

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 has access to Washington Avenue and S.E. Sixth Street. Lot 2 has access to Washington Avenue

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18165COT79D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone (Zone AE).

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.

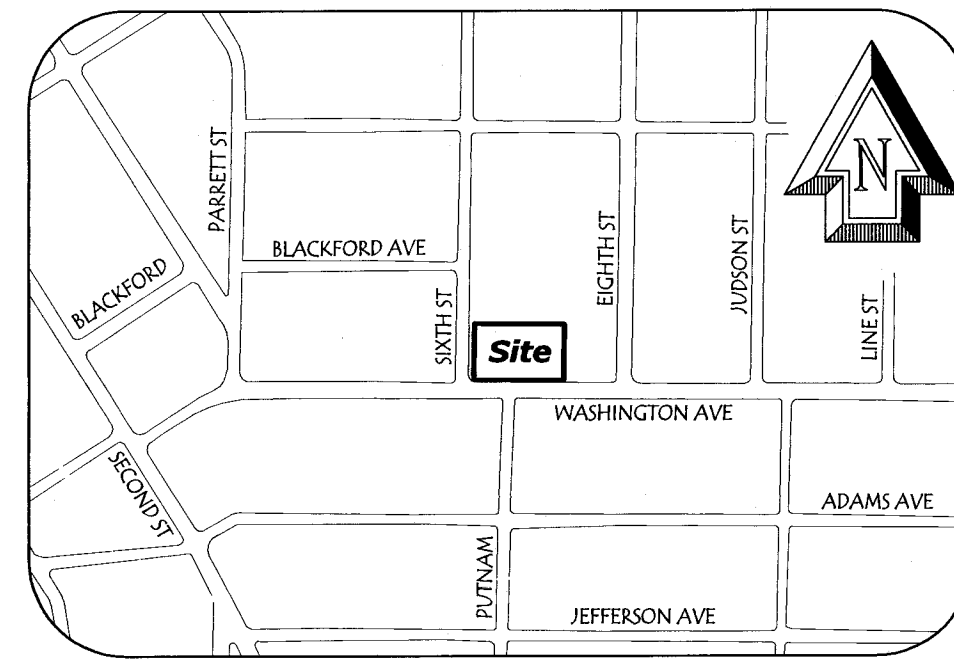
Sidewalks within the city: INSTALLATION OF SIDEWALKS: Sidewalks exist at this location and it was determined at SUBDIVISION REVIEW on August 3, 2020 that this subdivision currently meets the minimum requirements for the installation of sidewalks per the Evansville Municipal Code 17.05.150(B)(2).

Parking Agreement: Lot 2 has the right to use 4 parking spaces in the southeast corner of the parking lot located on Lot 1 (just west of Lot 2) along with the right of access over, on, upon and across Lot 1. The rights associated with these 4 parking spaces are defined in a Parking Space Access and Use Agreement recorded in Document Number 202000029362 in the Office of the Recorder of Vanderburgh County, Indiana.

Storm Maintenance: The individual lot owners shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exist on his or her property in proper working order including:
1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
2. Keeping all parts of the storm water system operating as designed and as constructed and free of all trash, debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
4. Preventing all persons or parties from causing any unauthorized alterations obstructions or detrimental actions from occurring to any part of the storm water system and easement which lies on his or her property.

Monuments: Monuments either exist or have been set as noted. Monuments set are 5/8 inch rebar with plastic cap stamped "Cash Waggoner & Associates #0096"

Variance VAR-2020-038: A Variance for the subject property was approved on July 16, 2020 by the Board of Zoning Appeals. The Variance applies to the existing and proposed site improvements that do not comply with current height, front yard, side yard, rear yard, lot coverage and green space requirements for R-2 zoning.



Location Map (No Scale)

BOUNDARY DESCRIPTION

Lots 11, 12, 13, 14, 15, 16, 17, 18 and 19 in Block 3 of Blackford Grove, as per plat thereof, recorded in Plat Book C, page 300 in the Office of the Recorder of Vanderburgh County, Indiana and being a part of the Southwest Quarter of Section 29, Township 6 South, Range 10 West in Pigeon Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of said Section 29; thence along the south line of said Quarter Section, South 89 degrees 57 minutes 51 seconds East 586.75 feet to the centerline of Southeast Sixth Street; thence along the centerline of said Southeast Sixth Street, North 00 degrees 55 minutes 07 seconds East 30.00 feet; thence South 89 degrees 57 minutes 51 seconds East 30.00 feet to the southwest corner of Lot 11 in Block 3 of said Blackford Grove and being the point of beginning; thence along the west line of said Lot 11, North 00 degrees 55 minutes 07 seconds East 140.00 feet to the northwest corner thereof; thence along the north line of said Lots 11, 12, 13, 14, 15, 16, 17, 18 and 19 in Block 3 of said Blackford Grove, South 89 degrees 57 minutes 51 seconds East 225.18 feet to the northeast corner of said Lot 19; thence along the east line of said Lot 19, South 00 degrees 55 minutes 07 seconds West 140.00 feet to the southeast corner thereof; thence along the south line of said Lots 19, 18, 17, 16, 15, 14, 13, 12 and 11 in Block 3 of said Blackford Grove, North 89 degrees 57 minutes 51 seconds West 225.15 feet to the point of beginning and containing a gross area of 0.724 Acres, more or less.

Subject to all easements, rights-of-ways, covenants and restrictions of record.

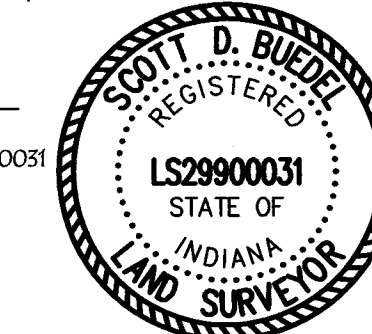
SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 27th day of October, 2020.

Scott D. Buedel

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggoner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715



SULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

10/29/20

BRIAN GERTH AUDITOR
2947

RECEIVED FOR RECORD

DATE OCTOBER 29, 2020

PLAT BOOK 073
PAGE 073
INSTR 202000029362

DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

PATCHWORK
(A RE-PLAT OF LOTS 11, 12, 13, 14, 15, 16, 17, 18 & 19 IN BLOCK 3 OF BLACKFORD ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK C, PAGES 300)

OWNER'S CERTIFICATE

We 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 **Patchwork**, a minor subdivision.

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

John Rich 10/28/2020
John Rich, Co-director
Patchwork Central, Inc.
100 Washington Avenue
Evansville, IN 47715

Amy Rich 10-28-20
Amy Rich, Co-director
Patchwork Central, Inc.
100 Washington Avenue
Evansville, IN 47715

NOTARY CERTIFICATE

State of Indiana)
County of Vanderburgh)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Rich and Amy Rich, Co-directors of Patchwork Central, Inc. who acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 28th day of October, 2020.

9-26-2023
My Commission expires: 9-26-2023
Notary Public

Notary Resides in Vanderburgh
County, Indiana
Type or printed name Scott D. Buedel

Witness to Signator's Signature

Tara Marie Goodson
Tara Marie Goodson
Witness printed name

PROOF OF WITNESS

State of Indiana)
County of Vanderburgh)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the above named Tara Marie Goodson to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Signators to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Signator execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and seal this 28th day of October, 2020.

9-26-2023
My Commission expires: 9-26-2023
Notary Public

Notary Resides in Vanderburgh
County, Indiana
Type or printed name Scott D. Buedel

AREA PLAN COMMISSION CERTIFICATE

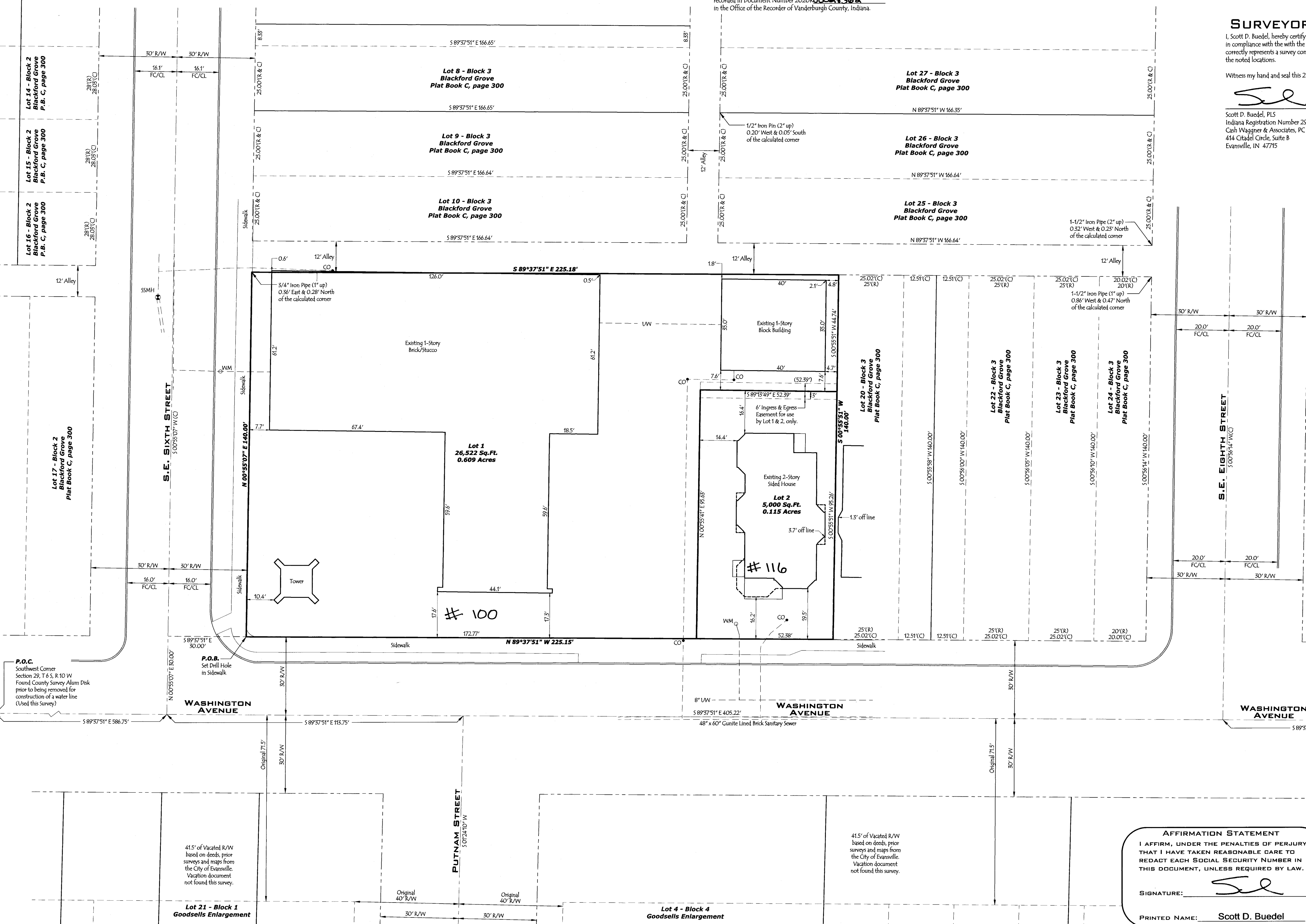
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on August 3, 2020 (at Subdivision Review).

Stacey Stevens
President: STACEY STEVENS
Ronald S. London
Attest Executive Director: RONALD S. LONDON
PLAT RELEASE FOR APC DOCKET NO. MIN-2020-015
The Secondary plat complies with the Ordinance and is released for recording.
Ronald S. London
Executive Director: RONALD S. LONDON
10/29/2020
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

CASH WAGGNER & ASSOCIATES, PC
CONSULTING ENGINEERS • LAND SURVEYORS
414 CITADEL CIRCLE SUITE B
EVANSVILLE, IN 47715
PH: 812.401.5561
332 THIRD AVENUE SUITE 13
JASPER, IN 47546
PH: 812.634.5015



P.O.C. Southwest Corner Section 29, T 6 S, R 10 W Found County Survey Allum Disk prior to being removed for construction of a water line (Used this Survey)

41.5' of Vacated R/W based on deeds, prior surveys and maps from the City of Evansville. Vacation document not found this survey.

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