

SCALE 1" = 20'

20 0 20 40

BEARINGS are based upon Indiana West State Plane Coordinates; NAD83

Lincoln Ave.

Northwest Corner of the West half of the Southwest Quarter of Section 25-6S-10W; 1" Brass Pin in Conc.

Ex. MAG Nail Fd. 0.10' S. & 0.10' W. of the calc. cor.

10.00'

10' waterline Easement DV 466, Pgs 380-381

Sufficient width area SIGECO Easement DV 402, Pgs 252-253

Sufficient width area SIGECO Easement DV 402, Pgs 128-129

Lot 1 37,400 Sq. Ft. 0.86 Acres

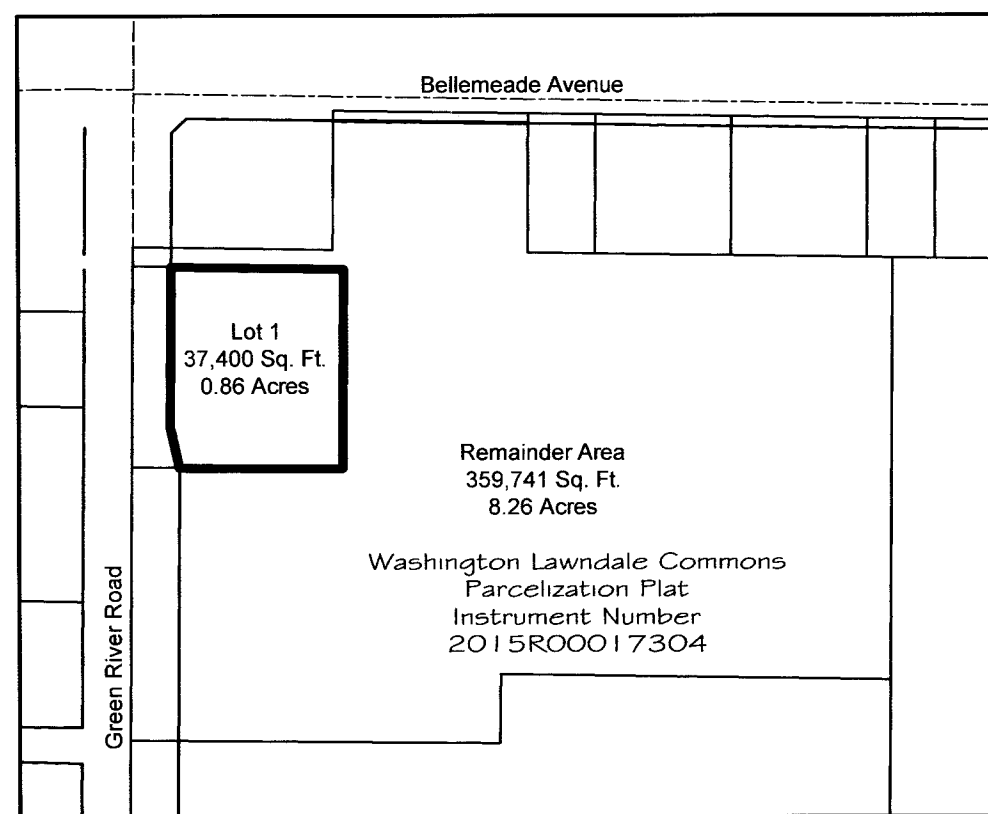
Green River Road

N 0°28'56" E 160.40'

Washington Ave.

P.O.C. Southwest Corner of the West Half of the Southwest Quarter of Section 25-6S-10W, Pin in Mon. Box

Legend		
	Building Setback Line	(C) Calculated Dimension
	Center Line	Cd Card
	Easement Line	D.R. Deed Record
	Property Boundary Line	Doc. Document
	Right-of-way Line	Dr. Drawer
	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)	E East
	Mag Nail with Washer stamped "Morley & Assoc. ID. #0023" (Set)	(Fnd) Found
	Railroad Spike (Set)	(Inst) Instrument
	Chiselled "X" (Set)	(M) Measured Dimension
	Zoning	N North
		Pg Page
		P.O.B. Point Of Beginning
		P.O.C. Point Of Commencement
		R Range
		(R) Record Dimension
		S South
		T Township
		W West



Remainder Parcel Area

Renaissance on Green

General Notes

- Access:** Lot 1 shall not have direct access to Green River Road. Access shall be through drives and entrances located on the adjoining parent tract. Access details are described in the Cross Access Agreement recorded in Instrument No. 2016R0001803.
- Easements:** Any easements must be approved by the Vanderburgh County Building Commissioner.
- Flood Hazard Statement:** No part of the site is located in Flood Hazard Zone A as said tract plots by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel 206 of 275, being Map Number 18163C0205D, Effective March 17, 2011. All first floor grades shall conform to local and state enforced building codes.
- Property Corner Markers:** All corners not already marked will be monumented with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. I.D. #0023."
- Temporary Erosion Control (during construction):** For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110 C(10) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130(C) (1) of the Evansville Municipal Code.
- Utilities:** Sewer is available at the site by the Evansville Water and Sewer Utility. Water is available at the site by the Evansville Water and Sewer Utility.
- Zoning:** The subject property is currently zoned C-4
- Reference Survey:** Instr. #2015R00017304
- Application for modification/waiver of subdivision standards:** APC Docket Number 21-SW-2017 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was denied at Subdivision Review on July 20, 2017.
- Installation of Sidewalks**
 - Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk(s) on the purchased lot or lots within five years from the date of purchase or acquisition of interest.
 - The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which owner still holds title within 10 years from the date the plat is recorded.
 - No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk(s) on that lot is/are installed.
 - Sidewalks installed in the new subdivision must be installed to the standards meeting the latest edition of the Evansville Municipal Code and all applicable standards required by the Americans with Disabilities Act (ADA) and regulations thereunder.
 - Failure to install the required sidewalk(s) in accordance with all ordinances and in the time allotted in this subsection is an ordinance violation that may be corrected by City employees or contractors in accordance with the provisions of IC 36-1-6-2 and any amendment or recodification thereof, with both the direct and administrative costs of such correction being a lien against the property and being eligible to be placed on the tax duplicate by the County Auditor in accordance with the procedures prescribed by State law.
- Sidewalk Plan:** The proposed sidewalk plan was approved by the City Engineer's office on July 31, 2017.

Owner's Certificate

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

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.

Owner/Developer: Renaissance Realty Investments LLC
6209 Covey Ct.
Floyds Knob, IN 47119

By:
Jeffrey K. Agan, Managing Member

Notary Certificate

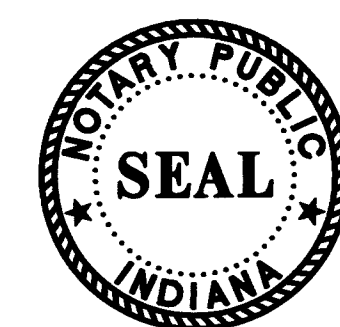
STATE OF INDIANA, COUNTY OF Vanderburgh,) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Jeffrey K. Agan, as Managing Member of Renaissance Realty Investments, LLC, Owners and Subdividers, who 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.

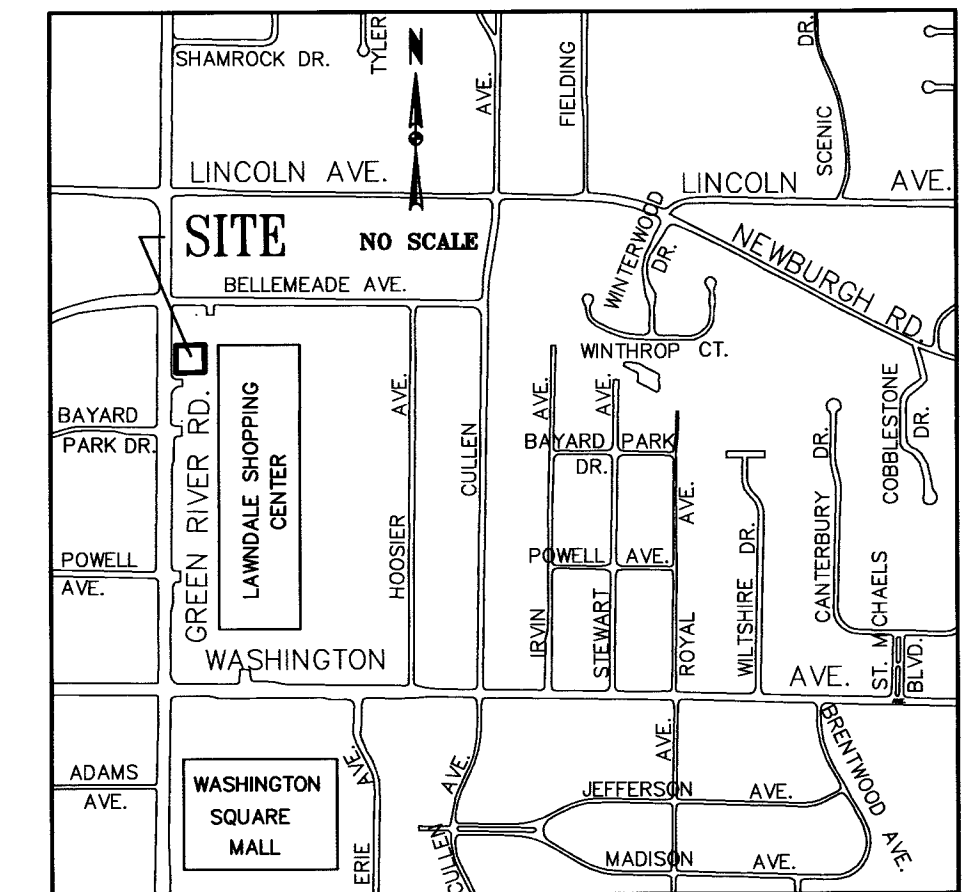
Witness my hand and seal this 9th day of August, 2017.
My Commission Expires: 7/20/2023

Notary Public
Vanderburgh
County, Indiana

(Typed or Printed Name)



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER Aug 11, 2017 BRIAN GERTH AUDITOR 4135	RECEIVED FOR RECORD DATE 08-11-17 2:40p PLAT BOOK 11 PAGE 110 INSTR# 2017R00019715 DEBBIE STUCKI RECORDER VANDERBURGH COUNTY
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Boundary Description

A Part of the West Half of the Southwest Quarter of Section Twenty Five (25), Township Six (6) South, Range Ten (10) West of the Second Principal Meridian, in the City of Evansville, Knight Township, Vanderburgh County, Indiana, and being a part of Parcel 2 of the Washington Lawndale Commons Parcelization Plat recorded in Instrument Number 2015R00017304 in the Office of the Recorder of Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the West Half of the Southwest Quarter of Section 25, Township 6 South, Range 10 West; thence along the West line of said Half, quarter section, North 00 degrees 28 minutes 56 seconds East (geodetic bearing based upon Indiana West state Plane Coordinates (NAD83)) 1640.40 feet to the Point of Beginning; thence continuing along said West line, North 00 degrees 28 minutes 56 seconds East 210.04 feet; thence South 89 degrees 08 minutes 42 seconds East 220.00 feet; thence parallel with said West line, South 00 degrees 28 minutes 56 seconds West 208.45 feet; thence North 89 degrees 33 minutes 29 seconds West 86.39 feet; thence North 00 degrees 26 minutes 31 seconds East 1.50 feet; thence North 89 degrees 33 minutes 29 seconds West 23.00 feet; thence South 00 degrees 26 minutes 31 seconds West 1.50 feet; thence North 89 degrees 33 minutes 29 seconds West 110.60 feet to the Point of Beginning, containing 45,998 square feet or 1.06 acres.

Subject to all right of ways, easements, agreements and restrictions of record.

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, and that all monuments shown exist at locations.

Witness my hand and seal this 3rd day of August, 2017.

Prepared by: Bret Alan Sermersheim, PS
Indiana License Number: LS2020009

4800 Rosebud Ln.
Newburgh, Indiana 47630
812-464-9585
brets@morleycorp.com



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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, July 10, 2017 (Subdivision Review).

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: Aug. 11, 2017

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:
Bret Sermersheim

Secondary Plat		
Designed By: BAS	Job Number: 8971.4.002A	
Drawn By: TWC	Date: 08-03-2017	ARCHITECTS ENGINEERS SURVEYORS 4800 Rosebud Ln., Newburgh, IN 47630 812-464-9585 Phone 812-464-2514 Fax morleycorp.com
File Name: 8971-1 Lot Minor-secondary		