

# E & K

### 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 will be provided by the Evansville Water & Sewer Utility.
- ACCESS:** Lot 1 has direct access to Bayse Street, Shadewood Avenue and Neubling Avenue. Lot 2 has direct access to Bayse Street and Neubling Avenue.
- 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 0185 D, Community Panel 180257 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.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAV-2019-008 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved at Subdivision Review on 01/22/2019.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

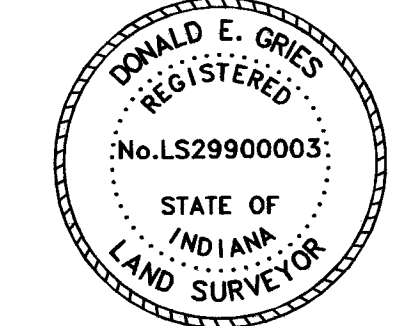
DATE 2/21/2019 1:59 PM  
PLAT BOOK U  
PAGE 192  
INSTR# 201900003340  
RECORDED BY  
VANDERBURGH COUNTY

RECEIVED FOR RECORD

### 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 January 28, 2019 and that all monuments shown exist at all locations as noted.



Witness my hand and seal this 6th day of February, 2019.

*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*  
Donald E. Gries, PS

#### 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 E & K, 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.

The strip of land, of the dimensions shown on this plat and marked BME (Building Maintenance Easement), is hereby dedicated for the use of maintenance and repair for the existing building located on Lot 1 of Staub-Duff Minor Subdivision. This easement is for the sole benefit of said Lot and is void once the existing structure has been razed.

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.

*Kip A. Staub*  
Kip A. Staub  
6001 Petersburg Road  
Evansville, IN 47711

*Robert I. Staub, Jr.*  
Robert I. Staub, Jr.  
6001 Petersburg Road  
Evansville, IN 47711

#### NOTARY CERTIFICATE

STATE OF Indiana )  
COUNTY OF Vanderburgh ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Kip A. Staub and Robert I. Staub, Jr., 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 10th day of February, 2019.

My commission expires 11/22/2022

*Patricia E. Keith*  
Signature

Printed Name: Patricia E. Keith

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 January 22, 2019 (at Subdivision Review).

*Stacey Stevens*  
President: Stacey Stevens

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

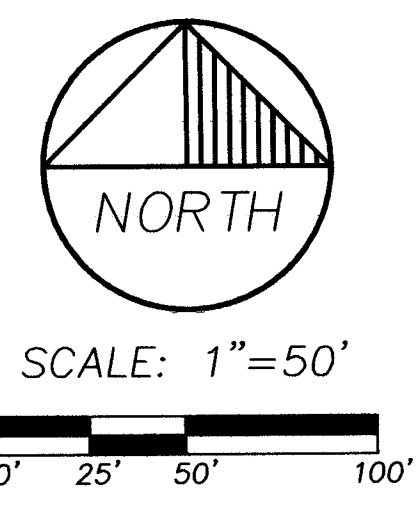
**PLAT RELEASE for APC Docket No.: MIN-2019-008**  
The Secondary Plat complies with the Ordinance and is released for recording.

*Ronald S. London*  
Executive Director: Ronald S. London

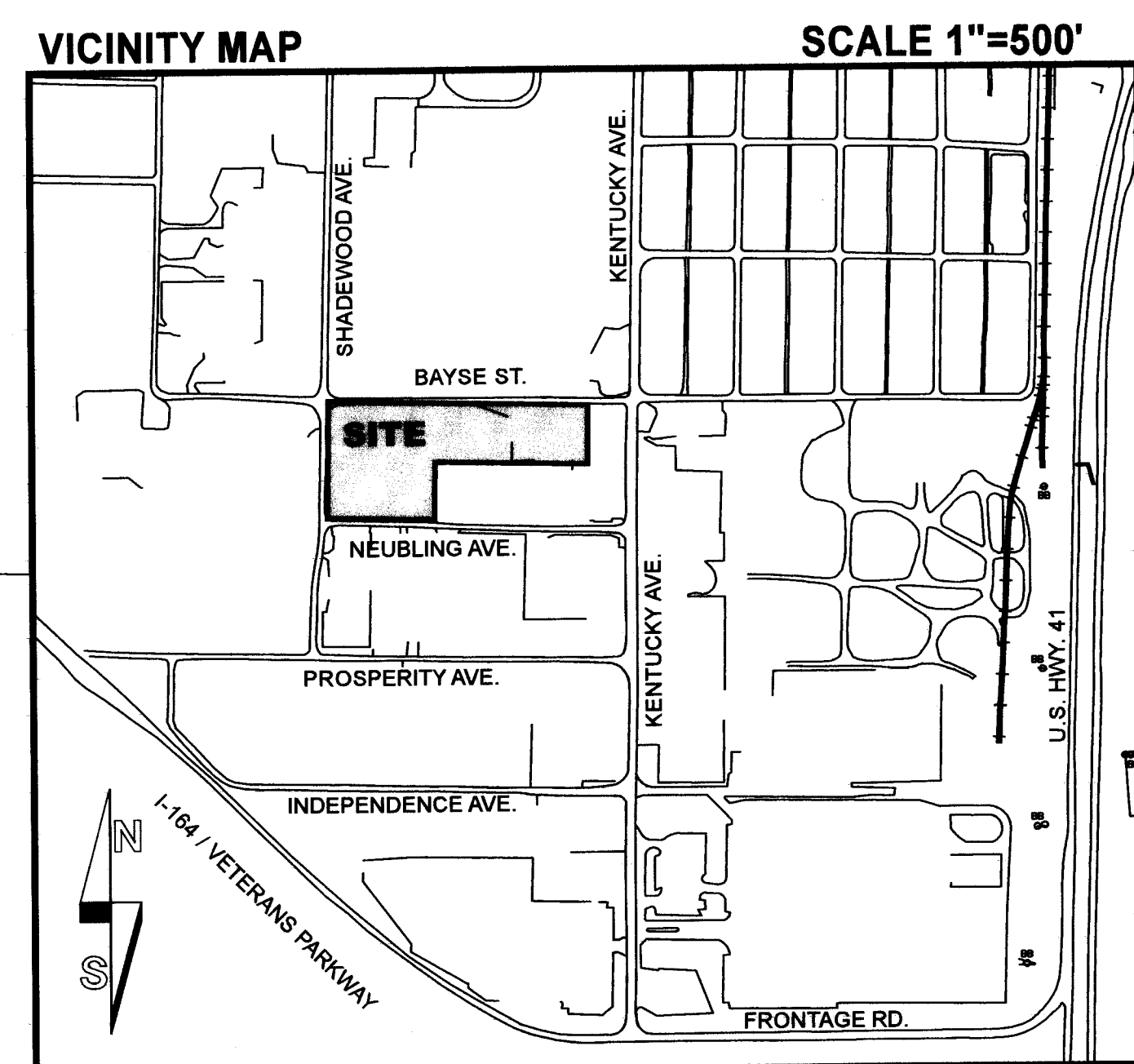
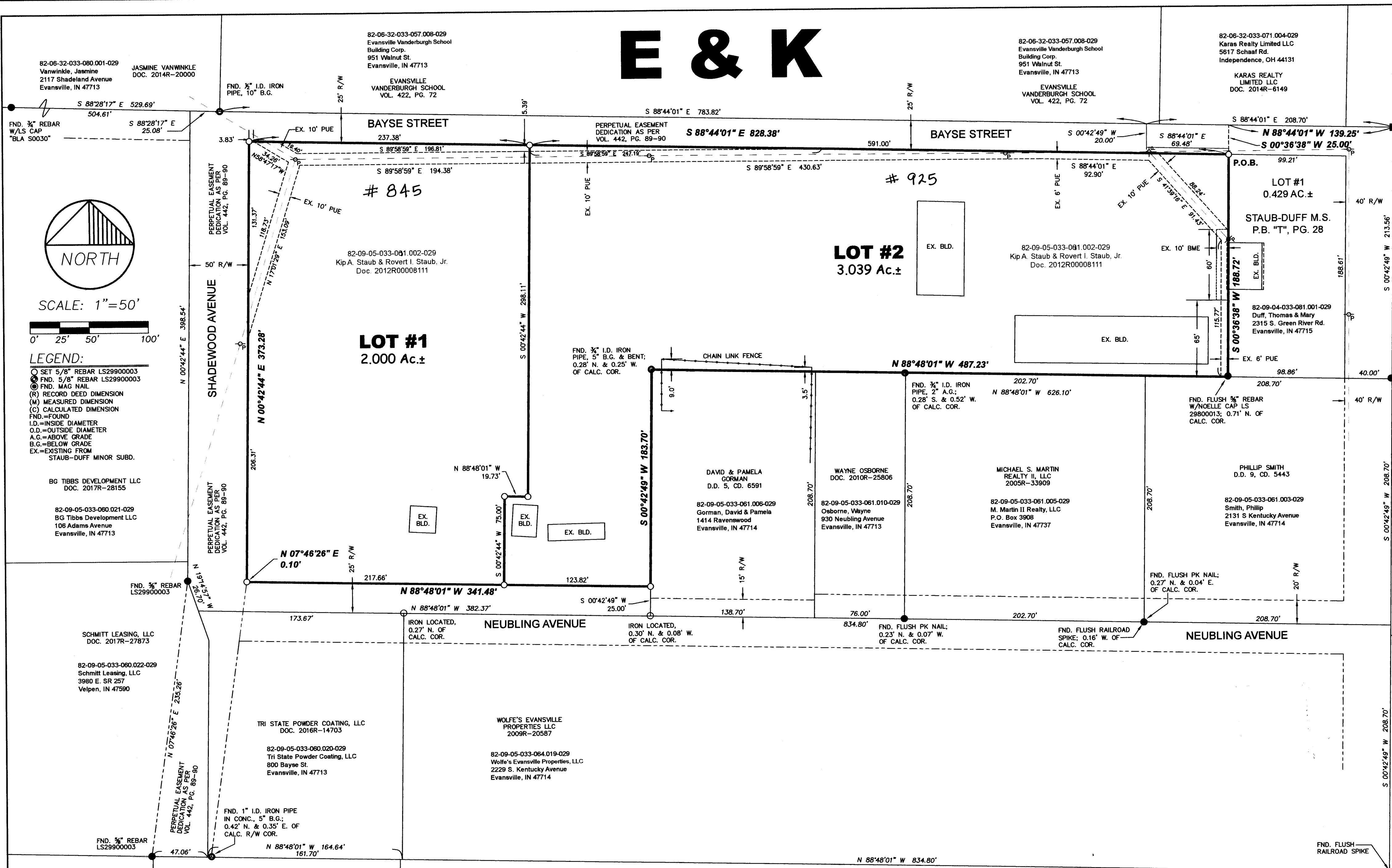
2/19/2019  
Plat Release Date

MINOR SUBDIVISION  
925 BAYSE STREET  
CLIENT: KIP STAUB  
Vanderburgh County, Indiana

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



- LEGEND:**
- SET 5/8" REBAR LS29900003
  - FND. 5/8" REBAR LS29900003
  - FND. MAG NAIL
  - RECORD DEED DIMENSION
  - MEASURED DIMENSION
  - CALCULATED DIMENSION
  - FND.=FOUND
  - LD.=INSIDE DIAMETER
  - O.D.=OUTSIDE DIAMETER
  - A.G.=ABOVE GRADE
  - B.G.=BELOW GRADE
  - EX.=EXISTING FROM STAUB-DUFF MINOR SUBD.



### BOUNDARY DESCRIPTION

A replat of Lot 2 in Staub-Duff Minor Subdivision, as per plat thereof, recorded in Plat Book "T", page 28 in the office of the Recorder of Vanderburgh County, Indiana, being a part of the Northeast Quarter of the Northeast Quarter of Section 5, Township 7 South, Range 10 West of the 2nd P.M., lying in Pigeon Township, Vanderburgh County, Indiana as per a survey dated January 7th, 2019 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. S-10420 and being more particularly described as follows:

Commencing at the Northeast corner of said Quarter, Quarter Section, thence along the North line of said Quarter, Quarter Section, North 88°44'01" West 139.25 feet; thence South 00°36'38" West 25.00 feet to the Northeast corner of said Lot 2 and being the true point of beginning; thence along the boundaries of said Lot 2 for the following 7 (seven) courses

- 1st: South 00°36'38" West 188.72 feet; thence
- 2nd: North 88°48'01" West 487.23 feet; thence
- 3rd: South 00°42'49" West 183.70 feet; thence
- 4th: North 88°48'01" West 341.48 feet; thence
- 5th: North 07°46'26" East 0.10 feet; thence
- 6th: North 00°42'44" East 828.38 feet; thence
- 7th: South 88°44'01" East 828.38 feet to the true point of beginning and containing 5.039 acres more or less.

### Cross References

LOT 23

88°48'01" E 1300.60' (R/W)

88°48'01" W 1254.60' (R/W)

CALCULATED SE COR., NE ¼, SEC. 5-7-10

0.192