

82-06-24-016-094.001-027
Ewing & Ewing Ltd. Partnership
1365 Landon Drive
Madisonville, KY 42431

82-06-24-016-099.001-027
82-06-24-016-099.002-027
82-06-24-015-141.001-027
Butley Investments LLC
PO Box 15340
Evansville, IN 47716

LINE "M" AS PER PROJECT NO. F-006-(3), DATED 1982

HOUCHENS SOUTH

82-06-24-016-099.001-027
82-06-24-016-099.002-027
82-06-24-015-141.001-027
Butley Investments LLC
PO Box 15340
Evansville, IN 47716

General Notes

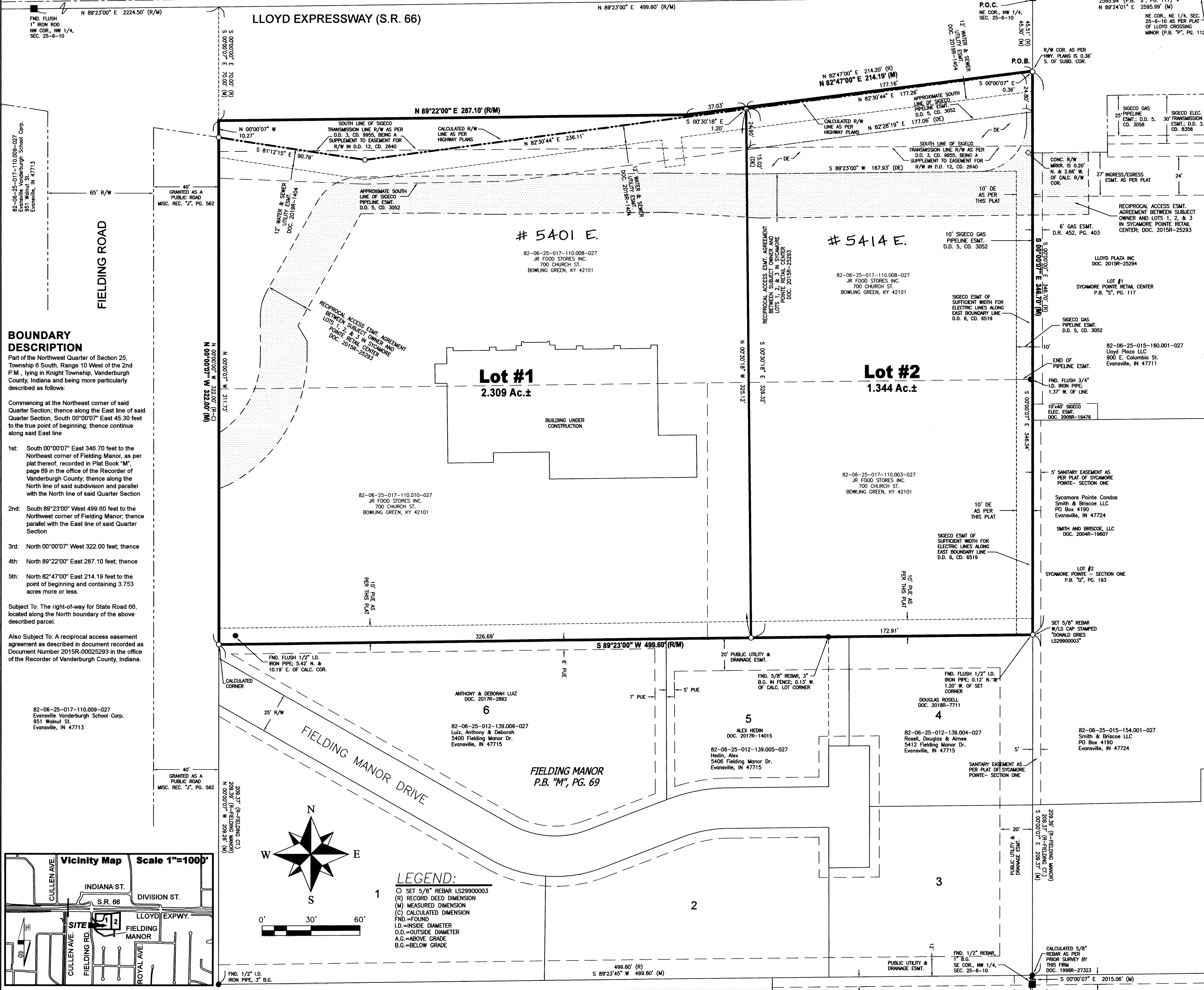
- PUBLIC UTILITIES - WATER**
Water is available and is provided by the Evansville Water & Sewer Utility.
- PUBLIC UTILITIES - SEWER**
Sanitary Sewer will be provided by the Evansville Water & Sewer Utility to Lot 2 and is available by means of extension to Lot 1.
- ACCESS:** Lots 1 and 2 have direct access to Lloyd Expressway (State Road 66) and Fielding Road as per Reciprocal Access Easement recorded as Document Number 2015R-00025293 in the office of the Recorder of Vanderburgh County.
- FLOOD PLAIN DATA:** No portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tract(s) plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0201 D, Community Panel 180257 dated March 17, 2011.
- NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses on this site.
- PRIOR COVENANTS & 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.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAV-2019-002 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was denied and a partial waiver was approved at Subdivision Review on January 14, 2019.
- INSTALLATION OF SIDEWALKS WITH CERTIFICATE OF OCCUPANCY FOR LOT 1 ALONG FIELDING ROAD ONLY:**
 - Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk(s) on the purchased lot or lots within five years from the date of purchase or acquisition of interest.
 - The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which the owner still holds title within 10 years from the date the plat is recorded.
 - No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk on that lot is installed.
 - Sidewalks installed in a new subdivision must be installed to the standards meeting the latest edition of the Evansville Municipal Code and all applicable standards required by the Americans with Disabilities Act (ADA) and regulations thereunder.
 - Failure to install a required sidewalk in accordance with all ordinances and in the time allotted in this subsection is an ordinance violation that may be corrected by City employees or contractors in accordance with the provisions of IC 36-1-6-2 and any amendment or reconfiguration thereof, with both the direct and administrative costs of such correction being a lien against the property and being eligible to be placed on the tax duplicate by the County Auditor in accordance with the procedures prescribed by State law.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2/20/19
(DATE)

BRIAN GERTH AUDITOR
606
(AUDITOR NUMBER)

RECEIVED FOR RECORD
DATE 2-20-2019 2:12 PM
PLAT BOOK U
PAGE 191
INSTR# 2019R0003244
OFFICIAL SEAL
RECORDER
VANDERBURGH COUNTY



Certificates

SURVEYOR'S CERTIFICATE
I, Donald E. Gries, 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 on January 29, 2019, and that all monuments shown exist at all locations as noted.
Witness my hand and seal this 29th day of January, 2019.

Donald E. Gries
Donald E. Gries, P.S.
Indiana Registration No. LS 2990003
Andy Esley Engineering, Inc.
1133 West Mill Road, Suite 205
Evansville, IN 47710

AFFIRMATION STATEMENT
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless it is required by law. (Donald E. Gries, P.S.)

OWNER'S CERTIFICATE
I, the undersigned owner(s) of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Houchens South, a Minor Subdivision.

Easement Dedications
Strips or areas of land, of the dimensions shown on this plat and marked PUE (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.

Strips or areas of land, of the dimensions shown on this plat and marked DE (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences, or other obstructions that impede or reduce the flow of water.

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.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Jim Rich
Jim Rich
Director of Property & Store Development
Jr. Food Stores, Inc.
700 Church Street
Bowling Green, KY 42101

NOTARY CERTIFICATE
STATE OF Kentucky)
COUNTY OF Warren) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Jim Rich - Director of Property & Store Development for Jr. Food Stores, Inc., the owner(s) of the real estate shown and described hereon and acknowledged 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 13 day of February, 2019.

My commission expires 08/20/2020
Julie M. Armstrong
Signature

Printed Name: Julie M. Armstrong
Notary Resides in Warren County, Kentucky (state)

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 January 14, 2019 (at Subdivision Review).

President: Stacey Stevens
Attest Executive Director: Ronald S. London

PLAT RELEASE FOR APC Docket No.: MIN-2019-002
The Secondary Plat complies with the Ordinance and is released for recording.

Ronald S. London
Executive Director: Ronald S. London
2/19/2019
Plat Release Date

AE Andy Esley Engineering
LAND SURVEYING
EVANSVILLE, INDIANA 47710
CIVIL ENGINEERING (812) 424-2481
1133 WEST MILL ROAD

MINOR SUBDIVISION
5401 E. LLOYD EXPRESSWAY
CLIENT: Jr. Food Stores, Inc.
VANDERBURGH COUNTY, INDIANA

DATE: 12/15/18	DRAWN BY: J.R.F.
PROJECT NO: S-9713	CHECKED: J.R.F.
SHEET NO: 1 OF 1	SCALE: 1"=40'
	REVISIONS:

