

# McCullough Capital

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER <b>6/7/2023</b> (DATE) BRIAN GERTH AUDITOR <b>1148</b> (AUDITOR NUMBER)	RECEIVED FOR RECORD
	DATE <b>6/7/2023</b> 01:36 PM
	PLAT BOOK <b>V</b>
	PAGE <b>177</b>
	INSTR# <b>202300010675</b>
	DEBBIE STUCKI RECORDER VANDERBURGH COUNTY

## General Notes

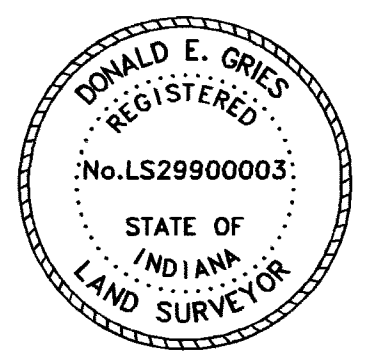
- PUBLIC UTILITIES - WATER:** Water is available and is provided by the Evansville Water & Sewer Utility.
- PUBLIC UTILITIES - SEWER:** Sanitary Sewer is available and is provided by the Evansville Water & Sewer Utility.
- ACCESS:** Lot 1 has direct access to Commercial Court.
- FLOOD PLAIN DATA:** No 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 0113 D, 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-2023-010** requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2), was approved at Subdivision Review on 04/24/2023.

## 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 April 6, 2023 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 31<sup>st</sup> day of May, 2023.



Donald E. Gries, PS  
Indiana Registration No. LS 29900003  
Andy Easley 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)

### 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 **McCullough Capital**, 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.

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.

McCullough Capital LLC  
James McCullough (Member)  
2131 Commercial Ct.  
Evansville, IN 47720

### NOTARY CERTIFICATE

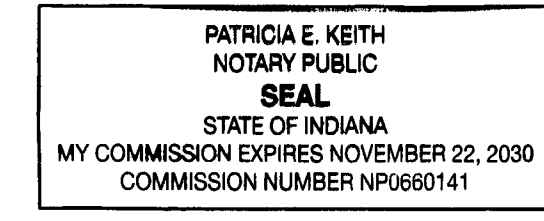
STATE OF Indiana  
COUNTY OF Vanderburgh

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, James McCullough as Member of McCullough Capital 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 his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 31<sup>st</sup> day of May, 2023.

My commission expires 11/22/2026

Signature: Patricia E. Keith  
Printed Name: Patricia E. Keith



Notary Resides in Vanderburgh County, Indiana (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 April 24, 2023 (at Subdivision Review).

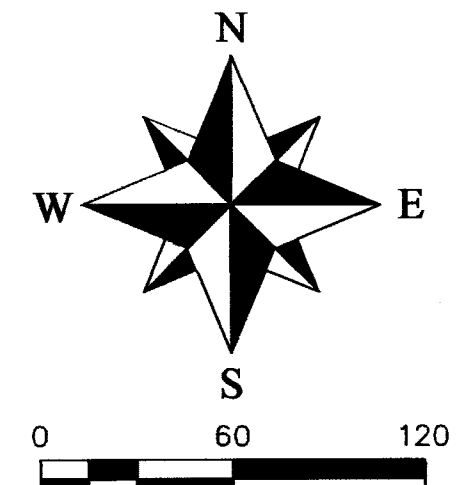
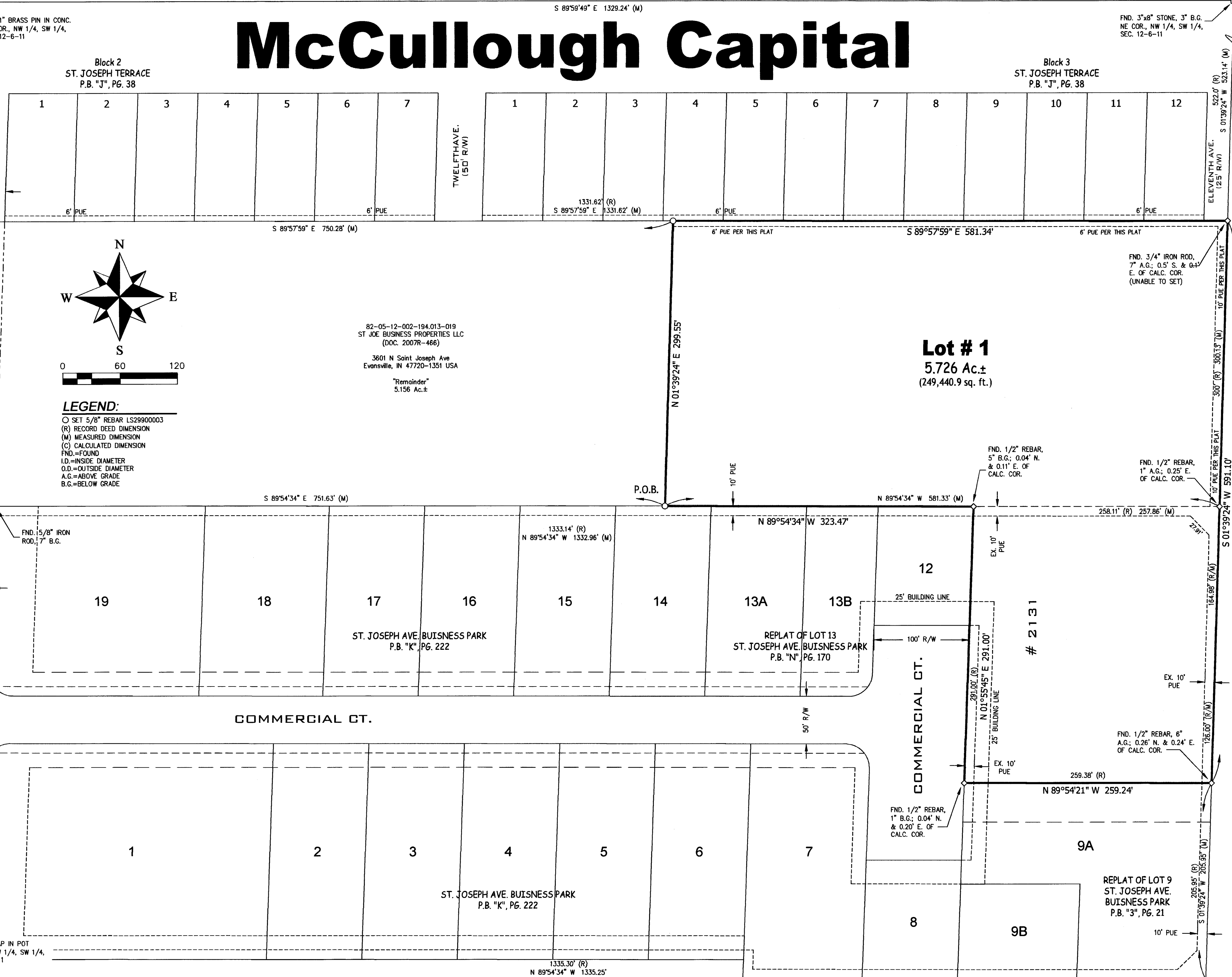
Signature: Stacy Stevens  
President: Stacy Stevens

Signature: Ronald S. London  
Attest Executive Director: Ronald S. London

PLAT RELEASE for APC Docket No.: **MIN-2023-010**  
The Secondary Plat complies with the Ordinance and is released for recording.

Signature: Ronald S. London  
Executive Director: Ronald S. London

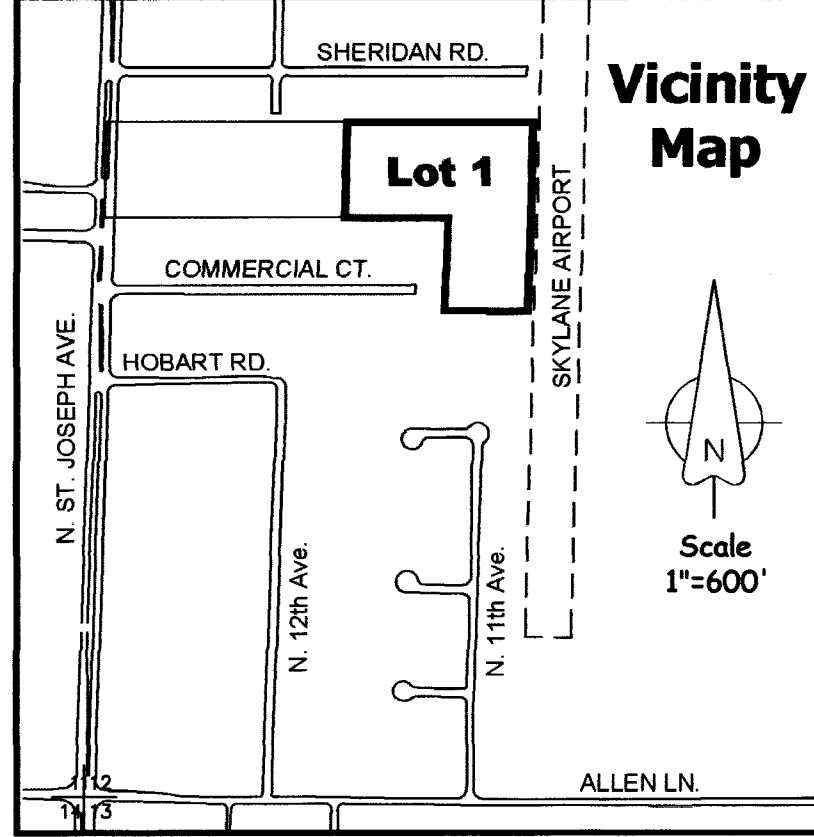
Date: 6/7/2023  
Plat Release Date



**LEGEND:**  
 ○ SET 5/8" REBAR LS29900003  
 (R) RECORD DEED DIMENSION  
 (M) MEASURED DIMENSION  
 (C) CALCULATED DIMENSION  
 FND.=FOUND  
 I.D.=INSIDE DIAMETER  
 O.D.=OUTSIDE DIAMETER  
 A.G.=ABOVE GRADE  
 B.G.=BELOW GRADE

82-05-12-002-194.013-019  
ST JOE BUSINESS PROPERTIES LLC  
(DOC. 2007R-466)  
3601 N Saint Joseph Ave  
Evansville, IN 47720-1351 USA  
"Remainder"  
5.156 Ac.±

**Lot # 1**  
5.726 Ac.±  
(249,440.9 sq. ft.)



## BOUNDARY DESCRIPTION

A replat of Lot 11 and Part of Lot 10 in St. Joseph Avenue Business Park, as per plat thereof, recorded in Plat Book "K" at Page 222 in the office of the Recorder of Vanderburgh County, Indiana; Also part of the Northwest Quarter of the Southwest Quarter of Section 12, Township 6 South, Range 11 West of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana as per a survey dated April 6, 2023 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. 11254 and being more particularly described as follows:

Commencing at the Southwest corner of said Quarter, Quarter Section; thence along the West line of said Quarter, Quarter Section, North 01°55'13" East 497.00 feet to the Northwest corner of the above mentioned St. Joseph Avenue Business Park; thence along the North line of said subdivision, South 89°54'34" East 751.63 feet to the point of beginning; thence parallel with the East line of said Quarter, Quarter Section

1st: North 01°39'24" East 299.55 feet to the South line of St. Joseph Terrace, as per plat thereof, recorded in Plat Book "J" at Page 38 in the office of the Recorder; thence along the South line of said subdivision

2nd: South 89°57'59" East 581.34 feet to the Southeast corner of said subdivision and being in the East line of the Northwest Quarter of the Southwest Quarter of said Section 12.; thence along the East line of said Quarter, Quarter Section

3rd: South 01°39'24" West 591.10 feet; thence

4th: North 89°54'21" West 259.24 feet to the West line of Lot 10 in St. Joseph Avenue Business Park; thence along the West line of Lots 10 and 11

5th: North 01°55'45" East 291.00 feet to the Northwest corner of said Lot 11; thence along the North boundary of said subdivision

6th: North 89°54'34" West 323.47 feet to the point of beginning and containing 5.726 acres more or less.

AE-2 ANDY EASLEY ENGINEERING  
LAND SURVEYING  
EVANSVILLE, INDIANA 47710  
(812) 924-2481  
1133 WEST MILL ROAD  
VANDERBURGH COUNTY, INDIANA

MINOR SUBDIVISION  
2131 COMMERCIAL COURT  
McCullough Capital LLC  
VANDERBURGH COUNTY, INDIANA

DRAWN BY:	CHECKED:
A.J.F.	D.C.G.
DATE:	SCALE:
04/06/2023	1"=60'
PROJECT NO.:	REVISIONS:
11254	5/27/23
	Secretary

SHEET NO.:  
1 OF 1