

**BOUNDARY DESCRIPTION**

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) in Humes Subdivision of Lots Two Hundred Thirty-seven (237) and Two Hundred Thirty-eight (238) in Donation Enlargement of the City of Evansville, Vanderburgh County, Indiana, recorded in Plat Book C, page 280, in the office of the Recorder of Vanderburgh County, Indiana. Also, part of the vacated alley lying between Lots Two Hundred Thirty-seven (237) and Two Hundred Thirty-eight (238) in Donation Enlargement as vacated by Order of the Board of Public Works of the City of Evansville, Indiana on October 23, 1953 and recorded on October 27, 1953 in Miscellaneous Record X, page 435, in the office of the Recorder of Vanderburgh County, Indiana. Also, the Northwest Half (1/2) of Lot Two Hundred Thirty-nine (239) in 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 transcribed of record in Plat Book E, pages 6 and 7, in the office of the Recorder of Vanderburgh County, Indiana. Also, the Northwest One-half (1/2) of Lot One Hundred Ninety-five (195) in 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 transcribed of record in Plat Book E, pages 6 and 7, in the office of the Recorder of Vanderburgh County, Indiana. Also, Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) in Hallock & Stoddard Subdivision of Lot 196 in Donation Enlargement of the City of Evansville, as per plat thereof, recorded in Plat Book A, page 200, and transcribed of record in Plat Book E, page 206, in the office of the Recorder of Vanderburgh County, Indiana. Also, part of a vacated alley Twelve (12) feet in width vacated by Ordinance of the Common Council of the City of Evansville, Indiana recorded on June 25, 1992 in Deed Drawer 7, Card 3493, in the office of the Recorder of Vanderburgh County, Indiana. Also, all of a vacated alley Nine and one-half (9.5) feet in width vacated by Ordinance Number G-2016-08 of the Common Council of the City of Evansville, Indiana recorded February 26, 2016 in Document 2016R00004991, in the office of the Recorder of Vanderburgh County, Indiana. Also, all of vacated 5th Street right-of-way Sixty (60) feet in width vacated by Ordinance Number G-2016-09 of the Common Council of the City of Evansville, Indiana recorded February 26, 2016 in Document 2016R00004990, in the office of the Recorder of Vanderburgh County, Indiana. All being more particularly described as follows:

Beginning at the westernmost corner of Lot 1 in Evansville Academic Health Science Center, as per plat thereof, recorded in Plat Book U, page 31 in the Office of the Recorder of Vanderburgh County, Indiana which is at the northernmost corner of said vacated 5th Street right-of-way in Ordinance Number G-2016-09 and which is on the southeast 30-foot right-of-way of Walnut Street; thence along the southwest line of said Lot 1, South 32 degrees 25 minutes 11 seconds East 198.60 feet to the easternmost corner of said vacated 5th Street right-of-way in Ordinance Number G-2016-09; thence along the southeast line of said vacated 5th Street right-of-way in Ordinance Number G-2016-09, South 57 degrees 36 minutes 24 seconds West 60.00 feet to the southernmost corner thereof; thence along the southwest line of said vacated 5th Street right-of-way in Ordinance Number G-2016-09, North 32 degrees 25 minutes 11 seconds West 10.99 feet to the easternmost corner of the northwest half of said Lot 239; thence along the southeast line of the northwest half of said Lot 239, South 57 degrees 36 minutes 24 seconds West 150.08 feet to a point on the northeast side of said vacated 12-foot alley in Deed Drawer 7, Card 3493; thence South 57 degrees 34 minutes 26 seconds West 6.00 feet to a point in the center of said vacated 12-foot alley; thence along the center of said vacated 12-foot alley, North 32 degrees 25 minutes 34 seconds West 75.04 feet to a point on the extended southeast line of the northwest half of said Lot 195 in Donation Enlargement; thence along the extended southeast line and the southeast line of the northwest half of said Lot 195, South 57 degrees 36 minutes 21 seconds West 136.14 feet to a point on the northeast 50-foot right-of-way of S.E. 4th Street; thence along the northeast 50-foot right-of-way of S.E. 4th Street and along the apparent southwest line of said Lot 195 in said Donation Enlargement and along the apparent southwest line of Lot 4, Lot 3, Lot 2 and Lot 1 in said Hallock & Stoddard Subdivision, North 32 degrees 25 minutes 58 seconds West 112.56 to the apparent westernmost corner of Lot 1 in said Hallock & Stoddard Subdivision and being on the southeast 30-foot right-of-way of Walnut Street; thence along the southeast 30-foot right-of-way of Walnut Street, North 57 degrees 36 minutes 17 seconds East 352.20 feet to the point of beginning and containing a gross area of 1.297 acres, more or less.

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

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

*Chris Yontz* 7-23-19  
 Chris Yontz, President date

**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-2018-004  
 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 REPEAT 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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 RECEIVED FOR RECORD  
 DATE: JULY 25, 2018 10:55 AM  
 PLAT BOOK: U  
 PAGE: 157  
 INSTR# 2018R000116934  
 DEBBIE STUCKI RECORDER VANDERBURGH COUNTY

**EVANSVILLE ACADEMIC HEALTH SCIENCE CENTER BLOCK 3 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 3**, 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.

**NOTARY CERTIFICATE**

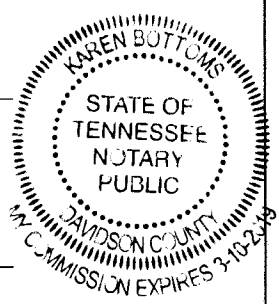
State of Tennessee )  
 County of Williamson ) SS:

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 Health Realty, 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, 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.

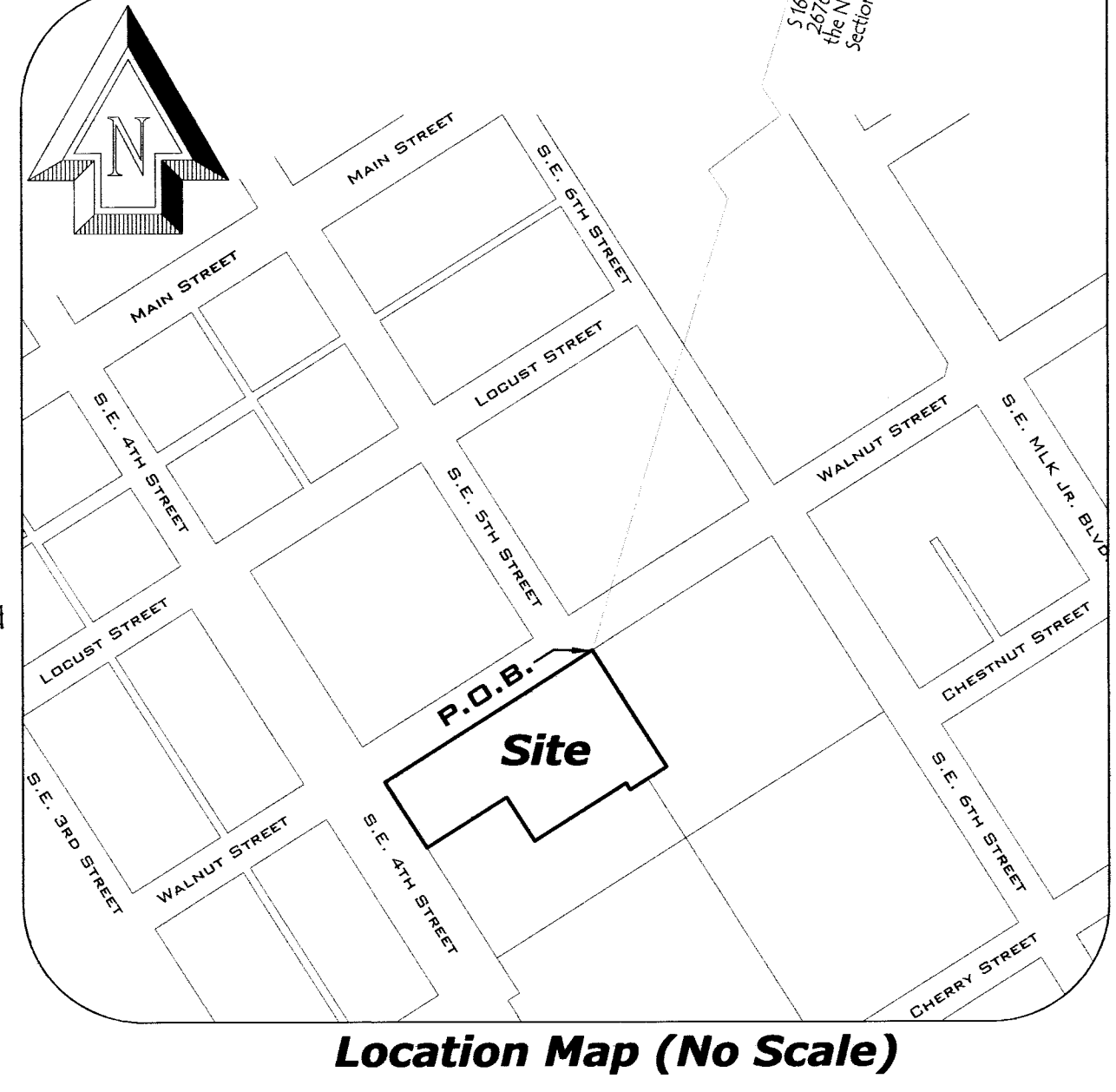
Witness my hand and seal this 19th day of July, 2018

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



**GENERAL NOTES**

- |                           |   |                                      |  |
|---------------------------|---|--------------------------------------|--|
| <b>Public Utilities:</b>  | PUBLIC UTILITIES - WATER:<br>Water is available and is provided by the Evansville Water & Sewer Utility   | <b>Survey:</b>                       | 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.  |
| <b>Access:</b>            | PUBLIC UTILITIES - SEWER:<br>Sewer is available and is provided by the Evansville Water & Sewer Utility   | <b>Monuments:</b>                    | 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"  |
| <b>Flood:</b>             | Lot 1 may access Walnut Street and SE 4th Street.   | <b>Existing Sidewalks:</b>           | 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).  |
| <b>Storm Maintenance:</b> | 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. | <b>Covenants &amp; Restrictions:</b> | Declaration of protective covenants for the Evansville Health Science and Research District is made as of the 24th day of October, 2016, by Evansville Health Realty, 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 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.



Location Map (No Scale)