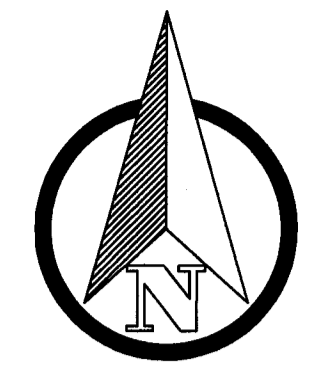


Bulkley 3

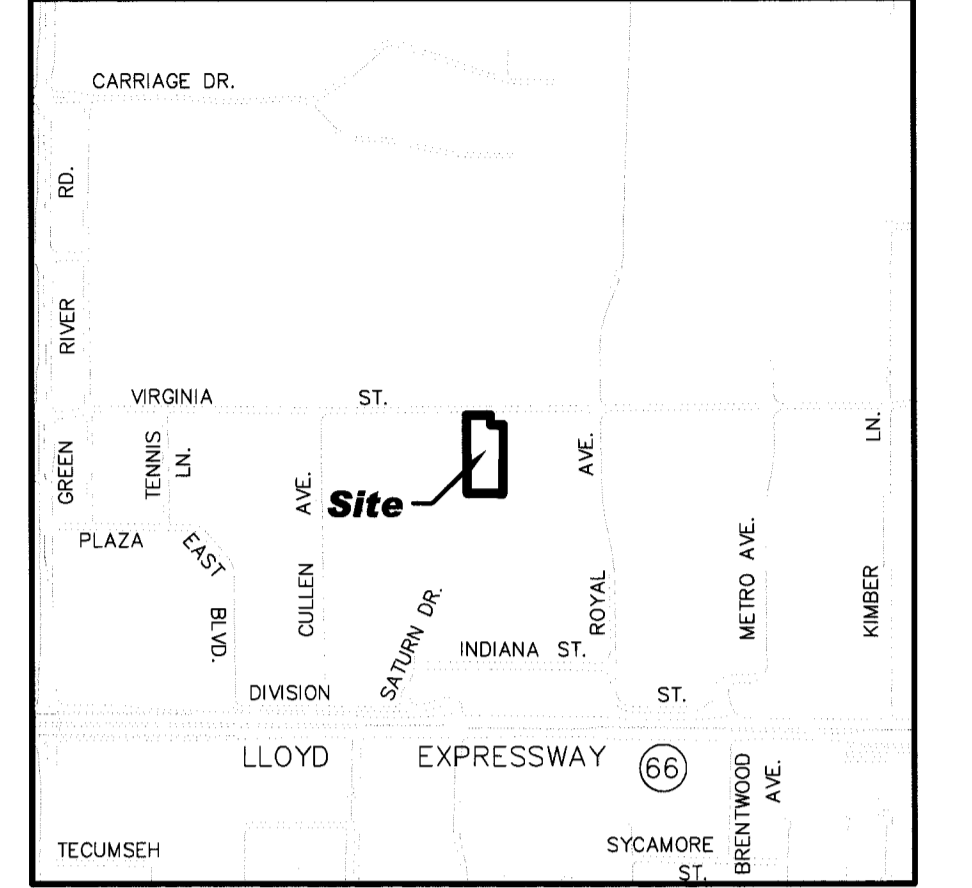
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 16 2017
 BRIAN GERTH AUDITOR
 1193 (AUDITOR NUMBER)

RECEIVED FOR RECORD
 DATE **03-16-17 2:50p**
 PLAT BOOK **LL**
 PAGE **81**
 INSTR# **2017R0006352**
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



SCALE 1" = 50'

- Legend**
- Building Setback Line
 - Center Line
 - Easement Line
 - Property Boundary Line
 - Right-of-way Line
 - 5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
 - Mag Nail with Washer stamped "Morley & Assoc. ID. #0023" (Set)
 - Railroad Spike (Set)
 - Chiselled "X" (Set)
 - (C) Calculated Dimension
 - (D) Deed Record
 - (Doc) Document
 - (Dr) Drawer
 - (E) East
 - (Fnd) Found
 - (Inst) Instrument
 - (M) Measured Dimension
 - (N) North
 - (Pg) Page
 - (P.O.B) Point Of Beginning
 - (P.O.C) Point Of Commencement
 - (R) Range
 - (RD) Record Dimension
 - (S) South
 - (T) Township
 - (W) West



Location Map

Boundary Description

Part of the East Half of the Southwest Quarter of Section 24, Township 6 South, Range 10 West in the City of Evansville, Knight Township, Vanderburgh County, Indiana being more particularly described as follows:

Commencing at the Southwest corner of the East Half of the Southwest Quarter of said Section; thence along the west line thereof, North 00 degrees 50 minutes 13 seconds West 1172.50 feet to the midpoint of an existing 25 foot pipeline easement in favor of Southern Indiana Gas and Electric Company recorded in Deed Record 465, Page 549 in the office of the Recorder of Vanderburgh County, Indiana; thence along the centerline of said easement, South 89 degrees 29 minutes 54 seconds East 387.71 feet to the southwest corner of a tract of land conveyed to Bulkley Investments, LLC as per deed recorded in Instrument Number 2004R00019526 in the office of the Recorder of Vanderburgh County, Indiana; thence along the west line of said Bulkley tract, North 00 degrees 32 minutes 19 seconds West 462.76 feet to a point on the south line of Virginia Street; thence along said south line, North 89 degrees 27 minutes 41 seconds East 460.04 feet to the point of beginning; thence continuing along said south line, North 89 degrees 27 minutes 41 seconds East 123.75 feet; thence South 00 degrees 32 minutes 19 seconds East 51.50 feet; thence parallel with the south line of Virginia Street, North 89 degrees 27 minutes 41 seconds East 67.02 feet; thence South 00 degrees 30 minutes 06 seconds West 357.01 feet; thence parallel with the south line of said Bulkley tract, North 89 degrees 29 minutes 54 seconds West 184.31 feet; thence North 00 degrees 32 minutes 19 seconds West 405.10 feet to the point of beginning containing (73,001 sq. ft.) 1.88 Acres

CROSS-REFERENCES:
 2017R00006350 WARRANTY DEED
 2017R00006351 WARRANTY DEED
 2017R00006353 SIDEWALK INSTALLATION AGREEMENT
 2017R00006354 WARRANTY DEED

Surveyor's Certificate

I, Bret Alan Sermersheim, 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 January 25, 2013, and that all monuments shown exist at locations.

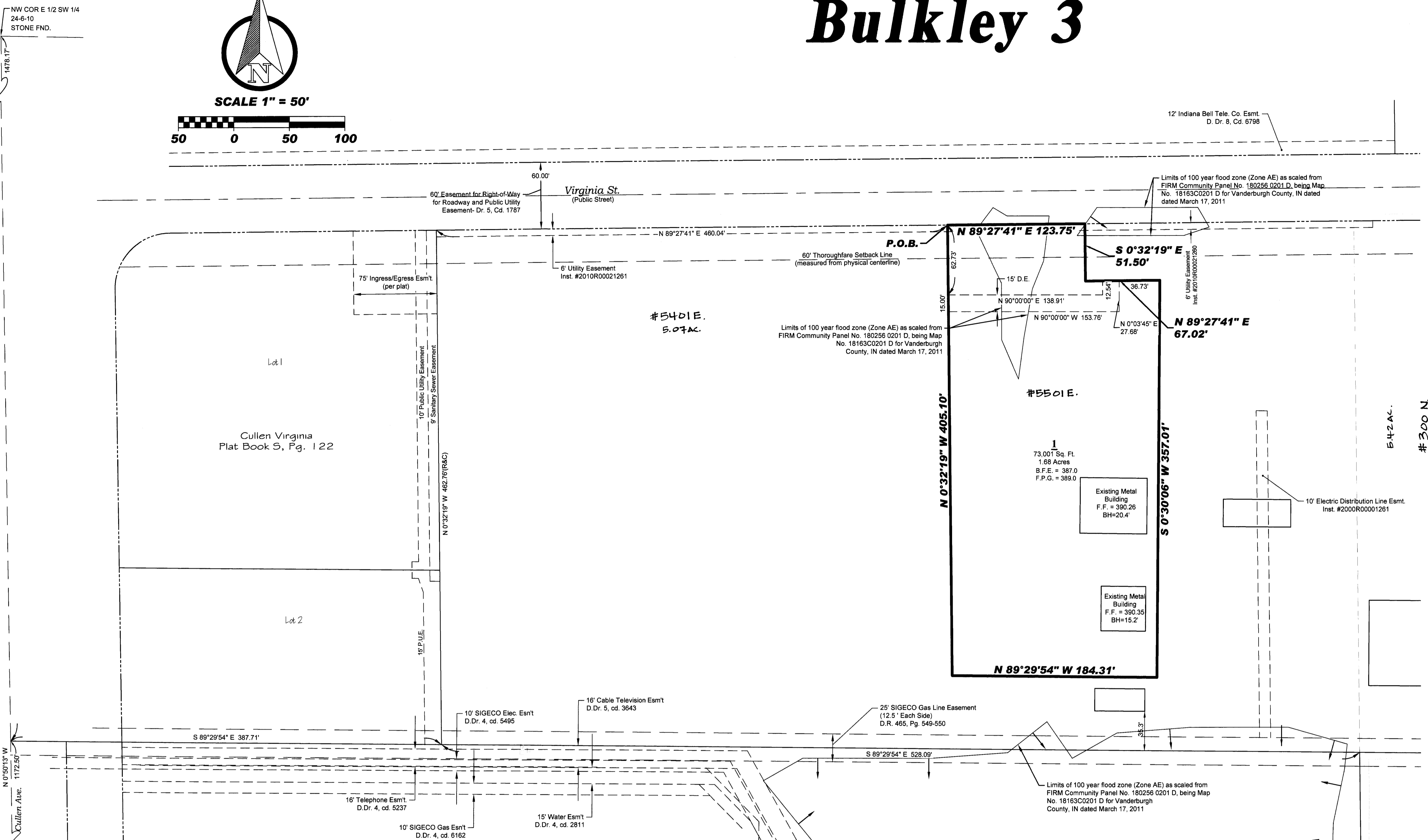
Witness my hand and seal this 15th day of March, 2017.

Bret Alan Sermersheim
 Prepared by: Bret Alan Sermersheim, PS
 Indiana License No. LS20200009
 Morley
 4800 Rosebud Ln.
 Newburgh, Indiana 47630
 812-464-9585
 brets@morleycorp.com



U-81

Docket #3-MS-2017



General Notes

- Utilities:** Sanitary Sewer is available at the site and is supplied by Evansville Water and Sewer Utility. Water is currently not available to this site by Evansville Water and Sewer Utility.
- Basements:** Any basements must be approved by the Vanderburgh County Building Commissioner.
- Zoning:** The subject property is currently zoned C4, but is in the process of being rezoned to M-1.
- Flood Hazard Statement:** Portions of the subject tract are located within Flood Zone A, the 100 year flood zone, as scaled from F.I.R.M. Community Panel 180256 0201 D, being Map No. 18163C0201 D dated March 17, 2011.
- All first floor grades shall conform to local and state enforced building codes
- Temporary Erosion Control (during construction):** For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan 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 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.
- Property Corner Markers:** All corners not already monumented will be monumented with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc ID# 0023."
- Basis of Bearings:** Indiana State Plane west 1302 NAD 83
- Reference Survey:** Inst. #2013R00012231. There have been no change of matters from said survey that would affect this plat.
- Natural Drainage Courses:** No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.
- Application for modification/waiver of subdivision standards:** APC Docket Number 3-SW-2017 requesting to waive the installation of sidewalks, as per City Code 17.05 150 (B)(2), was denied at Subdivision Review on February 21, 2017.

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 Bulkley 3.

Strips or areas of land, of the dimensions shown on this plat and marked "DE" (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water, provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided that such facilities are not placed in such a manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to the drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

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.

Bulkley Investments, LLC:

By: *R. Bryan Bulkley*
 R. Bryan Bulkley, Member and Manager
 5531 E. Indiana St.
 P.O. Box 15340
 Evansville, IN 47716

By: *Derrick C. Bulkley*
 Derrick C. Bulkley, Member and Manager
 5531 E. Indiana St.
 P.O. Box 15340
 Evansville, IN 47716

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 R. Bryan Bulkley and Derrick C. Bulkley, both as Member and Manager of Bulkley Investments, LLC, the said Owners and Subdividers, 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 15 day of March, 2017

My Commission Expires: July 18, 2024

July 18, 2024 *Casey Dugan*
 Notary Public
 Notary Resides in Warrick
 County, Indiana Casey Dugan
 (Typed or Printed Name)

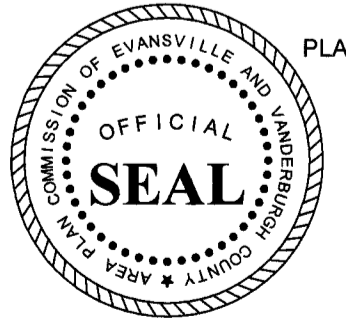


Area Plan Commission Certificate

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, February 21, 2017 (Subdivision Review).

Bret A. Sermersheim
 Resident
R.B.S.
 Attest Executive Director
R.B.S.
 Executive Director

PLAT RELEASE DATE: MAR. 16, 2017



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: *Bret A. Sermersheim*
 Bret A. Sermersheim

Secondary Plat

Designed By: B.A.S. Job Number: 9765.4.001A
 Drawn By: J.E.V. Date: 3/14/2017
 Filename: 9765 Bulkley Minor 3-SECONDARY.dwg

Morley and Associates Inc.
 Engineering Surveying Architecture Construction Management

4800 Rosebud Lane
 Newburgh, IN 47630
 (812) 464-9585
 www.morleyandassociates.com

NOTE: 17-06353 SIDEWALK INSTALLATION AGREEMENT. INSTALLATION TO BE COMPLETED BY SEPTEMBER 30, 2017.