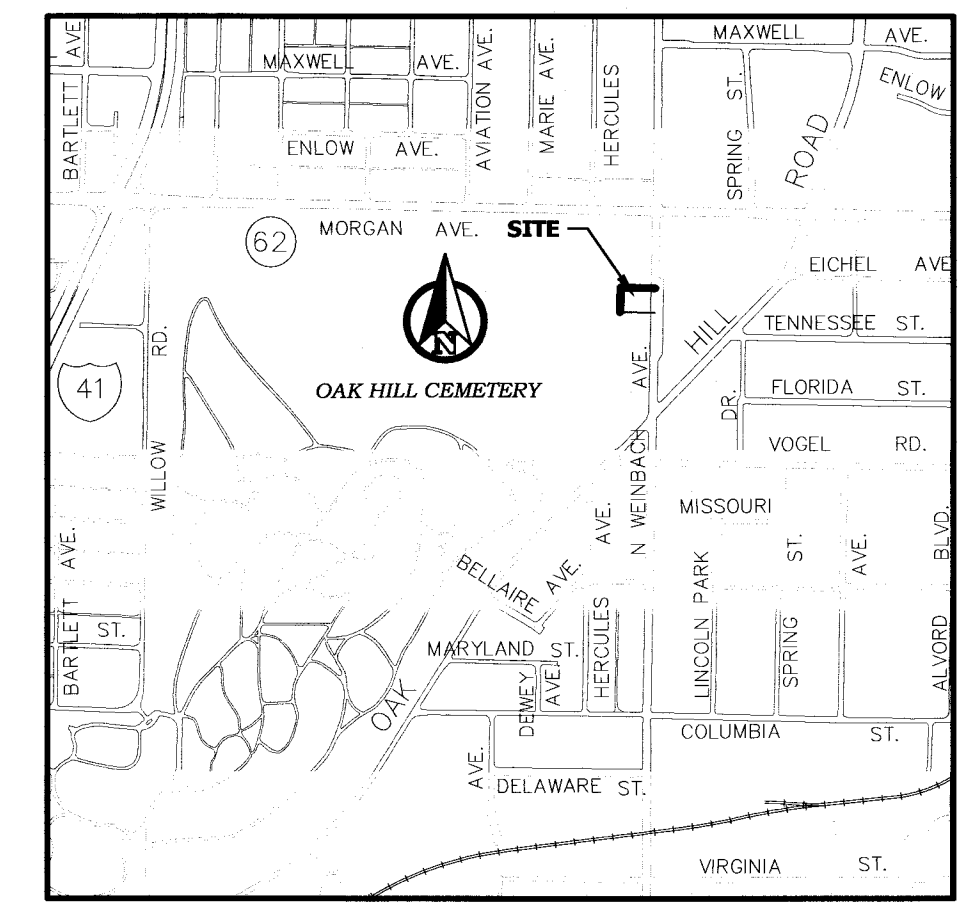
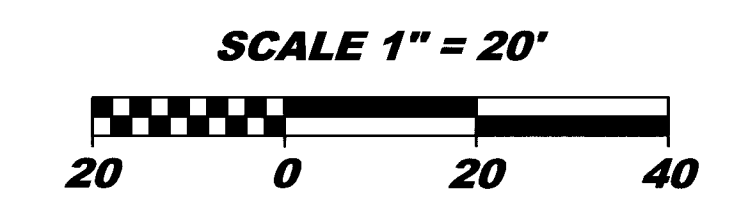
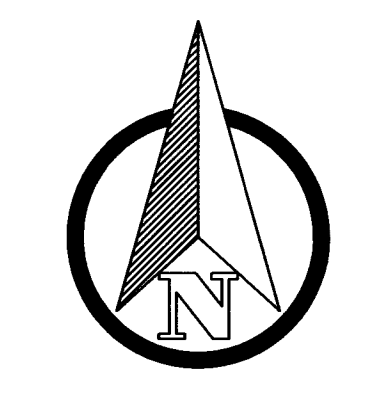


ACT Place

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER 5/23/2023 BRIAN GERTH AUDITOR 1020	RECEIVED FOR RECORD DATE 5/23/2023 2:23PM PLAT BOOK PAGE 175 INSTR# 2023R00009720 DEBBIE STUCKI RECORDER VANDERBURGH COUNTY
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Location Map
Scale: 1" = 1000'

General Notes

Access: Access for Lots 1 and 2 shall be from N Weinbach Avenue.

INSTALLATION OF SIDEWALKS: Sidewalks exist at this location and it was determined at SUBDIVISION REVIEW on May 8, 2023 that this subdivision currently meets the minimum requirements for the installation of sidewalks as per the Evansville Municipal Code 17.05.150(B)(2).

Flood Plain Data: No part of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "AE" as said tracts plots on Community Panel Number 18163C0182D of the Flood Insurance Rate Maps (FIRM) of the City of Evansville, Vanderburgh County, Indiana, dated March 17, 2011.

Monuments: Monuments have been set at all boundary and lot corners with a 5/8" rebar with cap stamped "Morley & Assoc. ID#0023", unless otherwise noted.

Natural Surface Watercourse: The owner shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.

PRIOR COVENANTS AND RESTRICTIONS: The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.

Public Utilities - Sewer: Sanitary Sewer is available and is provided by the Evansville Water & Sewer Utility.

Public Utilities - Water: Water is available and is provided by the Evansville Water & Sewer Utility.

Reference Survey: Inst. #2023R00008651

Cross Access, Private Utility Easement and Parking Easement: Reference Inst. #2023R00009719

Boundary Description

Part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 6 South, Range 10 West, in The City of Evansville, Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 21, shown as point number 2177 on the Vanderburgh County Surveyor's website, being 2,646.58 feet east of a 1-inch brass pin marking the Northwest Corner of the Northwest Quarter of said Section, also being 1,315.48 feet north of a 1-inch iron pin marking the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section, thence along the east line of said quarter section, South 1 degrees 22 minutes 14 seconds West 405.07 feet to the Point Of Beginning; thence continuing along said east line, South 01 degrees 22 minutes 14 seconds West 129.04 feet; thence parallel with the North line of said Quarter, Quarter, North 88 degrees 38 minutes 31 seconds West 178.71 feet; thence parallel with the East line of said Quarter, Quarter, North 01 degrees 22 minutes 14 seconds East 129.04 feet; thence parallel with the North line of said Quarter, Quarter, South 88 degrees 38 minutes 31 seconds East 178.71 feet to the Point of Beginning. Containing 23,061 square feet (0.52 Acres) more or less.

Owner's Certificate

I, 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 **ACT Place**, a minor subdivision.

All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "IEE" (Ingress, Egress Easement), are hereby dedicated for a private drive only for the purpose of ingress, egress to and from N Weinbach Avenue for the owner's of Lots 1 and 2, as shown hereon and their invitees and tenants. Drive must be constructed with impervious material. The owners of Lots 1 and 2 shall be responsible for the maintenance of the drive located within the ingress-egress easement area. No permanent structures shall be placed within the driving area that would prohibit the free flow of vehicular traffic to and from the lots.

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.

Owner: Tate's Estates, LLC

By: *Larry Rieckers*
 Larry Rieckers, President, Tate's Estates, LLC
 1410 N Weinbach Avenue
 Evansville, IN 47711

Notary Certificate

STATE OF INDIANA, COUNTY OF WARRICK) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Larry Rieckers, President for Tate's Estates, LLC, the owner of the real estate shown and described hereon and 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 22nd day of May, 2023.

August 6, 2026
 Expires
Vanderburgh
 Notary Resides in County, Indiana

Bret A. Sermerheim
 Notary Public
 (Typed or Printed Name)

Legend

Center Line	Property Boundary Line	Right-of-way Line	5/8" Rebar with cap stamped "Morley ID. #0023" (Set)	Mag Nail with Washer stamped "Morley ID. #0023" (Set)
Property Address	Calculated Dimension	Card	Deed Record	Document
Doc	Doc	Doc	Doc	Doc
E	E	E	E	E
(ES)	(ES)	(ES)	(ES)	(ES)
(Fnd)	(Fnd)	(Fnd)	(Fnd)	(Fnd)
Inst.	Inst.	Inst.	Inst.	Inst.
(M)	(M)	(M)	(M)	(M)
N	N	N	N	N
Pg	Pg	Pg	Pg	Pg
P.O.B.	P.O.B.	P.O.B.	P.O.B.	P.O.B.
R	R	R	R	R
(R)	(R)	(R)	(R)	(R)
S	S	S	S	S
T	T	T	T	T
W	W	W	W	W

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, May 8, 2023, 2023 Subdivision Review.

Stacy Stevens
 President: Stacy Stevens

Ronald S. London
 Attest Executive Director: Ronald S. London

Plat Release for APC Docket No. MIN-2023-013

Secondary Plat complies with the Ordinance and is released for Recording.

Ronald S. London
 Executive Director: Ronald S. London

PLAT RELEASE DATE: 5/23/2023

Surveyor's Certificate

I, Douglas K. Bacon, do 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 April 26, 2023 and that all monuments shown exist at locations as noted.

Affirmation Statement
 I affirm, under the penalties of perjury, that I have taken reasonable care to recheck each Social Security number in this document, unless required by law.

Witness my hand and seal this 8th day of May, 2023.

Douglas K. Bacon
 Prepared By:
 Douglas K. Bacon, P.S.
MORLEY
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 464-9585
 Fax: (812) 464-2514
 doug@morleycorp.com

Minor Plat Designed By: DKB Drawn By: DKB Job Number: 12396.1.001-A Date: 5/8/2023 File Name: 12396 Primary		 MORLEY ARCHITECTS ENGINEERS SURVEYORS 4800 Rosebud Ln., Newburgh, IN 47630 812.464.9585 Phone 812.464.2514 Fax morleycorp.com
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