

# CULVER - JOHNSON'S

A replat of Lots 34, 35, 36 and 37 in Johnson's Subdivision of Lot two (2) in Block one (1) of Parrett's Enlargement of the City of Evansville, as per plat thereof, recorded in Plat Book "C", Page 343 in the office of the Recorder of Vanderburgh County, Indiana.

## BOUNDARY DESCRIPTION

Lots 34, 35, 36 and 37 in Johnson's Subdivision of Lot two (2) in Block one (1) of Parrett's Enlargement of the City of Evansville, as per plat thereof, recorded in Plat Book "C", Page 343 in the office of the Recorder of Vanderburgh County, Indiana, being a part of the Northwest Quarter of Section 32, Township 6 South, Range 10 West of the 2nd P.M., Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at Northeast corner of said Lot 34; thence along the East line of Lots 34, 35, 36 and 37

- 1st. South 01°24'54" West 100.00 feet to the Southeast corner of said Lot 37; thence along the South line of said Lot 37
- 2nd. North 89°42'44" West 116.00 feet to the Southwest corner of said Lot 37; thence along the West line of Lots 34, 35, 36 and 37
- 3rd. North 01°24'54" East 100.00 feet to the Northwest corner of said Lot 34; thence along the North line of said Lot 34
- 4th. South 89°42'44" East 116.00 feet to the point of beginning and containing 0.286 acres more or less.

## General Notes

- PUBLIC UTILITIES - WATER:** Water is available and is provided by the Evansville Water & Sewer Utility.
- PUBLIC UTILITIES - SEWER:** Sanitary Sewer is available and is provided by the Evansville Water & Sewer Utility.
- ACCESS:** Lots 1 and 2 have direct access to Culver Drive along their East boundary and to a platted 12' alley along their West boundary.
- FLOOD PLAIN DATA:** No portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tract(s) plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0179 D and 18163 C 0185 D, dated March 17, 2011.
- NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses on this site.
- PRIOR COVENANTS & 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.
- INSTALLATION OF SIDEWALKS:** Sidewalks exist at this location and it was determined at SUBDIVISION REVIEW on July 6, 2020 that this subdivision currently meets the minimum requirements for the installation of sidewalks as per the Evansville Municipal Code 17.05.150(B)(2).
- RECORD SURVEY:** The boundary of this property was established in a prior survey by this firm recorded as Document Number 2018R00020209 in the office of the Recorder of Vanderburgh County, Indiana.

## VICINITY MAP SCALE 1"=300'



## Certificates

### SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 June 3, 2020 and that all monuments shown exist at all locations as noted.

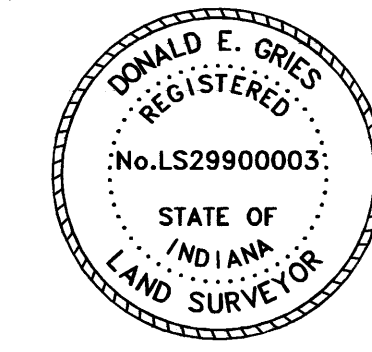
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
DATE: 8/4/2020  
BRIAN GERTH AUDITOR  
2209

RECEIVED FOR RECORD  
DATE: 8/4/2020 10:19AM  
PLAT BOOK: V  
PAGE: 062  
INSTR: 2020R00019226A  
DEBBIE STUCKI RECORDER  
VANDERBURGH COUNTY

Witness my hand and seal this 20th day of July, 2020.

*Donald E. Gries*

Donald E. Gries, PS  
Indiana Registration No. LS 29900003  
Andy Easley Engineering, Inc.  
1133 West Mill Road, Suite 205  
Evansville, IN 47710



### 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. (Donald E. Gries)

### OWNER'S CERTIFICATE

I, the undersigned owner(s) of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Culver - Johnson's, a Minor Subdivision.

### 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.

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.

*Carolyn Rusk*

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

### NOTARY CERTIFICATE

STATE OF )  
COUNTY OF ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Carolyn Rusk as Secretary and Treasurer for Evansville Land Bank Corp., the owner(s) of the real estate shown and described hereon and acknowledged 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 23 day of July, 2020.

My commission expires July 25, 2021

*Kathryn A. Cerklefskie*

Printed Name: Kathryn A. Cerklefskie

Notary Resides in Vanderburgh County, Indiana (state)

### PROOF OF EXECUTION CERTIFICATE BY WITNESS:

WITNESS to the signature on the foregoing instrument to be which this Proof is attached:

*Beth Purtyzer* Beth Purtyzer  
Witness Signature Witness Printed Name

STATE OF )  
COUNTY OF ) ss:

Before me, a Notary Public in and for said County and State, personally appeared *Beth Purtyzer* (Witness Name), being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by *Donald E. Gries* in the foregoing subscribing witness' presence, and that the above named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or process from the property that is the subject of the transaction.

Witness my hand and seal this 23 day of July, 2020.

My commission expires July 25, 2021

*Kathryn A. Cerklefskie*

Printed Name: Kathryn A. Cerklefskie

Notary Resides in Vanderburgh County, Indiana (state)

### 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 July 6, 2020 (at Subdivision Review).

*Stacy Stevens*

President: Stacy Stevens

*Ronald S. London*

Attest Executive Director: Ronald S. London

### PLAT RELEASE for APC Docket No.: MIN-2020-012

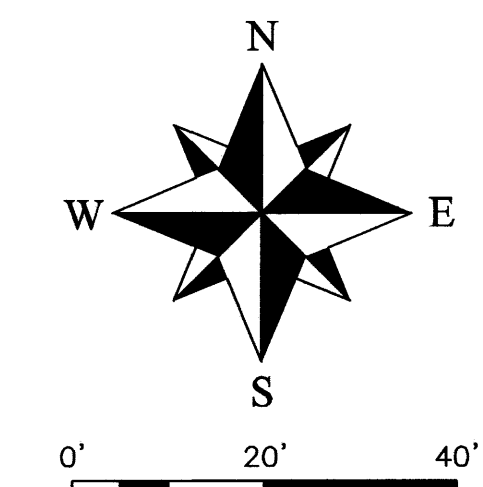
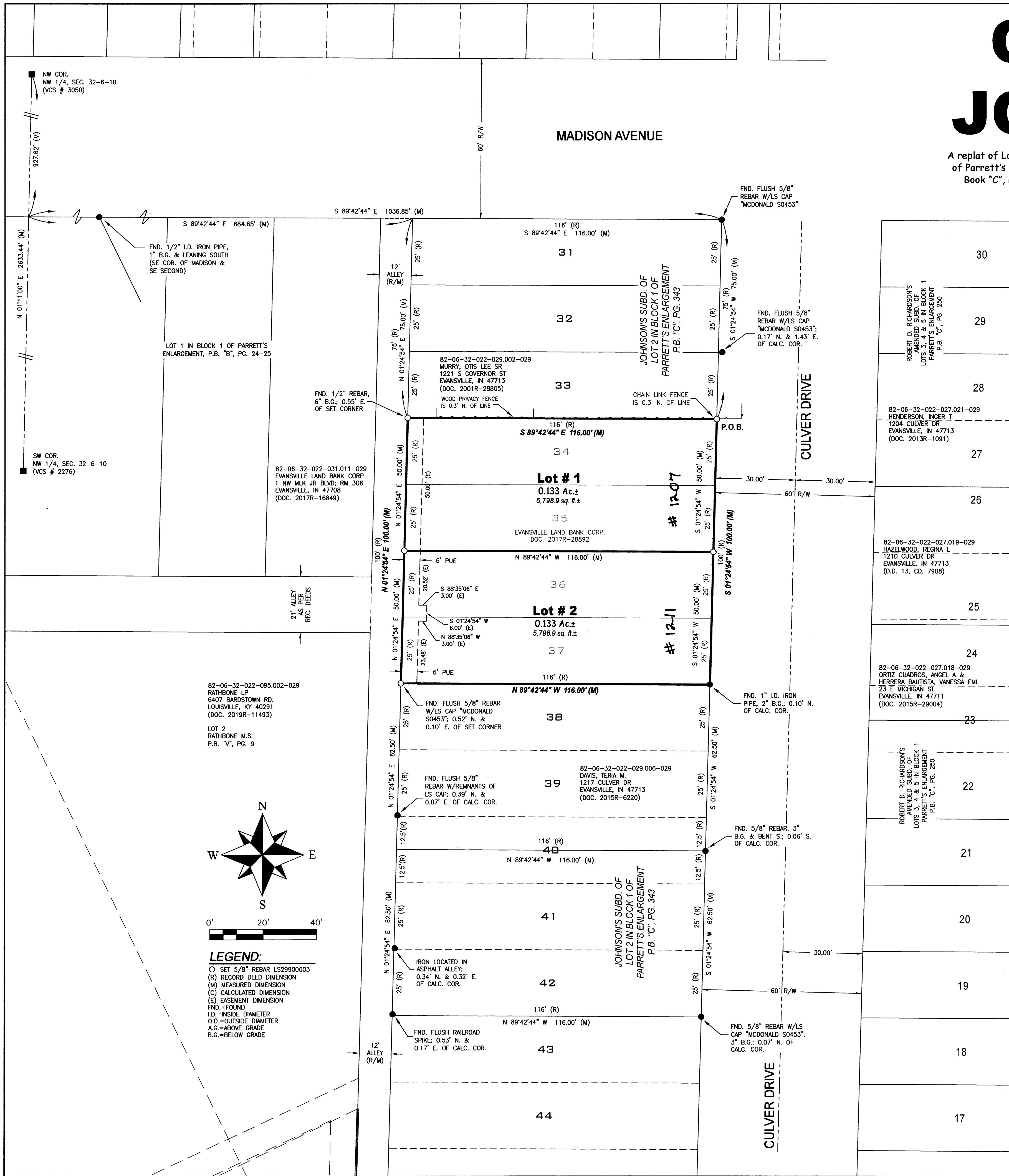
The Secondary Plat complies with the Ordinance and is released for recording.

*Ronald S. London*

Executive Director: Ronald S. London

8/3/2020

Plat Release Date



**LEGEND:**  
O SET 5/8" REBAR LS29900003  
(R) RECORD DEED DIMENSION  
(M) MEASURED DIMENSION  
(C) CALCULATED DIMENSION  
(E) EASEMENT DIMENSION  
FND.=FOUND  
I.D.=INSIDE DIAMETER  
O.D.=OUTSIDE DIAMETER  
A.G.=ABOVE GRADE  
B.G.=BELOW GRADE

MINOR SUBDIVISION  
1207-1211 CULVER DRIVE  
CLIENT: EVANSVILLE LAND BANK CORP.  
VANDERBURGH COUNTY, INDIANA

DRAWN BY: JLF  
CHECKED: D.E.G.  
DATE: 06/15/2020  
PROJECT NO.: S-10624  
REVISIONS:  
SHEET NO.: 1 OF 1

V-062