

BOUNDARY DESCRIPTION

Lot One Hundred Ninety-seven (197), part of Lot One Hundred Ninety-eight (198), part of Lot One Hundred Ninety-nine (199), Lot Two Hundred Thirty-three (233), Lot Two Hundred Thirty-four (234), Lot Two Hundred Thirty-five (235) and Lot Two Hundred Thirty-six (236) in the Donation Enlargement of the City of Evansville, as per plat thereof, recorded in Deed Record A, page 61 and transcribed of Record in Plat Book A, pages 116 and 117, and retranscribed of record in Plat Book E, pages 6 and 7, in the office of the Recorder of Vanderburgh County, Indiana. Also, all that part of a vacated alley twelve (12) feet in width vacated by Ordinance Number G-2016-07 of the Common Council of the City of Evansville, Indiana recorded February 26, 2016 in Document 2016R00004989, in the office of the Recorder of Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the northernmost corner of said Lot 233 which is at the intersection of the southwest 30-foot right-of-way of S.E. 5th Street and the southeast 30-foot right-of-way of Locust Street, thence along the southwest 30-foot right-of-way of S.E. 5th Street and along the northeast line of said Lot 233, Lot 234, Lot 235 and Lot 236, South 32 degrees 25 minutes 11 seconds East 300.16 feet to the easternmost corner of said Lot 236 which is at the intersection of the southwest 30-foot right-of-way of S.E. 5th 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 of said Lot 236 and Lot 197, South 57 degrees 36 minutes 17 seconds West 292.21 feet to the southernmost corner of said Lot 197 which is at the intersection of the northeast 50-foot right-of-way of S.E. 4th Street and the northwest 30-foot right-of-way of Walnut Street, thence along the northeast 50-foot right-of-way of S.E. 4th Street and along the apparent southwest line of said Lot 197 and Lot 198, North 32 degrees 25 minutes 58 seconds West 85.11 feet to the southernmost corner of a tract of land conveyed to Raymond F. Reising in Deed Drawer 15, card 6716, Parcel 3, in the Office of said Recorder, thence along the southeast line of said Reising tract, North 57 degrees 36 minutes 25 seconds East 18.00 feet to the easternmost corner thereof, thence along the northeast line of said Reising tract, North 32 degrees 25 minutes 58 seconds West 100.00 feet to the northernmost corner thereof, thence along the northwest line of said Reising tract, South 57 degrees 36 minutes 25 seconds West 18.00 feet to the westernmost corner thereof and being a point on the northeast 50-foot right-of-way of S.E. 4th Street and the apparent southwest line of said Lot 199, thence along the northeast 50-foot right-of-way of S.E. 4th Street and along the apparent southwest line of said Lot 199, North 32 degrees 25 minutes 58 seconds West 22.02 feet to the southernmost corner of a tract of land conveyed to Raymond F. Reising in Deed Drawer 15, card 6716, Parcel 2, in the Office of said Recorder, thence along the southeast line and the extended southeast line of said Reising tract, North 57 degrees 36 minutes 25 seconds East 136.15 feet to the center of said vacated alley twelve (12) feet in width vacated by Ordinance Number G-2016-07, thence along the center of said vacated alley, North 32 degrees 25 minutes 34 seconds West 93.04 feet to a point on the southeast 30-foot right-of-way of Locust Street, thence along the extended northwest line and the northwest line of said Lot 235 and along the southeast 30-foot right-of-way of Locust Street, North 57 degrees 36 minutes 21 seconds East 156.14 feet to the point of beginning and containing 1.682 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 25, 2018 BRIAN GERTH AUDITOR 3754 <small>(AUDITOR'S NUMBER)</small>	RECEIVED FOR RECORD DATE JULY 25, 2018 10:55AM PLAT BOOK U PAGE 156 INSTR# 2018R00016933 DEBBIE STUCKI RECORDER VANDERBURGH COUNTY
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EVANSVILLE ACADEMIC HEALTH SCIENCE CENTER BLOCK 2

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **Evansville Academic Health Science Center Block 2**, 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 HealthRealty II, LLC
 By: US HealthRealty, LLC, Manager
 5000 Mendham Blvd Suite 100
 Franklin, TN 37067

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

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 HealthRealty II, 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.

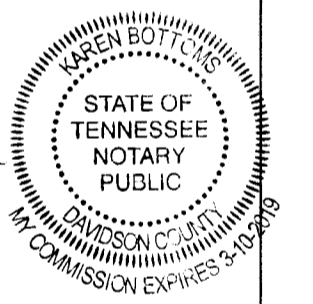
Witness my hand and seal this 23rd day of July, 2018.

3-10-2019
 My Commission expires:

Karen Bottoms
 Notary Public

Notary Resides in
Dawson
 County, Williamson, Tennessee

Karen Bottoms
 Typed or printed name

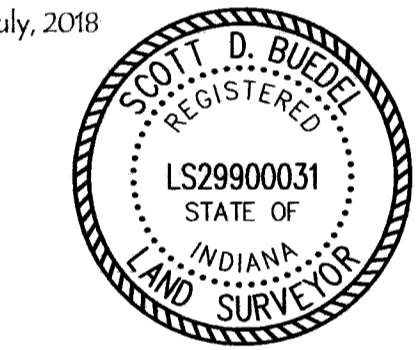


SURVEYOR'S CERTIFICATE

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

Scott D. Buedel
 Scott D. Buedel, PLS
 Indiana Registration Number 25900031
 Cash Waggoner & Associates, PC
 414 Citadel Circle, Suite B
 Evansville, IN 47715



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-2018-006
 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



U-156

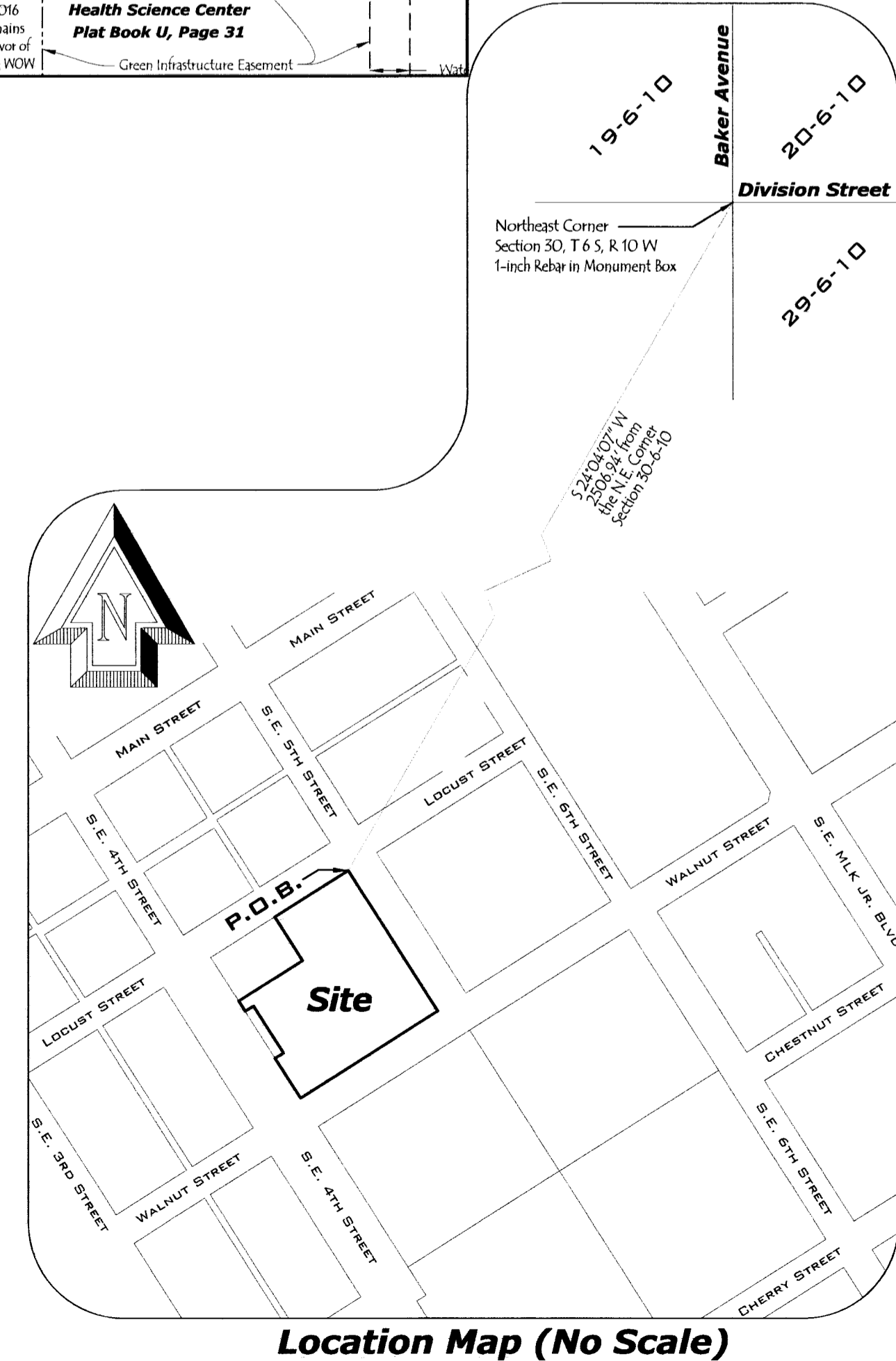
GENERAL NOTES

- Public Utilities:** PUBLIC UTILITIES - WATER: Water is available and is provided by the Evansville Water & Sewer Utility. PUBLIC UTILITIES - SEWER: Sewer is available and is provided by the Evansville Water & Sewer Utility.
- Access:** Lot 1 may access Walnut Street, Locust Street, SE 4th Street, and SE 5th Street.
- 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.
- 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.
- 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. 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.
- 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"
- 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:
 - Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
 - 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.
 - Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
 - 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.

APPROVAL DATES

Application for Modification/Waiver of Subdivision Standards: APC Docket Number WAV-2018-018 requesting to partially waive the installation of sidewalks, as per City Code 17.05.150(B)(2), was approved by the Area Plan Commission at a meeting held on July 5, 2018 and by the Board of Public Works at a meeting held on July 12, 2018.

A condition placed on the approval of the partial sidewalk waiver was for it to be a temporary waiver that would only extend 2 years after a new building and parking lot were constructed on this block.



AFFIRMATION STATEMENT
 I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO RECHECK EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

SIGNATURE: *Scott D. Buedel*

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