

BOUNDARY DESCRIPTION

Lots One (1) through Twelve (12) inclusive in Block Twenty-seven (27) and Lots One (1) through Twelve (12) inclusive in Block Twenty-eight (28) in the Eastern Enlargement of the City of Evansville, as per plat thereof, recorded in Deed Record E, Pages 415 and 416 and transcribed of record in Plat Book A, Pages 142, 143, and 144 and re-transcribed of record in Plat Book E, Pages 16, 17, and 18 in the office of the Recorder of Vanderburgh County, Indiana. Also all of vacated Church Street lying between Blocks Twenty-seven (27) and Twenty-eight (28) in said Eastern Enlargement of the City of Evansville, Indiana.

Beginning at the northernmost corner of Lot 1 in said Block 27 which is at the intersection of the southwest 30-foot right-of-way of S.E. 6th Street and the southeast 30-foot right-of-way of Locust Street, thence along the southwest 30-foot right-of-way of S.E. 6th Street and along the northeast line of Lots 1 through Lot 12 in said Block 27, South 32 degrees 25 minutes 36 seconds East 300.14 feet to the easternmost corner of Lot 12 in said Block 27 which is at the intersection of the southwest 30-foot right-of-way of S.E. 6th Street and the northwest 30-foot right-of-way of Walnut Street, thence along the northwest 30-foot right-of-way of Walnut Street and along the southeast line and extended southeast line of Lot 12 in said Block 27 and Lot 12 in said Block 28, South 57 degrees 36 minutes 17 seconds West 309.00 feet to the southernmost corner of Lot 12 in said Block 28 which is at the intersection of the northeast 30-foot right-of-way of S.E. 5th Street and the northwest 30-foot right-of-way of Walnut Street, thence along the northeast 30-foot right-of-way of S.E. 5th Street and along the southwest line of Lots 12 through Lot 1 in said Block 28, North 52 degrees 25 minutes 11 seconds West 300.15 feet to the westernmost corner of Lot 1 in said Block 28 which is at the intersection of the northeast 30-foot right-of-way of S.E. 5th Street and the southeast 30-foot right-of-way of Locust Street, thence along the southeast 30-foot right-of-way of Locust Street and along the northwest line and extended northwest line of Lot 1 in said Block 28 and Lot 1 in said Block 27, North 57 degrees 36 minutes 25 seconds East 308.97 feet to the point of beginning and containing 2.129 acres, more or less.

Subject to all easements, rights-of-ways, reservations and restrictions of record.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER July 26, 2018 BRIAN GERTH AUDITOR 3752 (AUDITOR'S NUMBER)	RECEIVED FOR RECORD DATE July 26, 2018 10:55AM PLAT BOOK U PAGE 155 INSTR# 2018R00016432 DEBBIE STUCKI RECORDER VANDERBURGH COUNTY
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**EVANSVILLE
ACADEMIC HEALTH
SCIENCE CENTER
BLOCK 1**

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Evansville Academic Health Science Center Block 1**, a major subdivision.

All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

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.

Owner & Developer
Evansville Realty Holdings, LLC
By: US HealthRealty, LLC, Manager
5000 Meridian Blvd Suite 100
Franklin, TN 37067

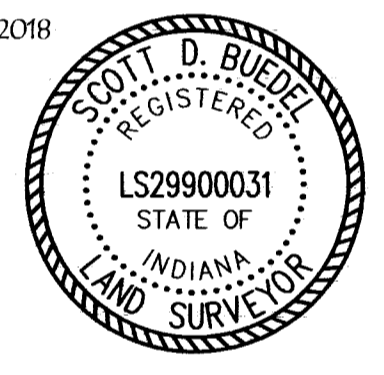
Chris Yontz 7-23-18
Chris Yontz, President date

SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 19th day of July, 2018

SB



Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggoner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715

NOTARY CERTIFICATE

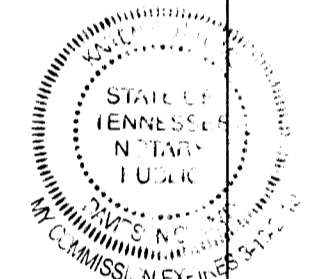
State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Chris Yontz, President of US HealthRealty, LLC, as Manager of Evansville Realty Holdings, LLC, who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 23rd day of July, 2018.

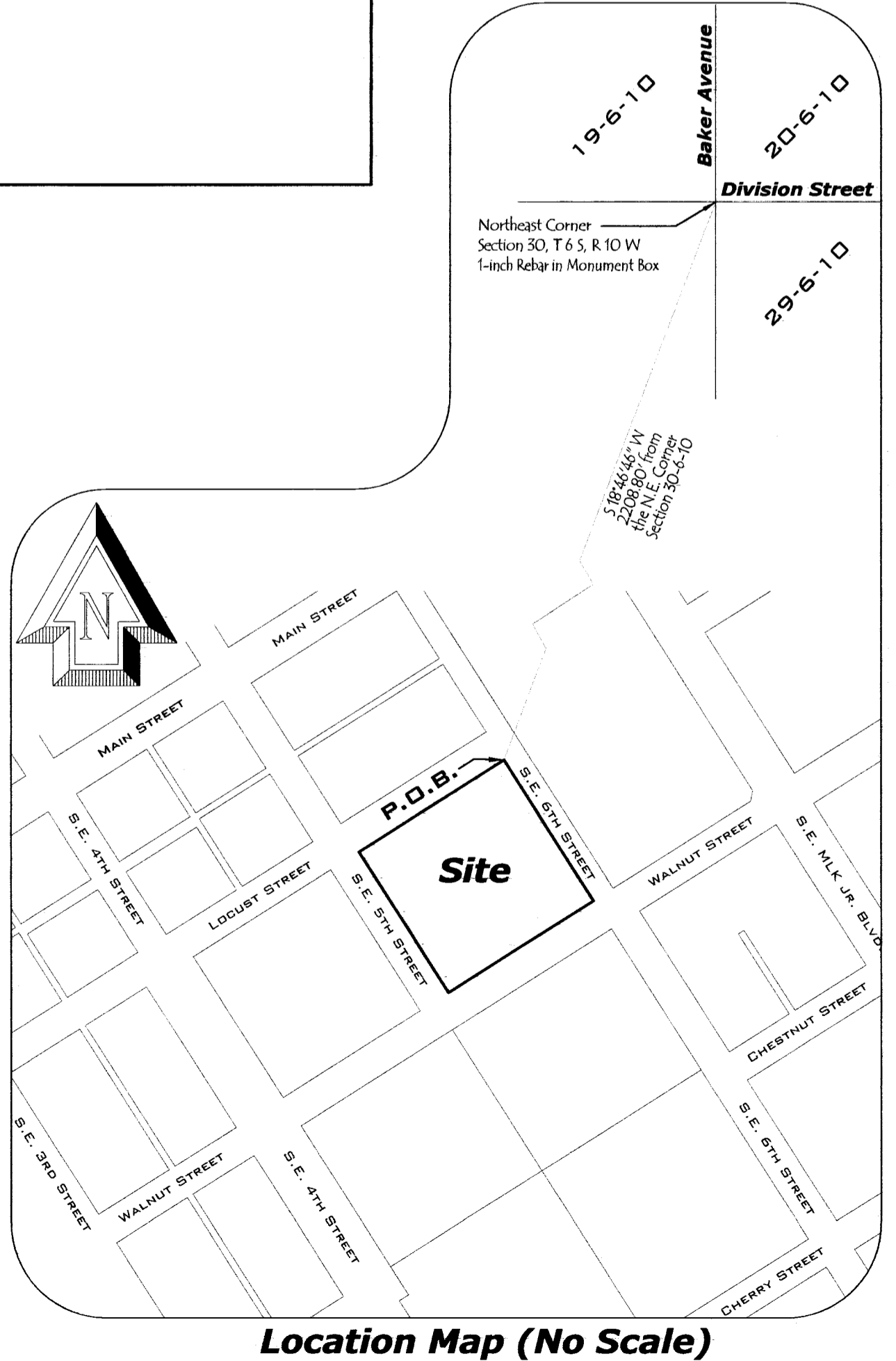
3-10-2019
My Commission expires: Karen Bottoms
Notary Public

Notary Resides in Davidson
County, Indiana Tennessee
Type or printed name Karen Bottoms



GENERAL NOTES

Public Utilities:	PUBLIC UTILITIES - WATER: Water is available and is provided by the Evansville Water & Sewer Utility	Monuments:	Monuments exist as noted at all exterior boundary corners and all interior will be a set 5/8" Rebar with plastic cap stamped "Cash Waggoner & Associates #0096"
	PUBLIC UTILITIES - SEWER: Sewer is available and is provided by the Evansville Water & Sewer Utility	Church Street:	The 36-foot right-of-way for Church Street, which was platted between Block 27 and 28 in the Eastern Enlargement of the City of Evansville and which was located between Walnut Street and Locust Street, was narrowed leaving a 12 foot alley on September 16, 1899 in Board of Public Works Book 1, Page 185.
Access:	Lot 1 may access Walnut Street, Locust Street, SE 4th Street, and SE 5th Street.		The center 12 feet of Church Street was then vacated by Board of Public Works Book 4, Page 159.
Flood:	According to the Flood Insurance Rate Maps for Evansville, Indiana Map Number 18163C0177 D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone.	Existing Sidewalks:	Installation of Sidewalks: Sidewalks exist at this location and it was determined at SUBDIVISION REVIEW on June 18, 2018 that this subdivision currently meets the minimum requirements for the installation of sidewalks as per the Evansville Municipal Code 17.05.150(B)(2).
Storm Maintenance:	The individual lot owners shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exist on his or her property in proper working order including: 1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances. 2. Keeping all parts of the storm water system operating as designed and as constructed and free of all trash, debris, and obstructions to the flow of water. 3. Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation. 4. Preventing all persons or parties from causing any unauthorized alterations obstructions or detrimental actions from occurring to any part of the storm water system and easement which lies on his or her property.	Covenants & Restrictions:	Declaration of protective covenants for the Evansville Health Science and Research District is made as of the 24th day of October, 2016, by Evansville HealthRealty, LLC, and Indiana limited liability company, with the express approval of the City of Evansville and the Evansville Redevelopment Commission. As recorded in Document 2016R00029032 in the Office of the Vanderburgh County Recorder.
Survey:	The overall boundary of the subject property was completed by Cash Waggoner & Associates, PC on May 27, 2014 and it is recorded in Document Number 2016R00013039.		The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this replat has absolutely no effect on any private covenants and restrictions that may or may not exist.



**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 5, 2018.

Stacey Stevens
President: STACEY STEVENS

Ronald S. London
Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: MAJ-2018-005
The Secondary plat complies with the Ordinance and is released for recording.

Ronald S. London
Executive Director: RONALD S. LONDON

July 25, 2018
Plat Release Date



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: SB
PRINTED NAME: Scott D. Buedel

CASH WAGGNER & ASSOCIATES, PC
CONSULTING | ENGINEERING | SURVEYING
WWW.CASHWAGGNER.COM

414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401-5561

402 E. 13TH STREET
SUITE 101
JASPER, IN 47546
PH: 812.634.5015