said Goodsell's Enlargement
2nd: South 89°41'01" East 72.50 feet; thence parallel with the West line of Lot 34 in Block 2 of said Goodsell's Enlargement
3rd: South 01°20'38" West 110.00 feet to the North line of Jefferson Street; thence along said North line
4th: North 89°41'01" West 72.50 feet to the point of beginning, containing 0.183 acres more less.



General Notes

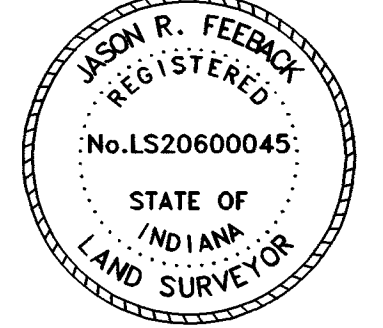
- UTILITIES:** Evansville City sanitary sewer is available by extension, cost estimates and a Letter of Credit will not be required. Water is available by the Evansville Water and Sewer Utility Department.
- FLOOD PLAIN DATA:** No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0179 & 0185 D, Community Panel 180257 dated March 17, 2011.
- TEMPORARY EROSION CONTROL (during construction):** For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan (SWP3) must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan (SWP3) for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110 C(16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130(C) (1) of the Evansville Municipal Code.
- SITE CONDITIONS:** No obstructions shall be placed within the natural watercourse on this site.

Certificates

SURVEYOR'S CERTIFICATE

I, Jason R. Feback, 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 July 31, 2017 and that all monuments shown to exist at all locations as noted.

Witness my hand and seal this 12th day of September, 2017.



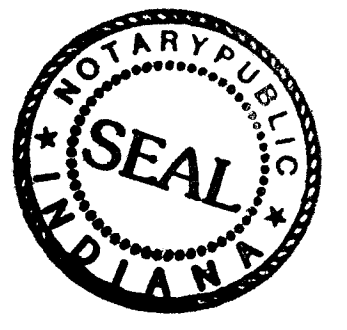
AFFIRMATION STATEMENT
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless it is required by law. (Jason R. Feback)

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 **28 Jefferson**.
Strips or areas of land, of the dimensions shown on this plat and marked "E.W.S.U. S.S.E." (Evansville Water and Sewer Utility Sanitary Sewer Easement), are hereby granted and conveyed unto the City of Evansville Water and Sewer Utility Department a permanent sanitary sewer Utility Easement and right-of-way over the real estate for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewage, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences or any other type of improvement or property, either of a permanent or temporary nature shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from the top edge of the bank of any such lake or pond.

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

Carolyn Rusk
Evansville Brownfields Corporation
Carolyn Rusk, Secretary/Treasurer
1 NW Martin Luther King Jr. Blvd.; Room 306
Evansville, IN 47708



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 Carolyn Rusk, Secretary/Treasurer of Evansville Brownfields Corporation, the above signed representative for the owner of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 13th day of September, 2017.

My commission expires October 27, 2022

Signed Name: Donna M. Holderfield
Printed Name: Donna M. Holderfield

Notary Resides in Vanderburgh County, (State) Indiana

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 August 7, 2017 (at Subdivision review).

Donna M. Holderfield President
Robb S. Ullrich Attest Executive Director

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

Robb S. Ullrich
Executive Director
SEPT. 14, 2017
Plat Release Date

U-120

AE-2 ANDY EASLEY ENGINEERING
LAND SURVEYING
EVANSVILLE, INDIANA 47710
CIVIL ENGINEERING
(812) 424-2881
1133 WEST MILL ROAD

MINOR SUBDIVISION
28 JEFFERSON AVENUE
EVANSVILLE BROWNFIELDS CORP.
VANDERBURGH COUNTY, INDIANA

DATE:	07/31/17	DRAWN BY:	J.R.F.
PROJECT NO.:	S-10204	CHECKED:	
REVISIONS:	09/13/17 ENR/ESM	SCALE:	1"=10'

SHEET NO.:
1 OF 1

