

ETA

P.O.C.
FND. RAILROAD
SPIKE, 2" B.G.
NW COR., NE 1/4
SEC. 13-6-11
(VCS GPS#5010)

FND. 1" BRASS ROD
IN MONUMENT BOX
NE COR., NE 1/4
SEC. 13-6-11
(VCS GPS#1131)

LOT 56
CRANE ADDITION
P.B. "H", PG. 117

82-05-13-002-196.043-019
CLARK, ROGER DALE
7333 PARKRIDGE DR.
NEWBURGH, IN 47630

82-05-13-002-266.002-019
82-05-13-002-266.045-019
82-05-13-002-266.046-019
SCHWITZER, DENNIS &
BAKER, JAMES

FND. 5/8" REBAR
W/LS CAP S0006

FND. 5/8" REBAR
W/LS CAP S0006

FND. 5/8" REBAR
W/LS CAP S0006

FND. 5/8" REBAR
W/LS CAP S0006

82-05-13-002-197.016-019
JAMES C. & JULIE K. BAKER
DOC. 2006R-14483

82-05-13-002-266.001-019
JAMES C. & JULIE K. BAKER
DOC. 2007R-18904

82-05-13-002-265.051-019
BROWNING, JAMES T
2508 GROVE ST.
EVANSVILLE, IN 47710

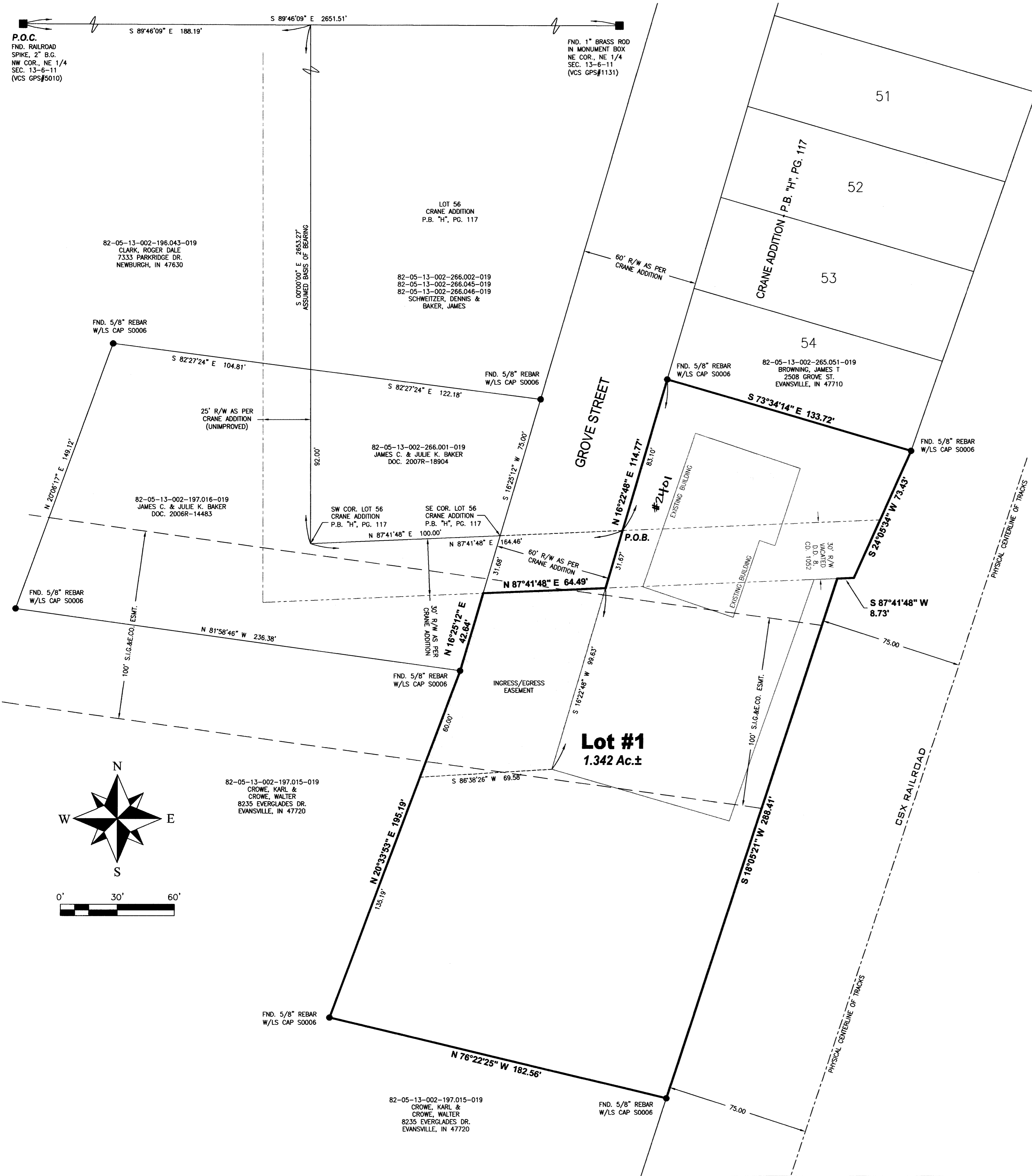
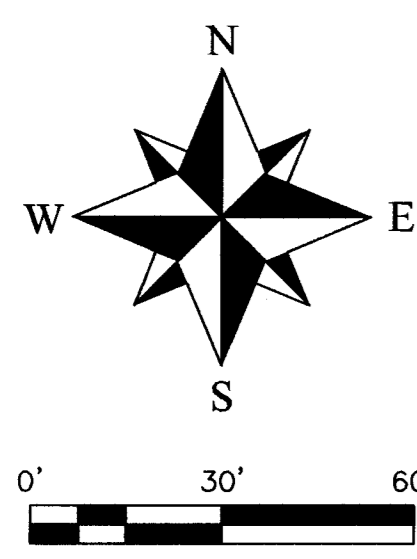
FND. 5/8" REBAR
W/LS CAP S0006

FND. 5/8" REBAR
W/LS CAP S0006

82-05-13-002-197.015-019
CROWE, KARL &
CROWE, WALTER
8235 EVERGLADES DR.
EVANSVILLE, IN 47720

82-05-13-002-197.015-019
CROWE, KARL &
CROWE, WALTER
8235 EVERGLADES DR.
EVANSVILLE, IN 47720

FND. 5/8" REBAR
W/LS CAP S0006



General Notes

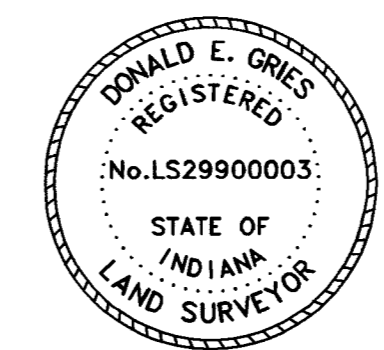
- PUBLIC UTILITIES - WATER:** Water is available and is provided by the Evansville Water & Sewer Utility.
- PUBLIC UTILITIES - SEWER:** Sanitary Sewer is not available by a Public Utility.
- PRIVATE UTILITIES - OSDS:** Sewage disposal will be provided by a private on-site sewage disposal system (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.3.
- ACCESS:** Lot 1 has direct access to Grove Street, a dedicated public street.
- FLOOD PLAIN DATA:** No portion of the within described tract of land lies within the Special Flood Hazard Area (SFHA) Zone "A" as said tract plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0114 D and 18163 C 0177 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.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number 31-SW-2017 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2) and as per County code 16.12.020 (B)(2), was approved at Subdivision Review on 12/18/2017.

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 4, 2018 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 26th day of February, 2018.

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, 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 ETA, a Minor Subdivision.

JAMES C. BAKER
8835 SLATE RD.
EVANSVILLE, IN 47712

JULIE K. BAKER
8835 SLATE RD.
EVANSVILLE, IN 47712

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, James C. Baker and Julie K. Baker, 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 1st day of March, 2018.

My commission expires 11/22/2022

Signature: *Patricia E. Keith*

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 December 18, 2017.

President: Stacey Stevens

Attest Executive Director: Ronald S. London

PLAT RELEASE for APC Docket No.: 35-MS-2017
The Secondary Plat complies with the Ordinance and is released for recording.

Executive Director: Ronald S. London

Plat Release Date: MAR 29 2018



DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
MAR 9 2018
BRIAN GERTH AUDITOR
990

RECEIVED FOR RECORD
DATE 03.09.18 11:26 A
PLAT BOOK U
PAGE 136
INSTR# 2018R00004886
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

A re-plot of Lot 55 in Crane Addition, an addition lying near the City of Evansville, as per plat thereof recorded in Plat Book "H", page 117 in the office of the Recorder of Vanderburgh County, Indiana and all that part of an un-named street lying South of said Lot 55, as per Ordinance to Vacate a Public Way as recorded in Deed Drawer 8, card 1052 in the office of the Recorder of Vanderburgh County, Indiana; Also Part of the East Half of Section 13, Township 6 South, Range 11 West of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

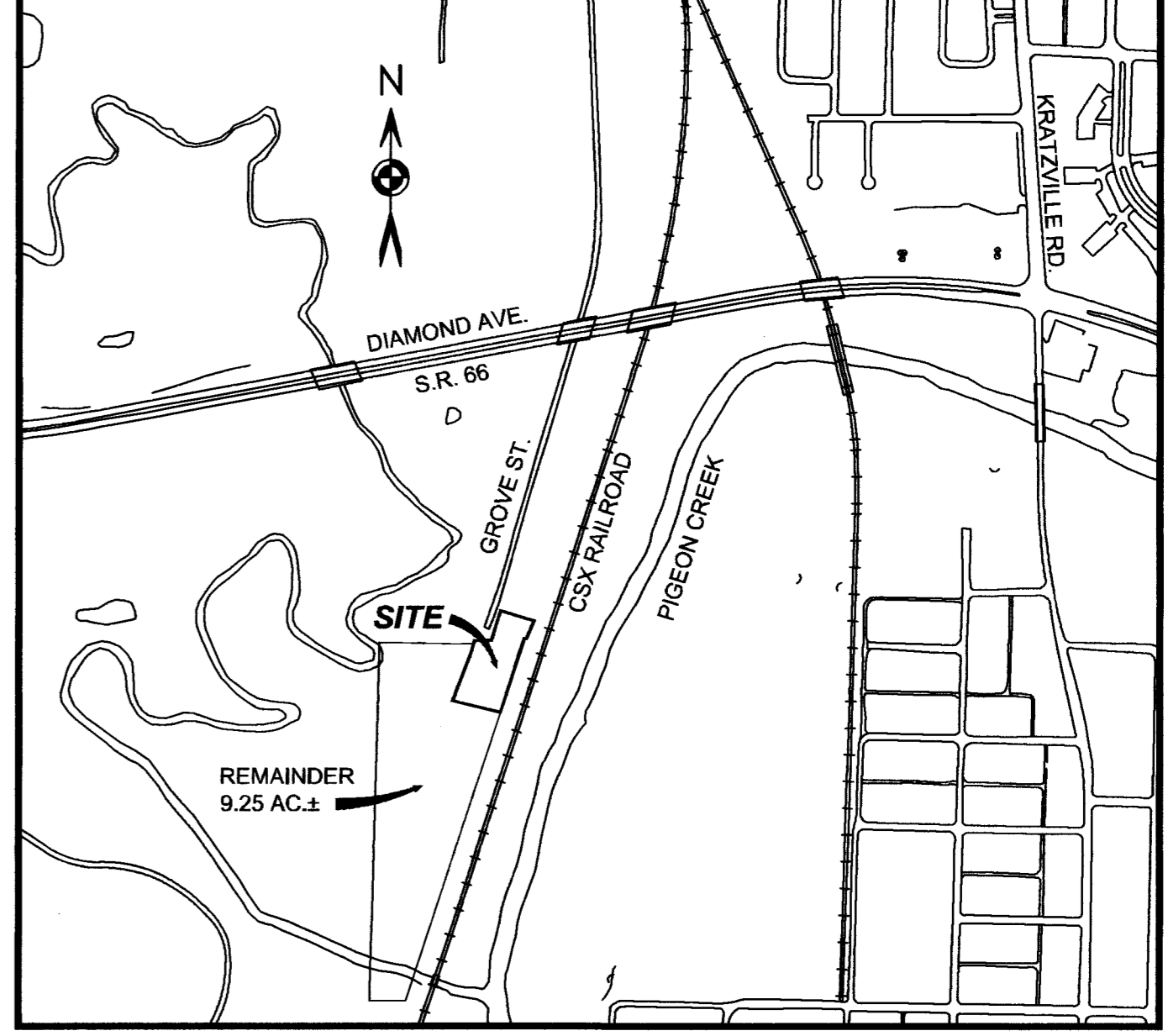
Commencing at a railroad spike at the Northwest corner of the Northeast Quarter of said Section 13; thence along the North line of said Quarter Section, South 89°46'09" East 188.19 feet; thence along the West line of Lots 88 through 95 and 56 through 71 in said Crane Addition to the City of Evansville, South 00°00'00" East 2853.27 feet to the Southwest corner of Lot 56 in said subdivision; thence along the South line of said Lot 56 and the extension thereof, North 87°41'48" East 164.46 feet to the Southwest corner of Lot 55 in said subdivision and being the true point of beginning; thence along the West line of said Lot 55

- 1st: North 16°22'48" East 83.10 feet to the Northwest corner of said Lot 55; thence along the North line of said Lot 55
- 2nd: South 73°34'14" East 133.72 feet to the Northeast corner of said Lot 55; thence along the East line of said Lot 55 and the extension thereof
- 3rd: South 24°05'34" West 73.43 feet to the Southerly right of way of said vacated street; thence along said right of way line
- 4th: South 87°41'48" West 8.73 feet to the Westerly boundary of the CSX Railroad as per deed recorded in Deed Drawer 1, card 7533 in the office of the Recorder; thence along said line
- 5th: South 18°05'21" West 288.41 feet to a 5/8" rebar with LS cap inscribed "Easley S0006"; thence
- 6th: North 76°22'25" West 182.56 feet to a 5/8" rebar with LS cap inscribed "Easley S0006"; thence
- 7th: North 20°33'53" East 195.19 feet to a 5/8" rebar with LS cap inscribed "Easley S0006"; thence
- 8th: North 16°25'12" East 42.64 feet to the Southerly right of way of said vacated street; thence along said right of way line
- 9th: North 87°41'48" East 64.49 feet; thence along the extended West line of said Lot 55
- 10th: North 16°22'48" East 31.67 feet to the true point of beginning and containing 1.342 acres more or less.

RB: ac D6ed3: 2018R00004886 & 2018R00004888

U-136

VICINITY MAP SCALE 1"=600'



ETA MINOR SUBDIVISION
2401 GROVE STREET
CLIENT: JAMES BAKER
VANDERBURGH COUNTY, INDIANA

DRAWN BY: JRF
DATE: 10/25/17
PROJECT NO.:
SHEET NO.: 1 OF 1
SCALE: 1"=30'

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