

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
8/8/2023
 (DATE)
 BRIAN GERTH AUDITOR
1595
 (AUDITOR NUMBER)

RECEIVED FOR RECORD
8/8/2023 01:22 PM
 PLAT BOOK **184**
 PAGE **184**
 INSTR. **2023R00015177**
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

MACWIL

A REPLAT OF LOT 2 IN CARNEAL COMMERCIAL SUBDIVISION SECTION 1 RECORDED IN PLAT BOOK O, PAGE 45 AND A REPLAT OF LOT 3B IN THE MINOR REPLAT - LOT 3 CARNEAL COMMERCIAL SUBDIVISION SECTION 1 RECORDED IN PLAT BOOK P, PAGE 162 AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 10 WEST

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **MACWIL**, a Major Subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are 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 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. Vanderburgh County is not responsible to maintain any portion of the storm water drainage system that lies within a D.E.

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

Owner & Subdivider
Shawn McGillem 8/1/23
 date
 MACWIL, LLC
 Shawn McGillem, Managing Member
 7745 E. Wraylone Drive
 Winslow, IN 47598

SCOTT D. BUEDEL
 Notary Public - State of Indiana
 My Commission Expires Sep 26, 2023

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 Shawn McGillem, Managing Member, MACWIL, LLC, the owner 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 a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 4th day of August, 2023.
9-26-2023
 My Commission expires: Notary Public
 Notary Resides in Vanderburgh County, Indiana
Scott D. Buedel
 Typed or printed name

AREA PLAN COMMISSION CERTIFICATE

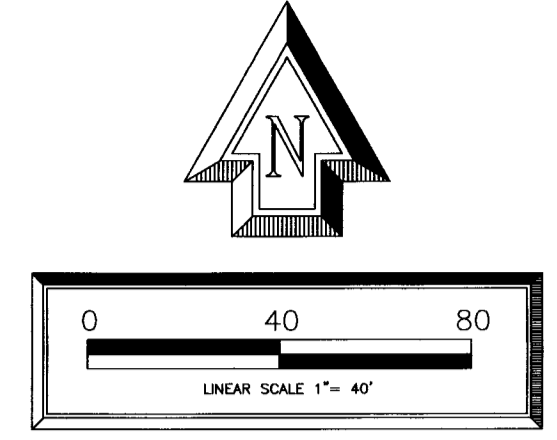
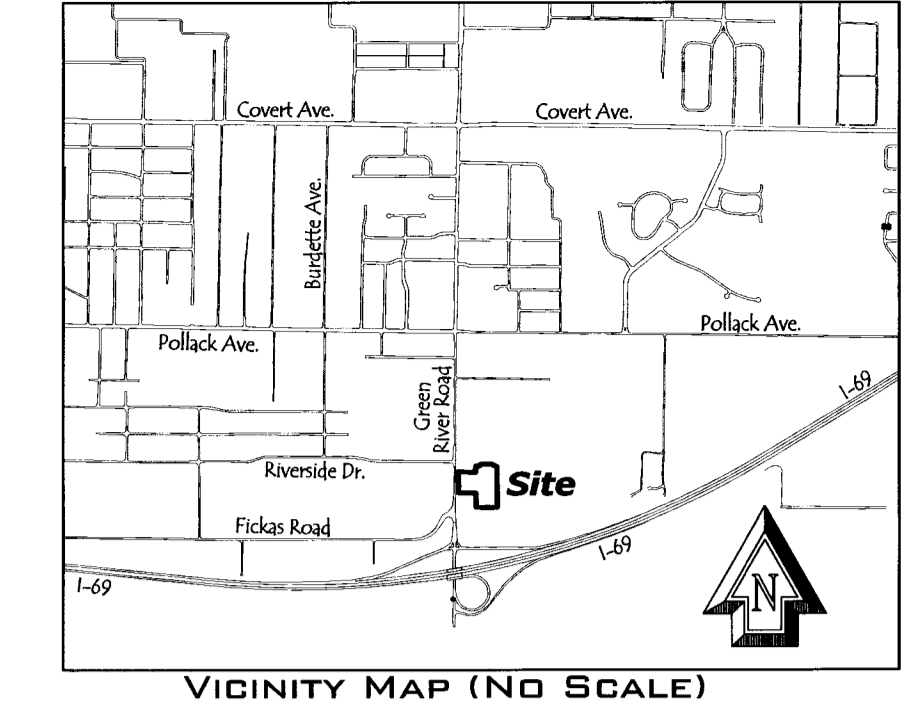
Under the authority provided by the Acts of 1981, Public Law #509, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on April 6, 2023.

Ronald S. London
 President: STACY STEVENS
 Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: MAJ-2023-001
 The Secondary plat complies with the Ordinance and is released for recording.
Ronald S. London
 Executive Director, RONALD S. LONDON
8/7/2023
 Plat Release Date



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: Scott D. Buedel
 PRINTED NAME: **Scott D. Buedel**



NUMBER	DELTA ANGLE	CHORD DIRECTION (C)	CHORD DIRECTION (R)	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-1	90°40'37"	N 45°35'00" E	N 45°25'25" E	20.24	20.00	31.65	28.45
C-2	45°05'57"	S 66°31'43" E	S 66°45'20" E	14.53	35.00	27.55	26.84
C-3	45°46'34"	S 66°52'01" E	S 67°05'38" E	21.11	50.00	39.95	38.89
C-4	180°00'00"	N 00°14'42" E	N 00°05'05" E	0.00	50.00	157.06	100.00
C-5	44°25'20"	S 68°02'02" W	S 67°50'25" W	20.42	50.00	38.77	37.80
C-6	45°05'57"	S 68°22'20" W	S 68°10'44" W	14.53	35.00	27.55	26.84
C-7	16°00'01"	N 81°09'00" W	N 81°20'57" W	9.84	70.00	19.55	19.48

LEGEND

- - - R/W Right-of-Way Line
- Property Line
- (R) Record Dimension
- (C) Calculated Dimension
- (M) Measured Dimension

BOUNDARY DESCRIPTION

All of Lot 2 in Carneal Commercial Subdivision Section 1, as per plat thereof, recorded in Plat Book O, page 45 in the Office of the Recorder of Vanderburgh County, Indiana; also all of Lot 3B in the Minor Replat - Lot 3 Carneal Commercial Subdivision Section 1, as per plat thereof, recorded in Plat Book P, page 162 in the Office of the Recorder of Vanderburgh County, Indiana; also part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 7 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 1; thence along the west line of said Quarter Section, South 00 Degrees 14 Minutes 42 Seconds West 902.35 feet to a point on the extended south line of Lot 1 in said Carneal Commercial Subdivision Section 1, as per plat thereof, recorded in Plat Book O, page 45 in the Office of said Recorder; thence along the extended south line and the south line of said Lot 1, South 89 Degrees 09 Minutes 01 Second East 267.00 feet to the southeast corner of said Lot and being the point of beginning; thence along the east line of said Lot 1, North 00 Degrees 14 Minutes 42 Seconds East 180.00 feet to the northeast corner thereof; thence along the south line of said Lot 2, North 89 Degrees 09 Minutes 01 Second West 225.00 feet to the southwest corner thereof; thence along the west line of said Lot 2 and Lot 3B, North 00 Degrees 14 Minutes 42 Seconds East 266.46 feet to the northwest corner of said Lot 3B; thence along the north line of said Lot 3B, South 88 Degrees 15 Minutes 48 Seconds East 225.06 feet to the northeast corner thereof; thence along the east line and the extended east line of Lot 3A in the Minor Replat - Lot 3 Carneal Commercial Subdivision Section 1, as per plat thereof, recorded in Plat Book P, page 162 in the Office of said Recorder, North 00 Degrees 14 Minutes 42 Seconds East 79.99 feet to the south right-of-way of East Riverside Drive in Carneal Commercial Section 2A, as per plat thereof, recorded in Plat Book P, page 145 in the Office of said Recorder; thence along said right-of-way, South 89 Degrees 45 Minutes 18 Seconds East 50.00 feet to the beginning of a curve to the right having a central angle of 90 Degrees 40 Minutes 37 Seconds, a radius of 20.00 feet and a chord dimension of North 45 Degrees 35 Minutes 00 Seconds East 28.45 feet; thence continue along said right-of-way and along the arc of said curve 31.65 feet; thence continue along said right-of-way, South 89 Degrees 04 Minutes 41 Seconds East 154.26 feet to the beginning of a curve to the right having a central angle of 45 Degrees 05 Minutes 27 Seconds, a radius of 35.00 feet and a chord dimension of South 66 Degrees 31 Minutes 43 Seconds East 26.84 feet; thence continue along said right-of-way and along the arc of said curve 27.55 feet to the beginning of a curve to the left having a central angle of 45 Degrees 46 Minutes 34 Seconds, a radius of 50.00 feet and a chord dimension of South 66 Degrees 52 Minutes 01 Second East 38.89 feet; thence continue along said right-of-way and along the arc of said curve 39.95 feet to a corner of Lot 6 in said Carneal Commercial Section 2A; thence along the west line of said Lot 6, South 00 Degrees 14 Minutes 42 Seconds West 518.46 feet to the southwest corner thereof; thence North 89 Degrees 09 Minutes 01 Second West 265.01 feet to the point of beginning and containing a gross area of 4.630 acres, more or less.

Subject to a 6-foot Public Utility Easement, a 12-foot by 20-foot Permanent Easement for Drainage and an Easement for a Turn Lane as shown on the plat of Carneal Commercial Subdivision Section 1, as per plat thereof, recorded in Plat Book O, page 45 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 10-foot Public Utility Easement south of the south right-of-way of East Riverside Drive as shown on the plat of Carneal Commercial Subdivision Section 2A, as per plat thereof, recorded in Plat Book O, page 45 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 14-foot Sewer Line Easement as conveyed to the Evansville Water and Sewer Utility Department in Deed Drawer 9, card 5196 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 12-foot Sewer Line Easement as conveyed to the Evansville Water and Sewer Utility Department in Deed Drawer 10, card 7471 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 90-foot Thoroughfare Setback line, off the west side, measured from the centerline of South Green River Road.

Also, subject to all other easements and rights-of-ways of record.

SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, 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 February 17, 2023 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 27th day of July, 2023.
Scott D. Buedel
 Scott D. Buedel, PLS
 Indiana Registration Number 29900031
 Cash Waggoner & Associates, PC
 414 Citadel Circle, Suite B
 Evansville, IN 47715



INSTALLATION OF SIDEWALKS:

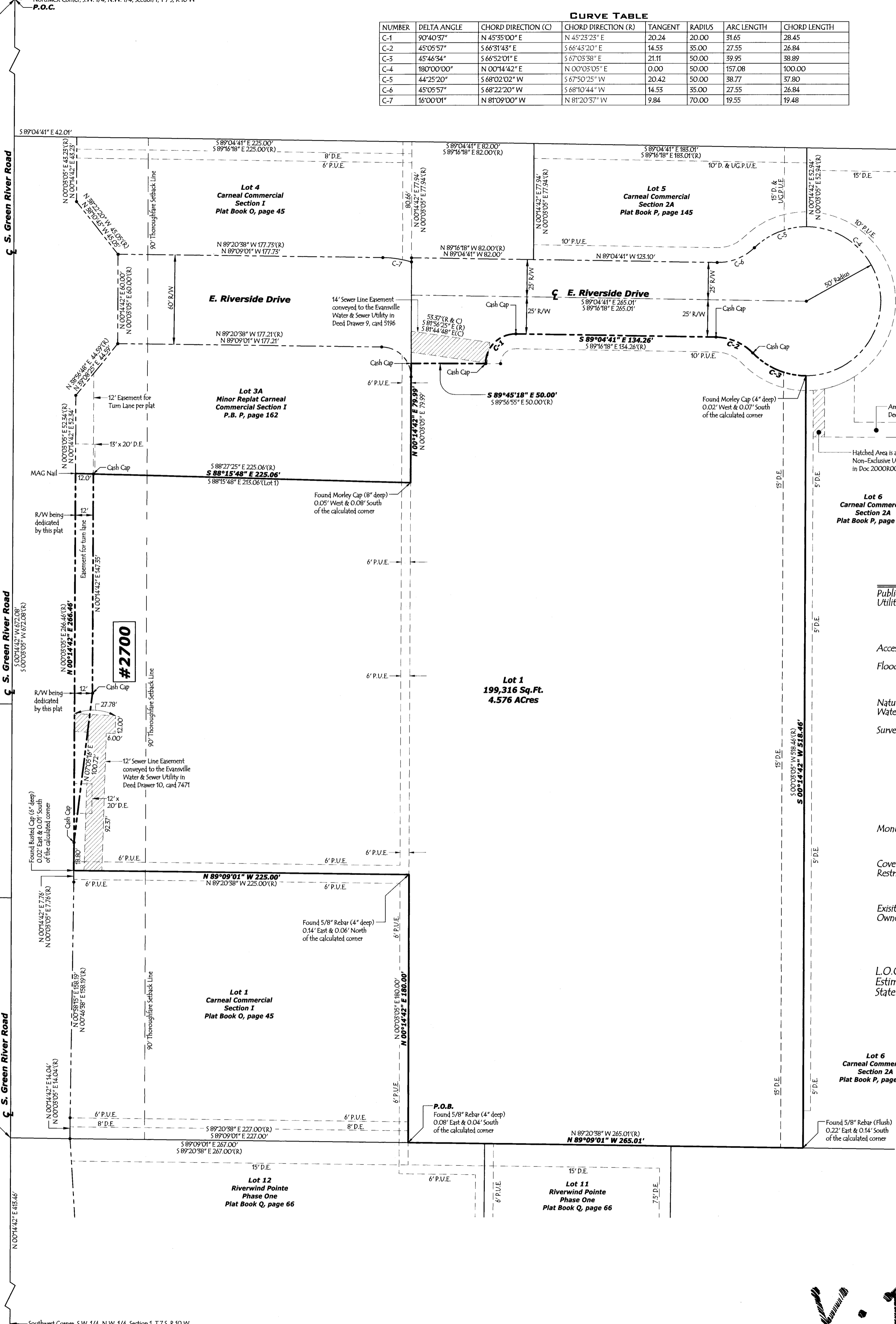
- (i) Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk(s) on the purchased lot or lots within five years from the date of purchase or acquisition of interest.
- (ii) The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which owner still holds title within 10 years from the date the plat is recorded.
- (iii) 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.
- (iv) Sidewalks installed in a new subdivision must be installed to the standards meeting the latest edition of the Vanderburgh County Code and all applicable standards required by the Americans with Disabilities Act (ADA) and the regulations thereunder.
- (v) Failure to install the required sidewalk in accordance with all ordinances and in the time allotted in this subsection is an ordinance violation that may be corrected by County 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.

APPROVAL DATE

Drainage Plans were approved by the Vanderburgh County Drainage Board on June 27, 2023

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 shall have access to S. Green River Road and to E. Riverside Drive
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18165C0205E, dated January 29, 2021, the subject property does not lie within the limits of the 100 year flood zone (A or AE).
- Natural Surface Watercourse:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.
- Survey:** A nail was held as found at the Southwest Corner of the Southwest Quarter of the Northwest Quarter of Section 1, T 7 S, R 10 W and as referenced by the Vanderburgh County Surveyor. All of the various plats and replats of Carneal Commercial Subdivision were input by their record plat dimensions and related to a found Morley Cap at the northeast corner of Lot 6 in Carneal Commercial Section 2A, as recorded in Plat Book P, page 145. The record distance between these two points is 1698.21 feet and the measured distance is 1698.18 feet. Holding these two monuments is a best fit with various other monuments found this survey and as noted. The record plat bearings are rotated 00 Degrees 11 Minutes 37 Seconds clockwise to the survey basis.
- Monuments:** Monuments either exist as noted or have been set at all exterior boundary corners and interior lot corners. Monuments set are 5/8" Rebar with plastic cap stamped "Cash Waggoner & Associates #0096"
- 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.
- Existing Owner:** Tax Code: 82-09-01-004-171.002-026
 Tax Code: 82-09-01-004-150.005-026
 Tax Code: 82-09-01-004-150.002-026
 Tax Code: 82-09-01-006-092.002-026
 MACWIL, LLC
 Document 2023R00000475
- L.O.C. Cost Estimate Statement:** COST ESTIMATES AND IRREVOCABLE LETTERS OF CREDIT: Cost Estimates and Irrevocable Letters of Credit that are required to be filed with the Area Plan Commission to be sufficient to complete the basic improvements and installations in compliance with the ordinance have been recorded and the instrument number(s) are as follows:
 Instrument Number 2023R0015652



Northwest Corner, S.W. 1/4, N.W. 1/4, Section 1, T 7 S, R 10 W (Found Nail as referenced by the County Surveyor)

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