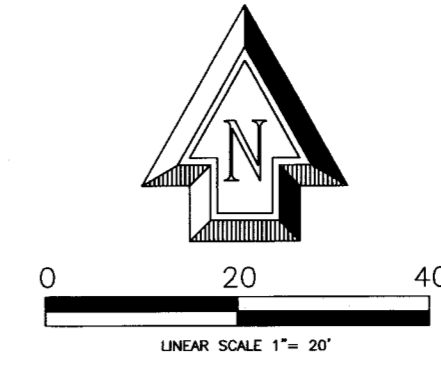


P.O.C.  
Northwest Corner  
N.W. 1/4, N.W. 1/4  
Section 15, T.4 S., R.10 W  
Found County Surveyor Monument  
in box (Use this Survey)

Lot 6  
B.C.H. Commercial  
Subdivision  
Plat Book P, page 158



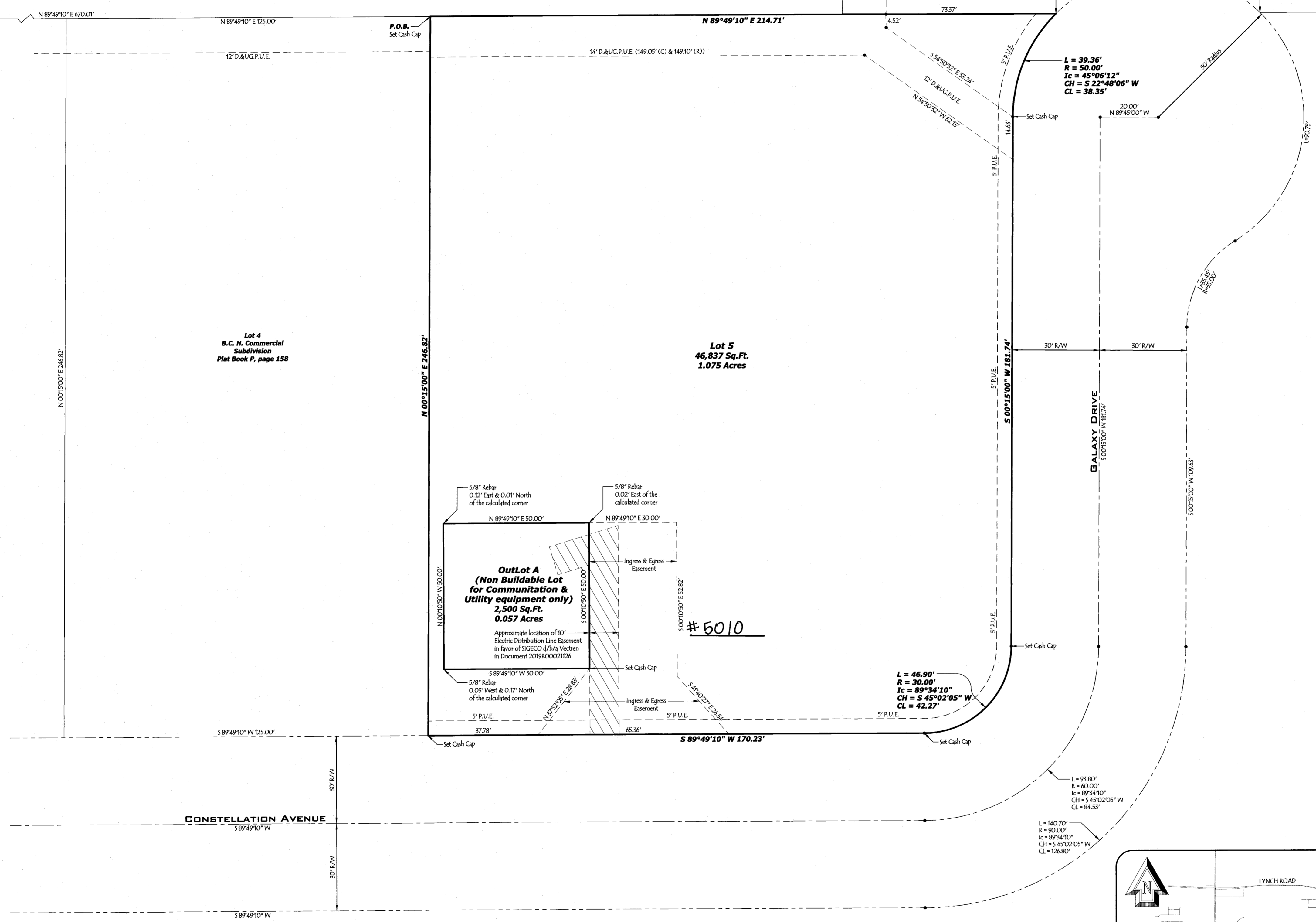
DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER  
DATE 10/22/2019 04:17 AM  
PLAT BOOK V  
PAGE 031  
INSTR# 201900023899  
BRIAN GERTH AUDITOR  
4341  
(AUDITOR NUMBER)

RECEIVED FOR RECORD  
DATE 10/22/2019 04:17 AM  
PLAT BOOK V  
PAGE 031  
INSTR# 201900023899  
DEBBIE STUCKI RECORDER  
VANDERBURGH COUNTY

LEGEND  
P.O.B. Point of Beginning  
P.O.C. Point of Commencing

# BCH REPLAT LOT 5

(A RE-PLAT OF LOT 5 IN B.C.H. COMMERCIAL SUBDIVISION RECORDED IN PLAT BOOK P, PAGED 158)



- ### GENERAL NOTES
- Public Utilities - WATER:** Water is available and is provided by the Evansville Water & Sewer Utility to Lot 5 only.
  - Public Utilities - SEWER:** Sewer is available and is provided by the Evansville Water & Sewer Utility to Lot 5 only. Outlot A shall access Constellation Avenue through the Ingress and Egress Easement. Lot 5 shall access Constellation Avenue or Galaxey Drive.
  - Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18165C040D, dated March 17, 2011, the subject property does not lie within the limits of the 100-year flood zone (Zone AE).
  - Monuments:** Monuments either exist or have been set as noted. Monuments set are 5/8 inch rebar with plastic cap stamped "Cah Wagner & Associates #0096".
  - Sidewalks:** INSTALLATION OF SIDEWALKS: Sidewalks east at this location and it was determined at SUBDIVISION REVIEW on October 7, 2019 that this subdivision currently meets the minimum requirements for the installation of sidewalks per the Evansville Municipal Code 17.05.05(B)(2).
  - Natural Surface Watercourse:** The owner of each lot shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural watercourses.
  - Storm Maintenance:** The individual lot owners shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exist on his or her property in proper working order including:
    - Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
    - Keeping all parts of the storm water system operating as designed and as constructed and free of all trash, debris, and obstructions to the flow of water.
    - Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
    - Preventing all persons or parties from causing any unauthorized alterations obstructions or detrimental actions from occurring to any part of the storm water system and easement which lies on his or her property.
  - Covenants & Restrictions:** 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.

### OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **BCH Replat Lot 5**, a minor subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (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 buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "Ingress & Egress Easement", are hereby reserved to construct, maintain, repair, relocate, enlarge or rebuild, a driveway on a portion of a driveway, along with any drainage facilities that may be necessary to provide access to Lot 5 ~~AND OUTLOT A~~.

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.

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

*David L. Bryant*  
Mid America Leasing, L.L.P., an Indiana limited liability partnership  
David L. Bryant, Managing Member  
P.O. Box 4656  
Evansville, IN 47724

SCOTT D. BUEDL  
Notary Public - State of Indiana  
Vanderburgh County  
My Commission Expires Sep 26, 2023

### NOTARY CERTIFICATE

State of INDIANA )  
County of VANDERBURGH )

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said David L. Bryant, Managing Member, Mid America Leasing, L.L.P., who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 15<sup>th</sup> day of OCTOBER, 2019.

9-26-2023  
My Commission expires: 9-26-2023  
VANDERBURGH  
County, Indiana

Scott D. Buedl  
Notary Public  
Typed or printed name

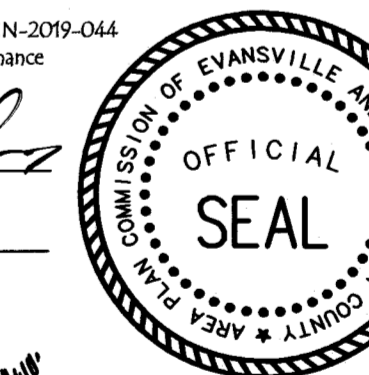
### AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #509, 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 October 7, 2019 (at Subdivision Review).

President: STACEY STEVENS  
Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: MIN-2019-044  
The secondary plat complies with the Ordinance and is released for recording.

*Scott D. Buedl*  
Executive Director: RONALD S. LONDON  
Date: 10/18/2019  
Plat Release Date

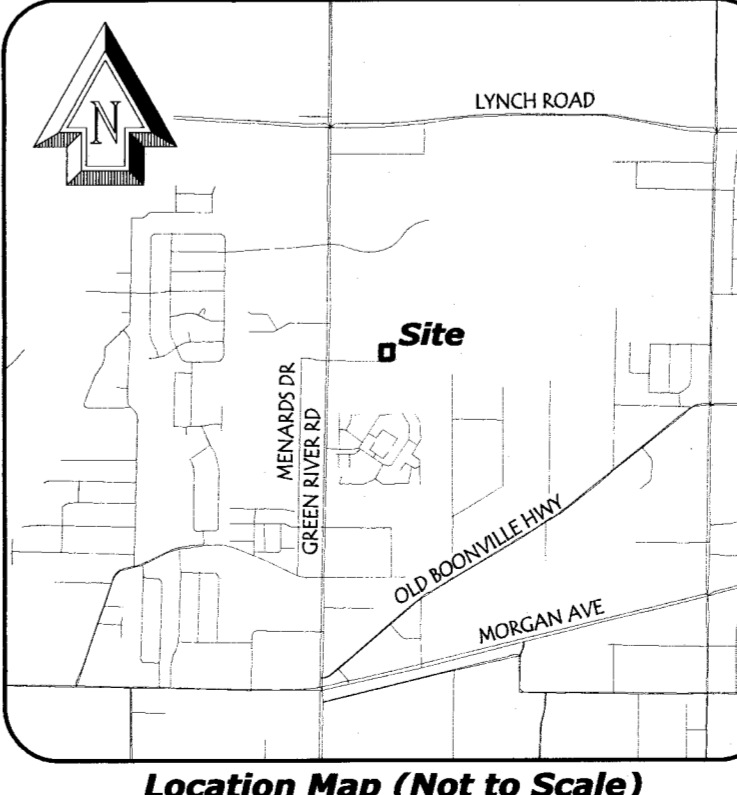
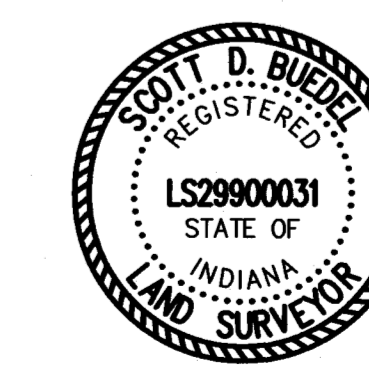


### SURVEYOR'S CERTIFICATE

I, Scott D. Buedl, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 14th day of October, 2019.

*Scott D. Buedl*  
Scott D. Buedl, PLS  
Indiana Registration Number 29900031  
Cah Wagner & Associates, PC  
414 Citadel Circle, Suite B  
Evansville, IN 47715



AFFIRMATION STATEMENT  
I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.  
SIGNATURE: *Scott D. Buedl*  
PRINTED NAME: Scott D. Buedl

CASH WAGGONER & ASSOCIATES, PC  
CONSULTING ENGINEERS - LAND SURVEYORS