



# HARTFORD BAKERY

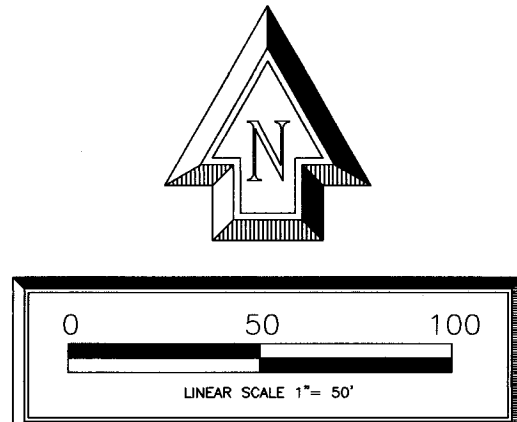


## HARTFORD BAKERY PROPERTIES

(A)	82-05-24-029-118.001-029 Hartford Bakery, Inc. Deed Book 461, page 169	(P)	82-05-24-029-079.011-029 Hartford Bakery, Inc. Deed Book 461, page 171	(D4)	82-06-19-029-086.007-029 Hartford Bakery, Inc. Deed Book 461, page 172
(B)	82-05-24-029-069.001-029 Hartford Bakery, Inc. Deed Book 461, page 175	(Q)	82-05-24-029-079.010-029 Hartford Bakery, Inc. Deed Book 461, page 175	(R)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 175
(C)	82-05-24-029-069.012-029 Hartford Bakery, Inc. Deed Book 461, page 177	(S)	82-05-24-029-079.014-029 Hartford Bakery, Inc. Deed Book 461, page 177	(T)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177
(D)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177	(U)	82-05-24-029-079.014-029 Hartford Bakery, Inc. Deed Book 461, page 177	(V)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177
(E)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177	(W)	82-05-24-029-079.014-029 Hartford Bakery, Inc. Deed Book 461, page 177	(X)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177
(F)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177	(Y)	82-05-24-029-079.014-029 Hartford Bakery, Inc. Deed Book 461, page 177	(Z)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177
(G)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177	(A1)	82-05-24-029-079.014-029 Hartford Bakery, Inc. Deed Book 461, page 177	(B2)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177
(H)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177	(C3)	82-05-24-029-079.014-029 Hartford Bakery, Inc. Deed Book 461, page 177	(D)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177
(I)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177				
(J)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177				
(K)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177				
(L)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177				
(M)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177				
(N)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177				
(O)	82-05-24-029-069.015-029 Hartford Bakery, Inc. Deed Book 461, page 177				

## 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 has direct access to all of the surrounding platted road right-of-way.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 19163(C)1777, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone (Zone AE).
- Monuments:** Monuments either exist or have been set as noted. Monuments set are 5/8 inch rebar with plastic cap stamped "Cash Wagner & 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 ordinance.
  - 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.
- Covenants & Restrictions:** PRIOR COVENANTS AND 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.
- Sidewalks within the city:** INSTALLATION OF SIDEWALKS: Sidewalks exist at this location and it was determined at SUBDIVISION REVIEW on May 11, 2020 that this subdivision currently meets the minimum requirements for the installation of sidewalks per the Evansville Municipal Code 17.05.150(B)(2).



## LEGEND

- P.O.B. Point of Beginning
- P.U.E. Public Utility Easement
- MAG MAG Nail with Cash Washer
- (R) Record Dimension
- (C) Calculated Dimension
- (M) Measured Dimension

# SHEET 2 OF 2

**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:

PRINTED NAME: Scott D. Buedel

**CASH WAGNER & ASSOCIATES, PC**  
CONSULTING ENGINEERS • LAND SURVEYORS

414 CITADEL CIRCLE  
SUITE B  
EVANSVILLE, IN 47715  
PH: 812.401.5561

332 THIRD AVENUE  
SUITE 13  
JASPER, IN 47546  
PH: 812.634.5015

