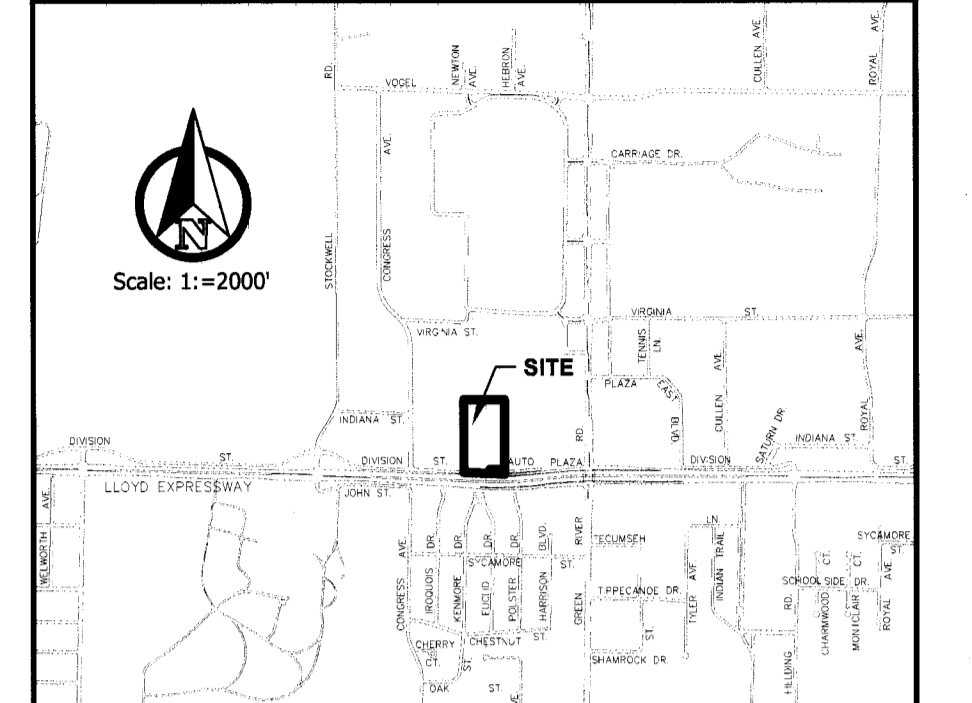


# George Andrew

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 DATE 05.01.17 10:42A  
 PLAT BOOK U  
 PAGE 93  
 INSTR# 2017 Robin 149  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY



**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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on March 6, 2017. (Subdivision Review)

*[Signature]*  
 President  
*[Signature]*  
 Attest Executive Director  
 Secondary Plat complies with the Ordinance and is released for Recording.  
*[Signature]*  
 Executive Director  
 PLAT RELEASE DATE: May 1, 2017



**Boundary Description**  
 Part of the East One Half of the Southeast Quarter of Section 23, Township 6 South, Range 10 West, Knight Township in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

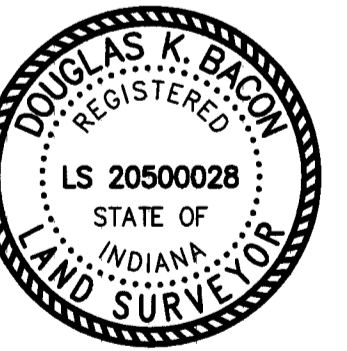
Commencing at the Southeast corner of the Southeast Quarter of above mentioned Section 23, thence along the south line thereof North 87 degrees 33 minutes 47 seconds West 352.24 feet to the point of beginning, also being the west line of tract of land conveyed to Evansville Dealership Property, LP in Document Number 2005R00025994 as recorded in the Office of the Vanderburgh County Recorder; thence continuing along said south line North 87 degrees 33 minutes 47 seconds West 423.40 feet; thence North 00 degrees 00 minutes 47 seconds West 755.96 feet to a point on the south line of a tract of land conveyed to AHC Evansville, LLC in Document Number 2006R00020500 in said Recorder's Office; thence along said south line South 89 degrees 59 minutes 47 seconds East 420.46 feet to said west line of the Evansville Dealership property; thence along said west line South 00 degrees 12 minutes 09 seconds East 726.34 feet to the north line of a tract of land conveyed to the State of Indiana in Deed Drawer 2, Card 838 in said Recorder's Office; thence along said north line South 89 degrees 33 minutes 30 seconds West 150.38 feet to the south line of said State property; thence along said south line South 87 degrees 33 minutes 47 seconds East 150.54 feet to the west line of said Evansville Dealership property; thence along said west line South 00 degrees 12 minutes 09 seconds East 40.04 feet to the point of beginning, Containing 322,031 square feet, 7.39 acres, more or less.

Subject to a 40 foot Right-of-Way for East Division Street.  
 Subject to all easements and Right-of-Ways of record.

**Surveyor's Certificate**  
 I, Douglas K Bacon, do 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, and that all monuments shown exist at locations.

Witness my hand and seal this 2<sup>nd</sup> day of March, 2017.  
*[Signature]*

*[Signature]*  
 Prepared by: Douglas K Bacon, PS  
 Indiana License Number LS 20500028  
 Morley  
 4800 Rosebud Ln.  
 Newburgh, Indiana 47630  
 812-464-9585  
 dougb@morleycorp.com



Docket # 7-MS-2017

**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: *[Signature]*  
 Douglas K Bacon

<b>Secondary Plat</b>		
Designed By: D.K.B.	Job Number: 3145	
Drawn By: J.E.V.	Date: 3/16/2017	
Filing as 3145 Minor Subdivision Secondary		

**General Notes**

**Utilities:** Water and Sewer are available at the site and are supplied by Evansville Water and Sewer Utility

**Basements:** Any basements must be approved by the Vanderburgh County Building Commissioner.

**Zoning:** The subject property is currently zoned M2.

**Flood Hazard Statement:** No part of the subject tract is located within Flood Zone A, the 100 year flood zone, as scaled from F.I.R.M. Community Panel 180256 0201 D, being Map No. 18163C0201 D dated March 17, 2011.

All first floor grades shall conform to local and state enforced building codes

**Temporary Erosion Control (during construction):**  
 For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20 C(16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130(C) (1) of the Evansville Municipal Code.

**Property Corner Markers:** All corners not already monumented will be monumented with a Mag Nail with washer stamped "Morley & Assoc ID# 0023."

**Basis of Bearings:** Indiana State Plane west 1302 NAD 83

**Reference Survey:** Inst. #2017R00006411. There have been no change of matters from said survey that would affect this plat.

**Natural Drainage Courses:** No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.

**Purpose of Subdivision:** The purpose of this subdivision is to bring the subject tract into compliance of the City and County Land Development Codes.

**Application for modification/waiver of subdivision standards:** APC Docket Number 8-SW-2017 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was accepted at Subdivision Review on March 6, 2017.

**Owner's Certificate**

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as George Andrew. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (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.

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:

By: *[Signature]*  
 Wright Motors, Inc.  
 Robert B Wright, President  
 4500 East Division Street  
 Evansville, IN 47715

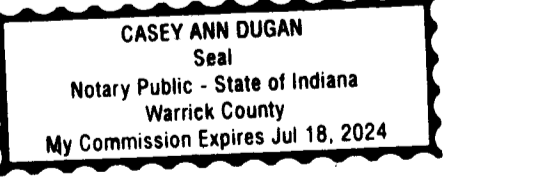
**Notary Certificate**

STATE OF INDIANA, COUNTY OF Vanderburgh ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert B Wright as President of Wright Motors, Inc. the said Owner and Subdivider, who acknowledge 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.

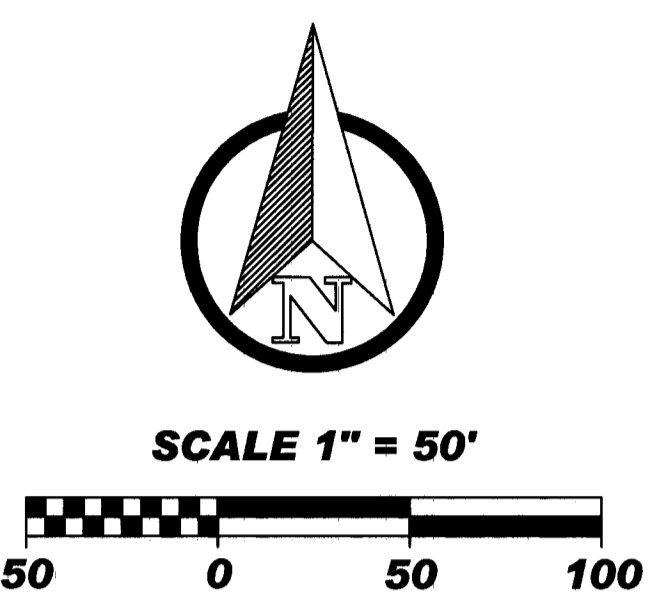
Witness my hand and seal this 20 day of March, 2017.  
 My Commission Expires: July 18, 2024

*[Signature]*  
 Notary Public - State of Indiana  
 Warrick County  
 My Commission Expires Jul 18, 2024

*[Signature]*  
 AP# 7-MS-2017

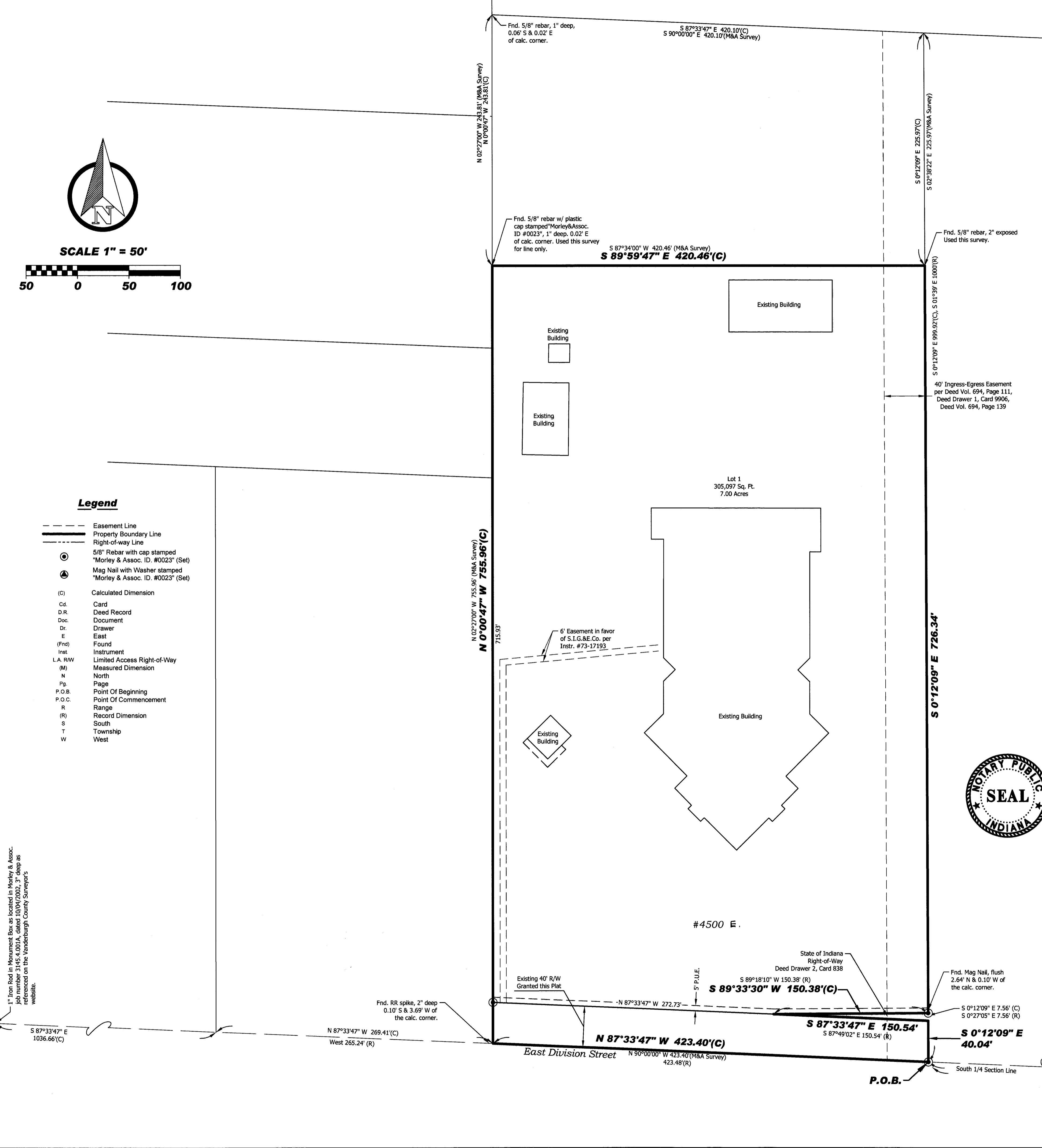


P.O.C. SE Corner, SE 1/4, Sec. 23-6-10  
 Monument Box as located in Morley & Assoc  
 job number 93-2712-4, dated 11/19/1993  
 and recorded in Surveyor's Plat Drawer 1,  
 Card 673. Point being 0.21' S & 0.08' E  
 of a rebar in concrete, flush.



- Legend**
- Easement Line
  - Property Boundary Line
  - Right-of-way Line
  - ⊙ 5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
  - ⊙ Mag Nail with Washer stamped "Morley & Assoc. ID. #0023" (Set)
  - (C) Calculated Dimension
  - Cd. Card
  - D.R. Deed Record
  - Doc. Document
  - Dr. Drawer
  - E East
  - (Fnd) Found
  - Inst. Instrument
  - L.A. RW Limited Access Right-of-Way
  - (M) Measured Dimension
  - N North
  - Pg. Page
  - P.O.B. Point Of Beginning
  - P.O.C. Point Of Commencement
  - R Range
  - (R) Record Dimension
  - S South
  - T Township
  - W West

1" Iron Rod in Monument Box as located in Morley & Assoc. job number 3145-4-001A, dated 10/04/2002, 3" deep as referenced on the Vanderburgh County Surveyor's website.



ARCHITECTS | ENGINEERS | SURVEYORS  
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 812.464.9585 Phone 812.464.2514 Fax  
 morleycorp.com