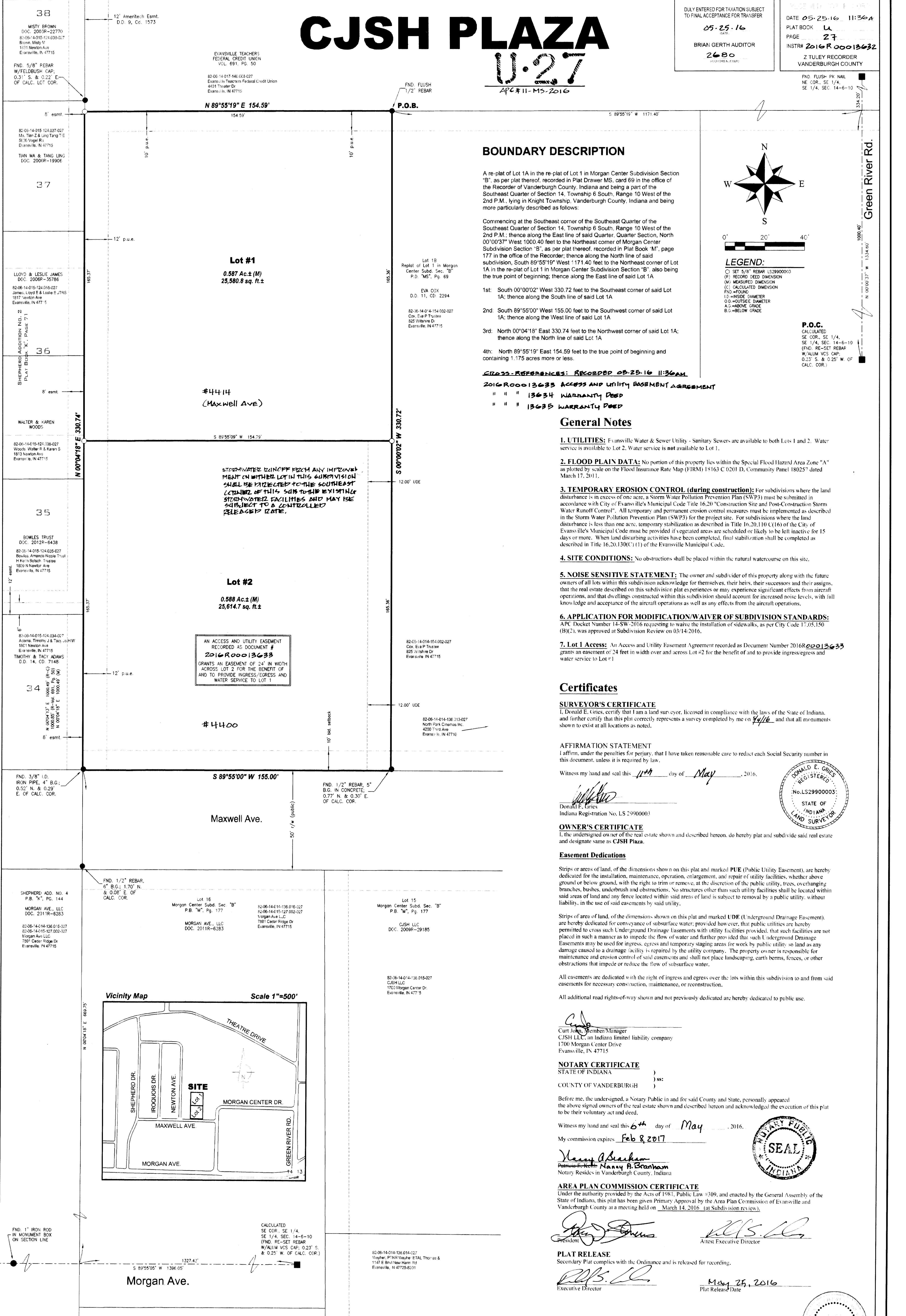


CJSH PLAZA

APC # 11-MS-2016

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 05-25-16
 BRIAN GERTH AUDITOR
 2680

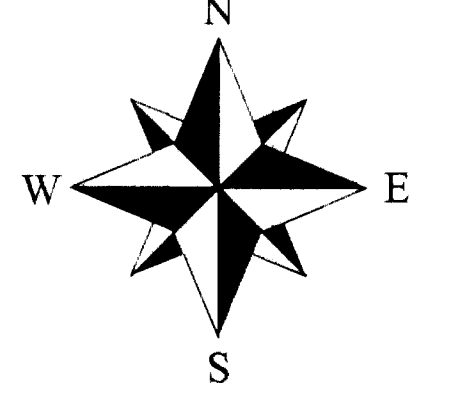
DATE 05-25-16 11:36A
 PLAT BOOK L
 PAGE 27
 INSTR 2016R00013632
 Z TULEY RECORDER
 VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

A re-plat of Lot 1A in the re-plat of Lot 1 in Morgan Center Subdivision Section "B" as per plat thereof, recorded in Plat Drawer MS, card 69 in the office of the Recorder of Vanderburgh County, Indiana and being a part of the Southeast Quarter of Section 14, Township 6 South, Range 10 West of the 2nd P.M., lying in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

- Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 14, Township 6 South, Range 10 West of the 2nd P.M.; thence along the East line of said Quarter, Quarter Section, North 00°00'37" West 1000.40 feet to the Northeast corner of Morgan Center Subdivision Section "B", as per plat thereof, recorded in Plat Book "M", page 177 in the office of the Recorder; thence along the North line of said subdivision, South 89°55'19" West 1171.40 feet to the Northeast corner of Lot 1A in the re-plat of Lot 1 in Morgan Center Subdivision Section "B", also being the true point of beginning; thence along the East line of said Lot 1A
- 1st: South 00°00'02" West 330.72 feet to the Southeast corner of said Lot 1A; thence along the South line of said Lot 1A
 - 2nd: South 89°55'00" West 155.00 feet to the Southwest corner of said Lot 1A; thence along the West line of said Lot 1A
 - 3rd: North 00°04'18" East 330.74 feet to the Northwest corner of said Lot 1A; thence along the North line of said Lot 1A
 - 4th: North 89°55'19" East 154.59 feet to the true point of beginning and containing 1.175 acres more or less.



LEGEND:

- (C) SET 5/8" REBAR LS2990003
- (R) RECORD DEED DIMENSION
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- FND=FOUND
- I.D.=INSIDE DIAMETER
- O.D.=OUTSIDE DIAMETER
- A.G.=ABOVE GRADE
- B.G.=BELOW GRADE

P.O.C.
 CALCULATED
 SE COR., SE 1/4,
 SE 1/4, SEC. 14-6-10
 (FND. RE-SET REBAR
 W/ALUM VCS CAP;
 0.23" S. & 0.25" W. OF
 CALC. COR.)

CROSS-REFERENCES: RECORDED 05-25-16 11:36AM
 2016R00013633 ACCESS AND UTILITY BASEMENT AGREEMENT
 " " " 13634 WARRANTY DEED
 " " " 13635 WARRANTY DEED

General Notes

- 1. UTILITIES:** Evansville Water & Sewer Utility - Sanitary Sewers are available to both Lots 1 and 2. Water service is available to Lot 2. Water service is not available to Lot 1.
- 2. 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 0201 D, Community Panel 180257 dated March 17, 2011.
- 3. 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 vegetated 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.
- 4. SITE CONDITIONS:** No obstructions shall be placed within the natural watercourse on this site.
- 5. NOISE SENSITIVE STATEMENT:** The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant effects from aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations and as well as any effects from the aircraft operations.
- 6. APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number 14-SW-2016 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved at Subdivision Review on 03/14/2016.
- 7. Lot 1 Access:** An Access and Utility Easement Agreement recorded as Document Number 2016R00013633 grants an easement of 24 feet in width over and across Lot #2 for the benefit of and to provide ingress/egress and water service to Lot #1

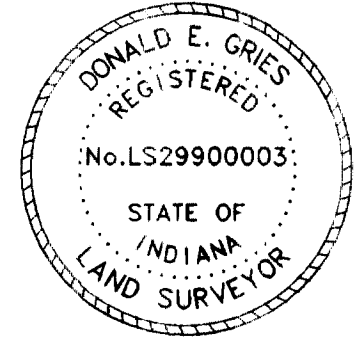
Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 5/4/16, and that all monuments shown to exist at all locations as noted.

AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless it is required by law.
 Witness my hand and seal this 11th day of May, 2016.



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 CJSH Plaza.

Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked PUE (Public Utility Easement), are hereby dedicated 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 structures other than such utility facilities shall be located within said areas of land and 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 of area of land, of the dimensions shown on this plat and marked UDE (Underground Drainage Easement), are hereby dedicated for conveyance of subsurface water; provided however, that public utilities are hereby permitted to cross such Underground 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 Underground Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a 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 subsurface 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.

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

NOTARY CERTIFICATE

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owners 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 6th day of May, 2016.
 My commission expires Feb 8, 2017

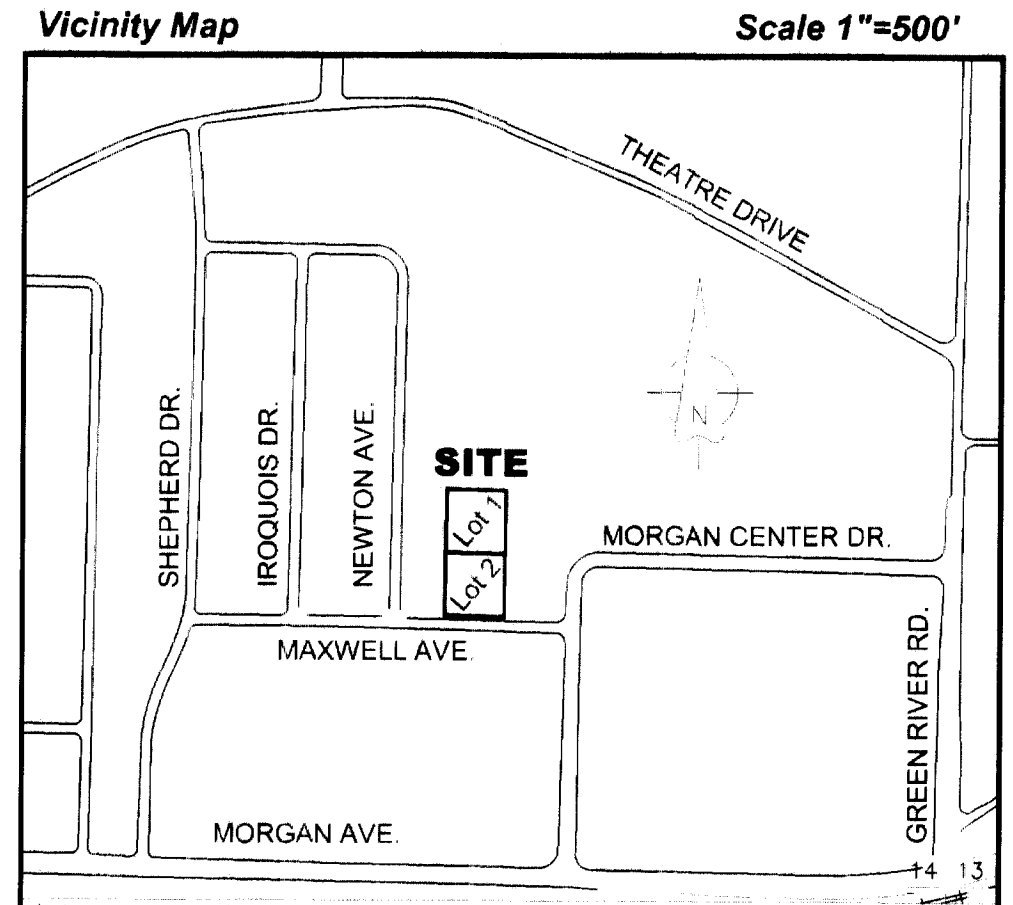


AREA PLAN COMMISSION CERTIFICATE

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 March 14, 2016 (at Subdivision review).

PLAT RELEASE

Secondary Plat complies with the Ordinance and is released for recording.
 May 25, 2016
 Plat Release Date



SHEET NO: 1 OF 1	DATE: 02/23/16	DRAWN BY: J.R.F.
PROJECT NO: S-9912-A	CHECKED: D.E.G.	SCALE: 1"=20'
REVISIONS:		

MINOR SUBDIVISION
MAXWELL AVENUE
 CLIENT: ETCU
 VANDERBURGH COUNTY, INDIANA

AE2 ANDY EASLEY ENGINEERING
 CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
 1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

