

RECORDED
DATE 10-24-2018 2:45 PM
PLAT BOOK 171
PAGE 171
INSTR # 2018R00024002
RECORDED
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
OCT 24 2018
Brian Smith
AUDITOR
#5307

POST HOUSE

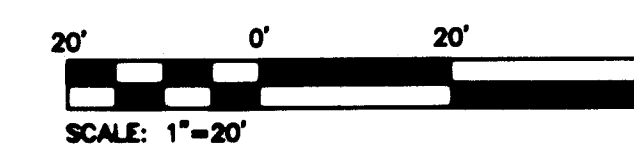
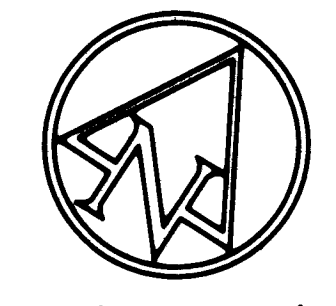
Pigeon Township, Vanderburgh County, Indiana.

Part of the Original Plan of the City of Evansville, as per plat thereof, recorded in Deed Record "B", pages 207 and 208, and as per corrected plat recorded in Plat Book "A", Pages 123 and 124, and as retranscribed of record in Plat Book "E", Pages 4 and 5

All of William Bates Subdivision of Lots 125 and 126 in the Original Plan of the City of Evansville, as per plat thereof, recorded in Plat Book A, Page 17 and transcribed of record in Plat Book E, Page 51

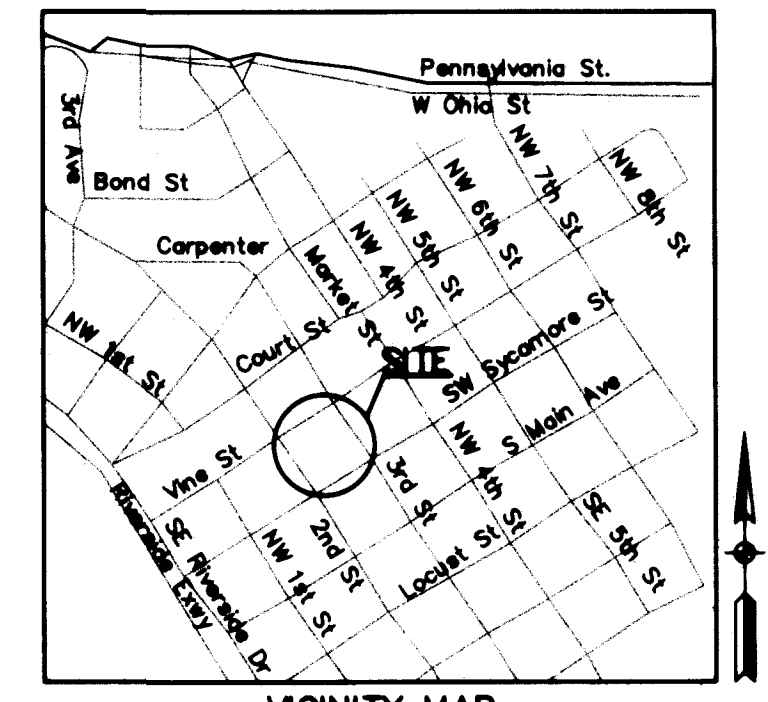
All of Rasch and Lunkenheimer's Subdivision of Lot 128 in the Original Plan of the City of Evansville, as per plat thereof recorded in Plat Record "A", page 202, and transcribed of record in Plat Record "E", page 121

LEGEND:
● 3/4" DIAMETER REBAR W/CAP STAMPED "STRUCTUREPOINT - 0004" SET, UNLESS OTHERWISE NOTED



COORDINATE DATA
Basis of Bearing System: Indiana State Plane Coordinate System, East Zone, NAD_83 (2011) Epoch (2010).

SOURCE OF TITLE:
Owner: The City of Evansville Redevelopment Commission
Instrument #2002R00047368



Owner:
The City of Evansville
Redevelopment Commission
Inst. #2002R00047368

- Current Tax Codes
82-06-30-020-014.001-029
82-06-30-020-014.002-029
82-06-30-020-014.003-029
82-06-30-020-014.004-029
82-06-30-020-014.005-029
82-06-30-020-014.006-029
82-06-30-020-014.007-029
82-06-30-020-014.008-029
82-06-30-020-014.009-029
82-06-30-020-014.010-029
82-06-30-020-014.011-029
82-06-30-020-014.014-029
82-06-30-020-014.015-029
82-06-30-020-014.016-029
82-06-30-020-014.017-029

Subdivider:
The City of Evansville
Redevelopment Commission

Land Surveyor:
American Structurepoint, Inc.
7260 Shadeland Station
Indianapolis, Indiana 46256-3917
(317) 547-5580

I affirm, under penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law.
Evan J. Evans

U-171

Prepared By: Evan J. Evans

<p>7260 Shadeland Station Indianapolis, Indiana 46256 TEL 317.647.6699 FAX 317.643.8270 www.structurepoint.com</p>	SHEET NO. 1
	OF 2
JOB NO. 2016.01787	

PLOT SCALE: 1"=20' DATE: 5/18/18 10:31 AM EDITED BY: EVANS DRAWING FILE: D:\DRAWING\2018\2018R00024002.DWG

POST HOUSE

Pigeon Township, Vanderburgh County, Indiana.

Part of the Original Plan of the City of Evansville, as per plat thereof, recorded in Deed Record "B", pages 207 and 208, and as per corrected plat recorded in Plat Book "A", Pages 123 and 124, and as retranscribed of record in Plat Book "E", Pages 4 and 5

All of William Bates Subdivision of Lots 125 and 126 in the Original Plan of the City of Evansville, as per plat thereof, recorded in Plat Book A, Page 17 and transcribed of record in Plat Book E, Page 51

All of Rasch and Lunkenheimer's Subdivision of Lot 128 in the Original Plan of the City of Evansville, as per plat thereof recorded in Plat Record "A", page 202, and transcribed of record in Plat Record "E", page 121

BOUNDARY DESCRIPTION

Lots 113, 114, 115, 116 and part of Lot 127 in the Original Plan of the City of Evansville, as per plat thereof, recorded in Deed Record "B", pages 207 and 208, and as per corrected plat recorded in Plat Book "A", Pages 123 and 124, and as retranscribed of record in Plat Book "E", Pages 4 and 5, in the Office of the Recorder of Vanderburgh County, Indiana.

Lots 1, 2, 3, 4, 5, 6 and 7 and part of Lot 8 in William Bates Subdivision of Lots 125 and 126 in the Original Plan of the City of Evansville, as per plat thereof, recorded in Plat Book A, Page 17 and transcribed of record in Plat Book E, Page 51 in the Office of the Recorder of Vanderburgh County, Indiana.

Lots 7 and 8 and part of Lot 6 in Rasch and Lunkenheimer's Subdivision of Lot 128 in the Original Plan of the City of Evansville, as per plat thereof recorded in Plat Record "A", page 202, and transcribed of record in Plat Record "E", page 121, in the Office of the Recorder of Vanderburgh County, Indiana.

Also, the vacated alleys lying adjacent to the above described lots.

All of which together are more particularly described as follows:

Beginning at the southern corner of Lot 113 in said Original Plan of the City of Evansville; thence North 32 degrees 24 minutes 28 seconds West along the northeastern right of way line of 2ND Street a distance of 300.15 feet to the western corner of Lot 116 of said Original Plan; thence North 57 degrees 36 minutes 14 seconds East along the southeastern right of way line of Vine Street a distance of 312.90 feet to the northern corner of Lot 6 in said William Bates Subdivision; thence South 32 degrees 22 minutes 13 seconds East along the southwestern right of way line of 3RD Street a distance of 130.00 feet; thence South 57 degrees 36 minutes 14 seconds West a distance of 107.41 feet; thence South 32 degrees 23 minutes 20 seconds East a distance of 170.18 feet to the northwestern right of way line of Sycamore Street at a point located 43.00 feet northeast of the south corner of Lot 8 of said Rasch and Lunkenheimer's Subdivision; thence South 57 degrees 36 minutes 38 seconds West along said northwestern right of way line of Sycamore Street 205.35 feet to the Point of Beginning.

Containing 1.736 acres, more or less.

GENERAL NOTES

There are no additional public rights of way being dedicated as part of this replat. There are no easements being dedicated by this plat.

This plat consists of one lot designated as Lot 1. The size of the lot and widths of the adjoining streets are shown in figures denoting feet and decimal parts thereof.

PUBLIC UTILITIES:

Water and sewer are available by the City of Evansville. Gas and electric are available by Vectren.

INSTALLATION OF SIDEWALKS: Sidewalks exist at this location and it was determined at SUBDIVISION REVIEW on September 24, 2018 that this subdivision currently meets the minimum requirements for the installation of sidewalks as per the Evansville Municipal Code 17.05.150(B)(2).

Flood Certification

Flood Insurance Rate Map for Vanderburgh County, Indiana having Community-Panel Number 18163C0177D (map effective date March 17, 2011) of the National Flood Insurance Program indicates the site does not lie within a Special Flood Hazard Zone and lies in "Unshaded" Zone X (areas determined to lie outside the 500 year flood).

OWNER'S CERTIFICATE

I, the undersigned, as an authorized officer of the owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Post House.

There are no additional road rights-of-way being dedicated to public use.

E.W.S.U. Water Easement

Strips or areas of land, of the dimensions shown on this plat and marked E.W.S.U. Water Easement (Evansville Water and Sewer Utility Water Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department an exclusive, permanent Water 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 water 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, 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.

Owner: The City of Evansville Redevelopment Commission
One N.W. Martin Luther King, Jr. Blvd.
Evansville, Indiana 47708

By: *[Signature]*
Printed Name: Kelley L. Curran
Title: Executive Director of Redevelopment

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 the above signed owner "The City of Evansville Redevelopment Commission" of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 23rd day of October, 2018

My commission expires 2-24-2024

Name: *[Signature]*
Notary resides in VANDERBURGH County, Indiana



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 9/14/2018 (at Subdivision Review).

[Signature] President
Stacey Stevens
[Signature] Attest Executive Director
Ronald S. London

PLAT RELEASE for APC DOCKET NO.: MIN-2018-028
Secondary Plat complies with the Ordinance and is released for recording.

[Signature] Executive Director
Ronald S. London
Plat Release Date _____

COORDINATE DATA

Basis of Bearing System: Indiana State Plane Coordinate System, East Zone, NAD_83 (2011) Epoch (2010).

SURVEYOR'S CERTIFICATE

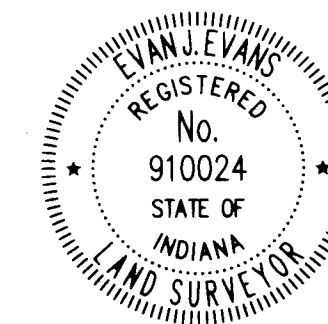
I, Evan J. Evans, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on September 14, 2018 and that all monuments shown exist at all locations as noted.

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.

Witness my hand and seal this 19th day of October, 2018

[Signature]
Evan J. Evans
Professional Surveyor
Indiana License No. 910024
eevans@structurepoint.com



Cross-reference is hereby made to a plat of survey prepared by American Structurepoint, Inc. in compliance with "Rule 12" of TITLE 865 of the INDIANA ADMINISTRATIVE CODE (establishes minimum standards for the competent practice of land surveying) dated 9/14/2018 and recorded as Instrument 2018RC0024-003 in the office of the Recorder of Vanderburgh County, Indiana.

Subdivider:
The City of Evansville
Redevelopment Commission

Land Surveyor:
American Structurepoint, Inc.
7260 Shadeland Station
Indianapolis, Indiana 46256-3917
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	SHEET NO.	2
	OF	2
7260 Shadeland Station Indianapolis, Indiana 46256 TEL 317.547.5580 FAX 317.543.0270 www.structurepoint.com		JOB NO. 2016.01787

U-177

Prepared By: Evan J. Evans

PLOT SCALE: 1:1 EDIT DATE: 5/18/18 - 12:31 PM EDITED BY: EEVANS DRAWING FILE: P:\2016\01787\DRAWINGS\SURVEY\PLAT_201601787\SMINOR_PLAT.DWG