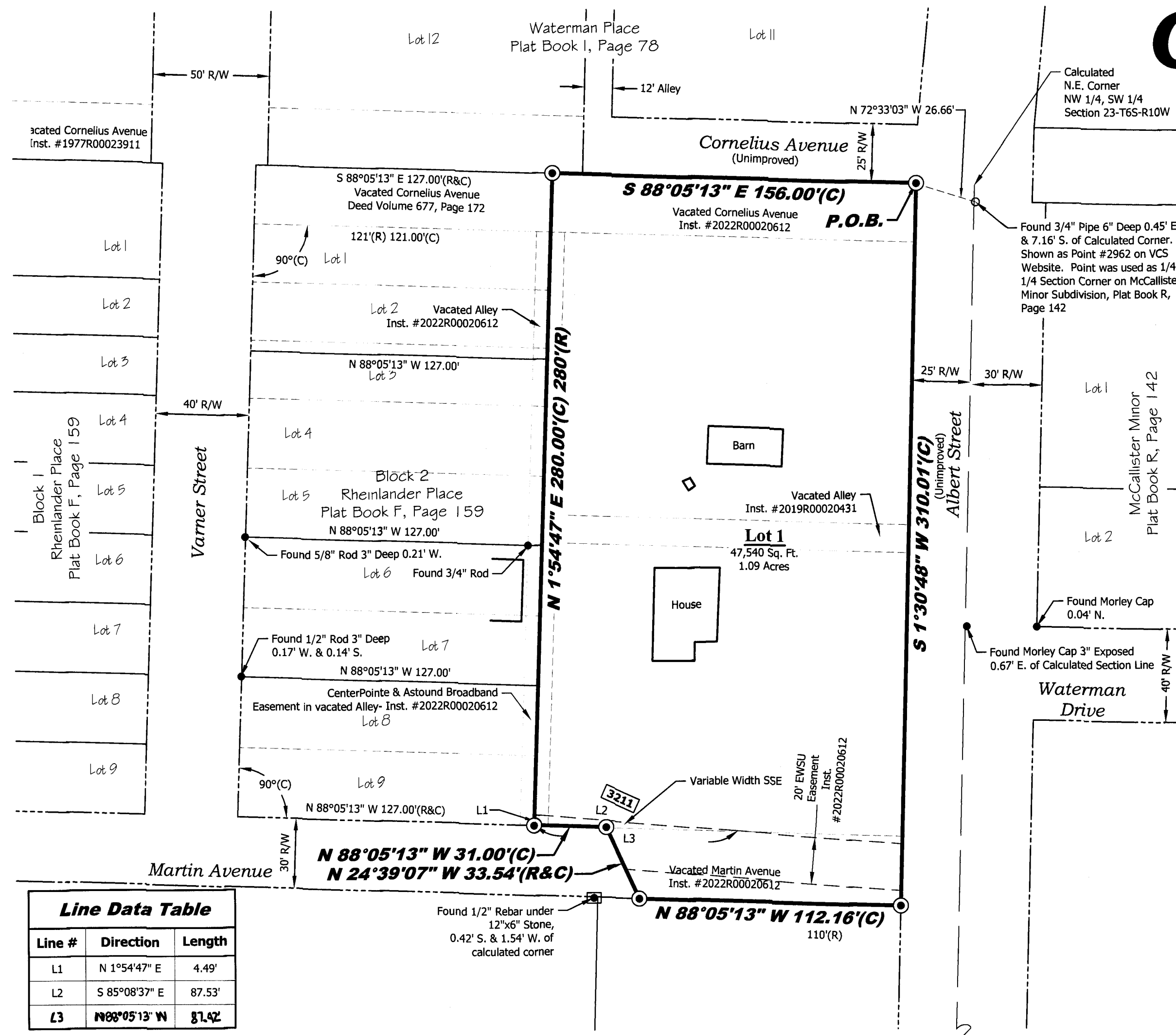


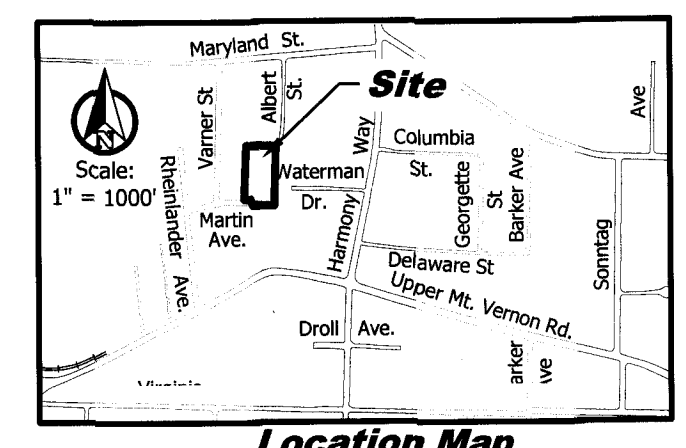
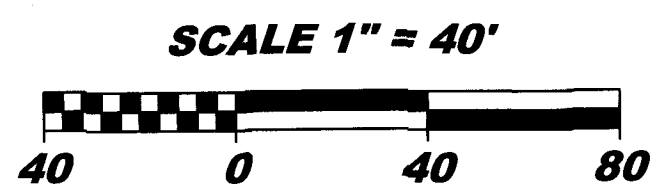
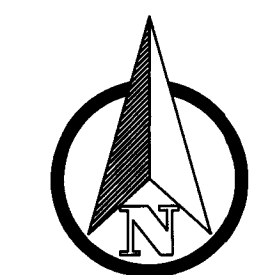
Osage Hill

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 6/23/2023 (DATE)
 BRIAN GERTH AUDITOR
 1258 (AUDITORS NUMBER)

RECEIVED FOR RECORD
 DATE 6/23/2023 02:30PM
 PLAT BOOK V
 PAGE 180
 INSTR# 2023R0001830
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



A Replat of Lots 10-21; the vacated 12 foot alley lying north of Lots 10-15 and south of Lots 16-21 recorded in Instrument No. 2019R00020431 in the office of the Recorder of Vanderburgh County, Indiana; the east half of the vacated alley lying west of said Lots 10 and 21 recorded in Instrument No. 2022R00020612; vacated Cornelius Avenue and vacated Martin Avenue as recorded in Instrument No. 2022R00020612, all of the above property being part of Block 2 in Rheinlander Place, as per plat thereof, recorded in Plat Book F, Page 159 in said office of the Recorder.



Line #	Direction	Length
L1	N 1°54'47\"	4.49'
L2	S 85°08'37\"	87.53'
L3	N 88°05'13\"	81.42'

Owner's Certificate

I, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as **Osage Hill**, a minor subdivision.

All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

E.W.S.U. Sanitary Sewer Easement
 Strips or areas of land, of the dimensions shown on this plat and marked E.W.S.U. SSE (Evansville Water and Sewer Utility Sanitary Sewer Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department an exclusive, permanent Sanitary Sewer Utility Easement and right-of-way over the Real Estate described herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewage, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences, or any other type of improvement or property, except for that which already exists, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet.

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.

Owners:
 By: *Megan Wirth*
 Megan Wirth
 3211 Martin Avenue
 Evansville, IN 47720
 By: *Derek Wirth*
 Derek Wirth
 3211 Martin Avenue
 Evansville, IN 47720

Legend			
---	Easement Line	(C)	Calculated Dimension
---	Property Boundary Line	E	East
---	Right-of-way Line	Inst.	Instrument
○	5/8" Rebar with cap stamped "Morley ID#0023" (Found)	N	North
		R	Range
		(R)	Record Dimension
		S	South
		T	Township
		W	West

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 Megan Wirth and Derek Wirth, the owners of the real estate shown and described hereon and acknowledge 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 23rd day of June, 2023.

November 2030
 Expires
Vanderburgh
 Notary Resides in County, Indiana
Angela G Passick
 Notary Public
Angela G Passick
 (Typed or Printed Name)



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, May 15, 2023 at Subdivision Review.

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

Plat Release for APC Docket No.: MIN-2023-014

Secondary Plat complies with the Ordinance and is released for Recording.
 Executive Director: Ronald S. London
 PLAT RELEASE DATE: 6/23/2023



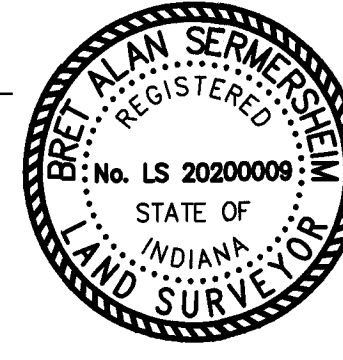
Surveyor's Certificate

I, Bret Alan Sermersheim, do 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 May 5, 2023 and that all monuments shown exist at locations as noted.

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.
 Bret Sermersheim

Witness my and hand seal this 8th day of June, 2023.

Prepared By: *Bret Alan Sermersheim*
 Bret Alan Sermersheim, P.S.
MORLEY
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 464-9585
 Fax: (812) 464-2514
 brets@morleycorp.com



Secondary Plat		 MORLEY ARCHITECTS ENGINEERS SURVEYORS 4800 Rosebud Ln., Newburgh, IN 47630 812.464.9585 Phone 812.464.2514 Fax morleycorp.com
Designed By:	Job Number:	
B.A.S.	10762.1.003A	
Drawn By:	Date:	
J.E.V.	06/08/2023	
Filename:	10762 Minor Secondary	

General Notes

- Access:** Access shall only be from Martin Avenue.
- Double Frontage Lot:** Lot 1 is not considered to be a double frontage lot.
- Application for Modification/Waiver of Subdivision Standards:** APC Docket Number WAV-2023-013 requesting to waive the installation of sidewalks, as per City Code 17.05.150(B)(2), was Approved at Subdivision Review on May 15, 2023.
- Flood Plain Data:** None of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tracts plots on Community Panel Number 18163C0176E of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated January 29, 2021.
- Monuments:** Monuments have been set at all boundary and lot corners with a 5/8" rebar with cap stamped "Morley ID#0023", unless otherwise noted.
- Natural Surface Watercourse:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.
- 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 private covenants and restrictions that may or may not exist.
- Public Utilities - Sewer:** Sanitary Sewer is available and is provided by the Evansville Water & Sewer Utility.
- Public Utilities - Water:** Water is available and is provided by the Evansville Water & Sewer Utility.

Boundary Description

Lots 10-21; the vacated 12 foot alley lying north of Lots 10-15 and south of Lots 16-21 recorded in Instrument No. 2019R00020431 in the office of the Recorder of Vanderburgh County, Indiana; the east half of the vacated alley lying west of said Lots 10 and 21 recorded in Instrument No. 2022R00020612; vacated Cornelius Avenue and vacated Martin Avenue as recorded in Instrument No. 2022R00020612, all of the above property being part of Block 2 in Rheinlander Place, as per plat thereof, recorded in Plat Book F, Page 159 in said office of the Recorder, being located in Perry Township, City of Evansville, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the northeast corner of said vacated Cornelius Avenue; thence along the east line of vacated Cornelius Avenue and the west line of Albert Street, South 01 degrees 30 minutes 48 seconds West 310.01 feet to the southeast corner of said vacated Martin Avenue; thence along the south line of vacated Martin Avenue, North 88 degrees 05 minutes 13 seconds West 112.16 feet to a corner of said vacated Martin Avenue; thence along the west line of vacated Martin Avenue, North 24 degrees 39 minutes 07 seconds West 33.54 feet to the northwest corner of said vacated Martin Avenue; thence along the north line of Martin Avenue, North 88 degrees 05 minutes 13 seconds West 31.00 feet to the centerline of said vacated alley lying west of said Lot 10; thence along said centerline of vacated alley, North 01 degrees 54 minutes 47 seconds East 280.00 feet to the northwest corner of said vacated Cornelius Avenue; thence along the north line of said vacated Cornelius Avenue, South 88 degrees 05 minutes 13 seconds East 156.00 feet to the point of beginning, containing 47,540 square feet (1.09 acres) more or less.

V-1830