

MO'S HOUSE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

10/17/2018

BRIAN GERTH AUDITOR
5183

RECEIVED FOR RECORD

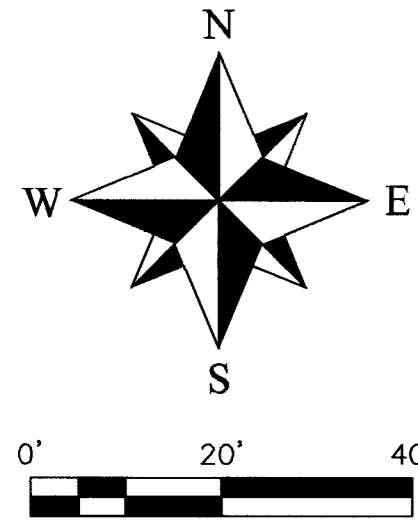
DATE 10/17/2018 2:00 PM

PLAT BOOK U

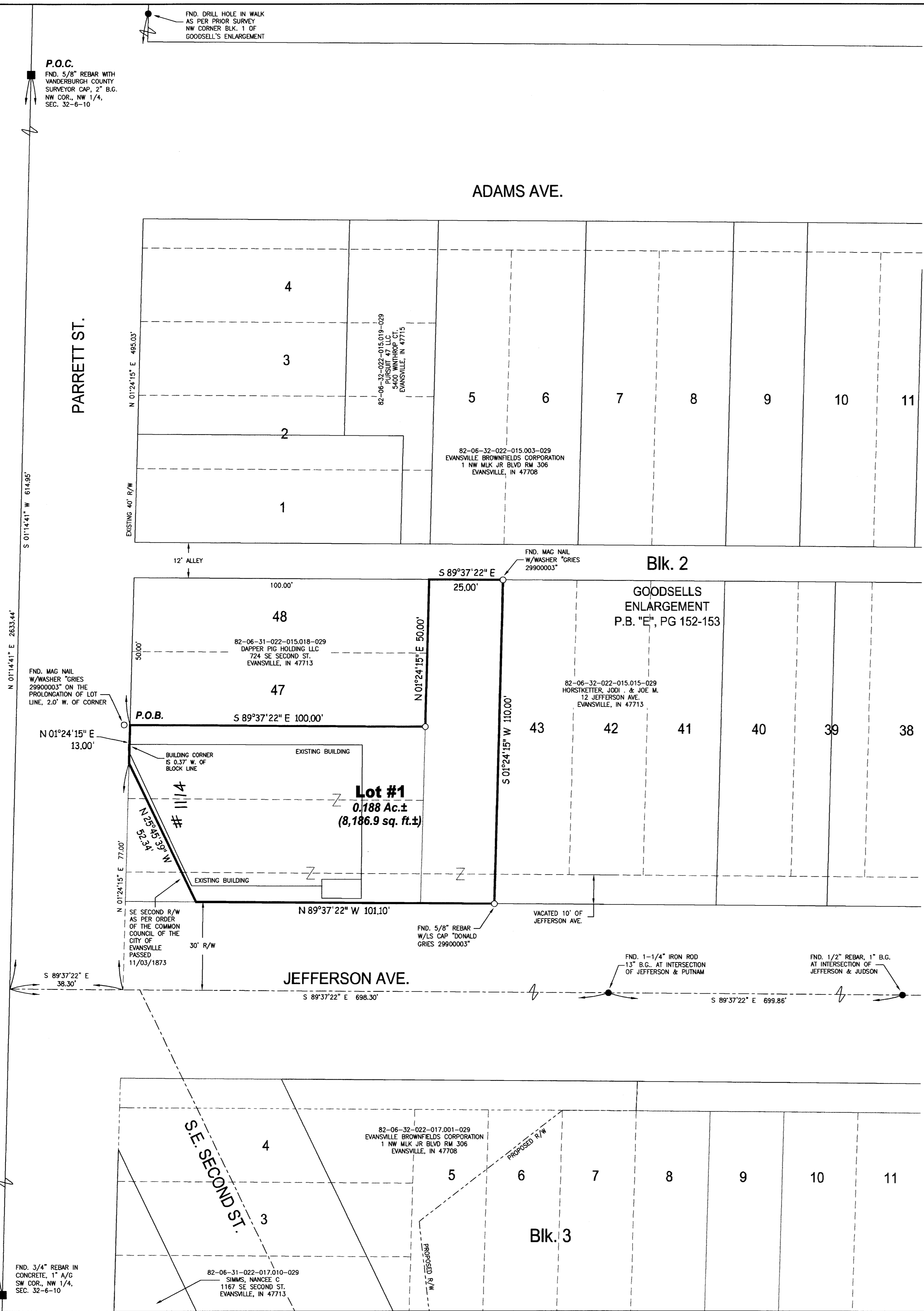
PAGE 166

INSTR# 2018R000 23506

DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY



LEGEND:
 ○ SET 5/8" REBAR LS2990003
 (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



BOUNDARY DESCRIPTION

A Re-plat of Lots 44, 45, 46 and the North 10 feet of vacated Jefferson Street in Block 2 of Goodsell's Enlargement to the City of Evansville, as per plat thereof, recorded in Deed Record "E", pages 14 and 15 and re-transcribed of record in Plat Book "A", pages 139 and 140 and re-transcribed of record in Plat Book "E", pages 152 and 153 in the office of the Recorder of Vanderburgh County, Indiana, said Subdivision lies in the Northwest Quarter of Section 32, Township 6 South, Range 10 West of the 2nd P.M. and is based on a survey dated June 19th, 2018 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. S-10329 and being more particularly described as follows:

- Beginning at the Northwest corner of Lot 46 in Block 2 of said Goodsell's Enlargement; thence along the North line of said Lot 46
- 1st: South 89°37'22" East 100.00 feet to the Northeast corner of said Lot 46; thence along the West line of Lot 44 in said Block 2
 - 2nd: North 01°24'15" East 50.00 feet to the Northwest corner of said Lot 44; thence along the North line of said Lot 44
 - 3rd: South 89°37'22" East 25.00 feet to the Northeast corner of said Lot 44; thence along the East line of said Lot 44 and the extension thereof
 - 4th: South 01°24'15" West 110.00 feet to the North line of Jefferson Street; thence along said North line
 - 5th: North 89°37'22" West 101.10 feet to the Northeastly right of way of Southeast Second Street; thence along said right of way line
 - 6th: North 25°45'39" West 52.34 feet to the East line of Parrett Street, also being the West line of said Lot 46; thence along said line
 - 7th: North 01°24'15" East 13.00 feet to the true point of and containing 0.188 acres (8,186.9 square feet) more or less.

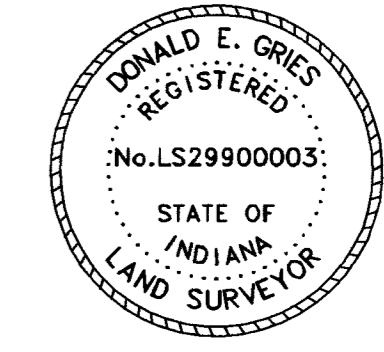
General Notes

- 1. PUBLIC UTILITIES - WATER:** Water is available and is provided by the Evansville Water & Sewer Utility.
- 2. PUBLIC UTILITIES - SEWER:** Sanitary Sewer is available and will be provided by the Evansville Water & Sewer Utility.
- 3. ACCESS:** Lot 1 has an existing curb cut on Jefferson Avenue.
- 4. 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 0179 D, Community Panel 180257 dated March 17, 2011.
- 5. NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses on this site.
- 6. 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.

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 June 19, 2018 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 25th day of September, 2018.



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 of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Mo's House**, a Minor Subdivision.

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

MO & US LLC
 Jack Strassweg "Agent"
 1114 Parrett Street
 Evansville, IN 47713

NOTARY CERTIFICATE
 STATE OF Indiana)
 COUNTY OF Vanderburgh)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jack Strassweg, 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 their voluntary act and deed for the uses and purposes therein set forth.

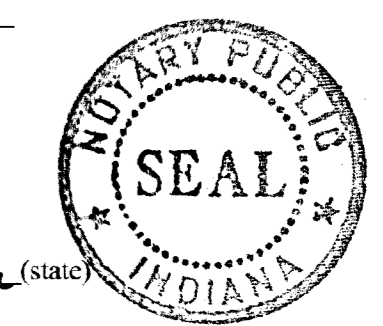
Witness my hand and seal this 15th day of October, 2018.

My commission expires 11/22/2022

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 September 4, 2018 (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-2018-026

The Secondary Plat complies with the Ordinance and is released for recording.

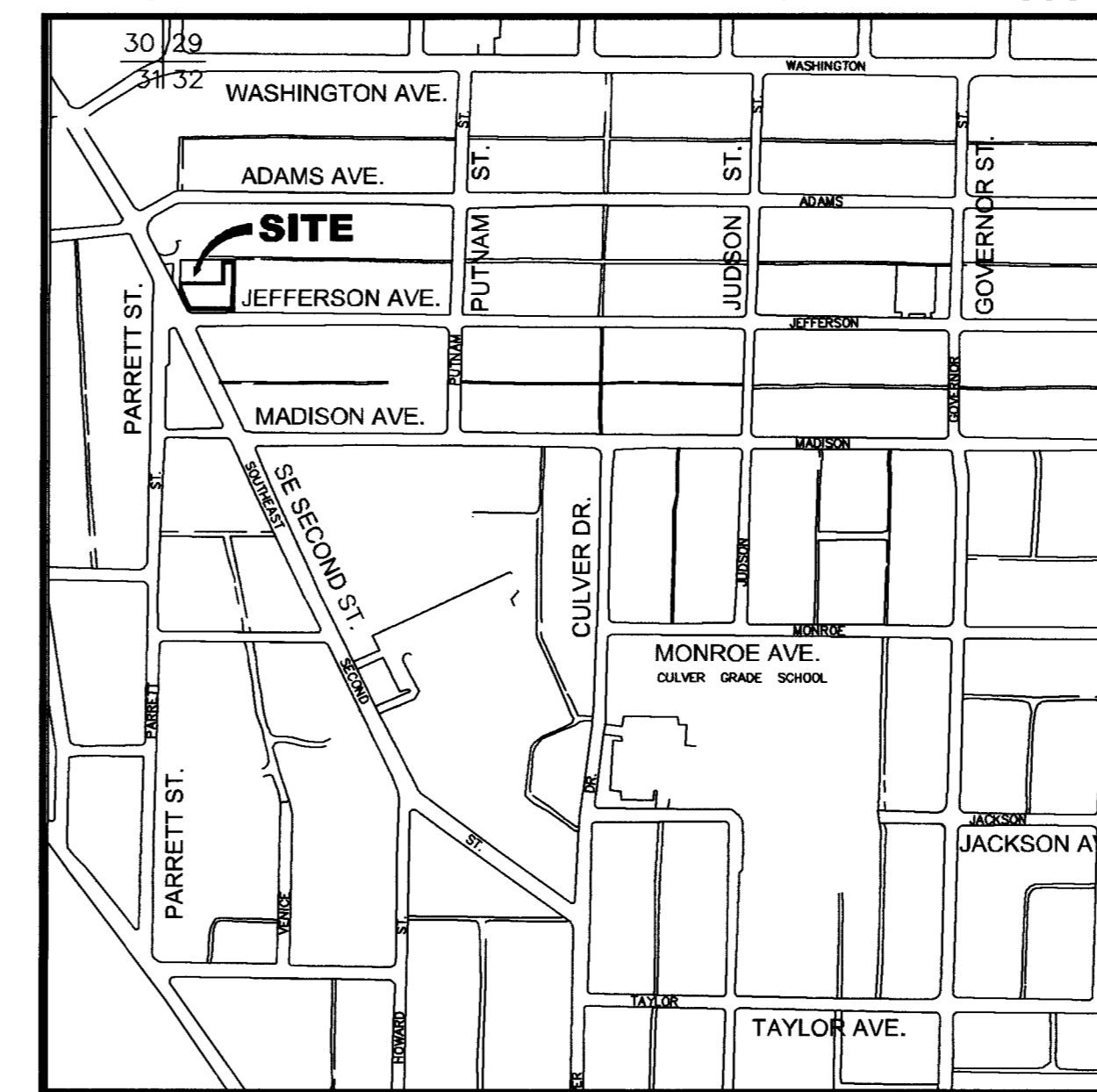
Signature: Ronald S. London

Executive Director: Ronald S. London

Signature: Patricia E. Keith

Plat Release Date: OCTOBER 17, 2018

VICINITY MAP SCALE 1"=1000'



AE ANDY EASLEY ENGINEERING
 CIVIL ENGINEERING (812) 424-2881
 LAND SURVEYING EVANSVILLE, INDIANA 47710
 1133 WEST MILL ROAD
MINOR SUBDIVISION
1114 PARRETT ST.
CLIENT: MO'S HOUSE
 VANDERBURGH COUNTY, INDIANA

DATE: 09/19/18	DRAWN BY: J.R.F.
PROJECT NO: 2018R000	RECORDED: 10/17/18
REVISIONS:	SCALE: 1"=20'

SHEET NO: 1 OF 1



U-166