

Salem

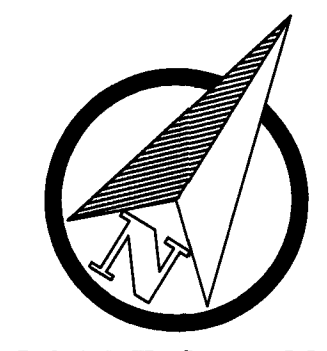
Replat of Lots 32, 33, 34 and 35 Stockwell's Enlargement to the City of Evansville recorded in Plat Book E, Page 30 in the Office of the Recorder of Vanderburgh County, Indiana

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 5/26/2020
 BRIAN GERTH AUDITOR
 1449

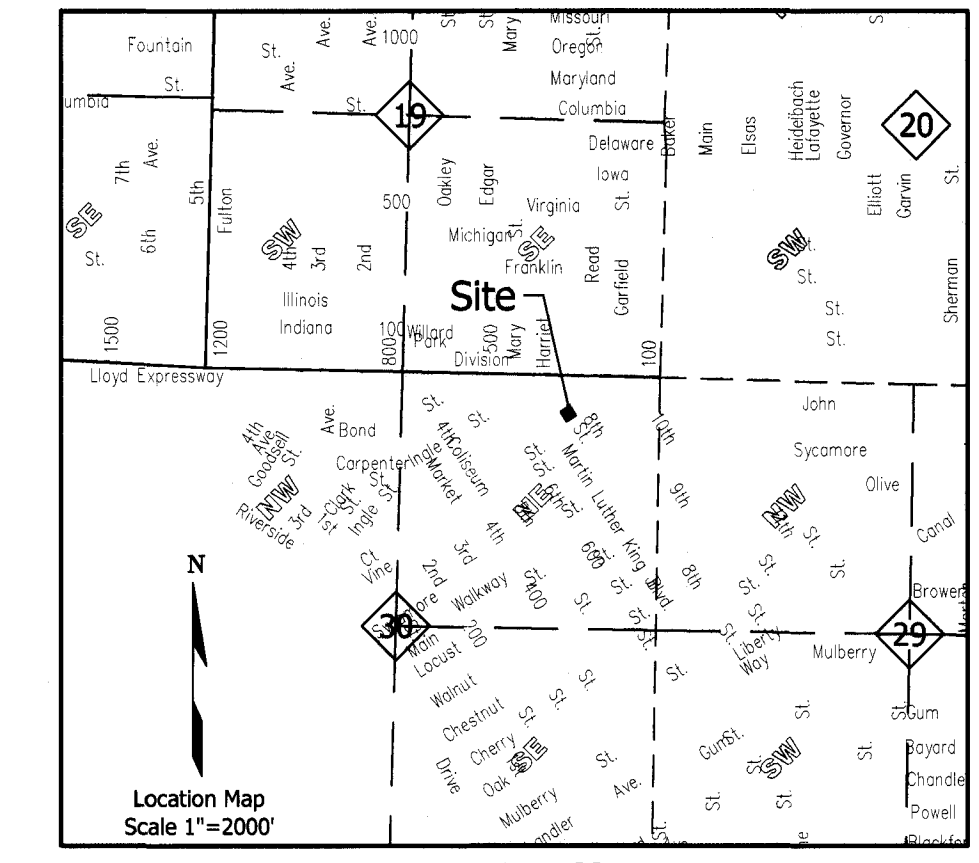
RECEIVED FOR RECORD
 DATE 5/26/2020 2:58PM
 PLAT BOOK V
 PAGE 053
 INSTR# 2020R00011997
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

Legend

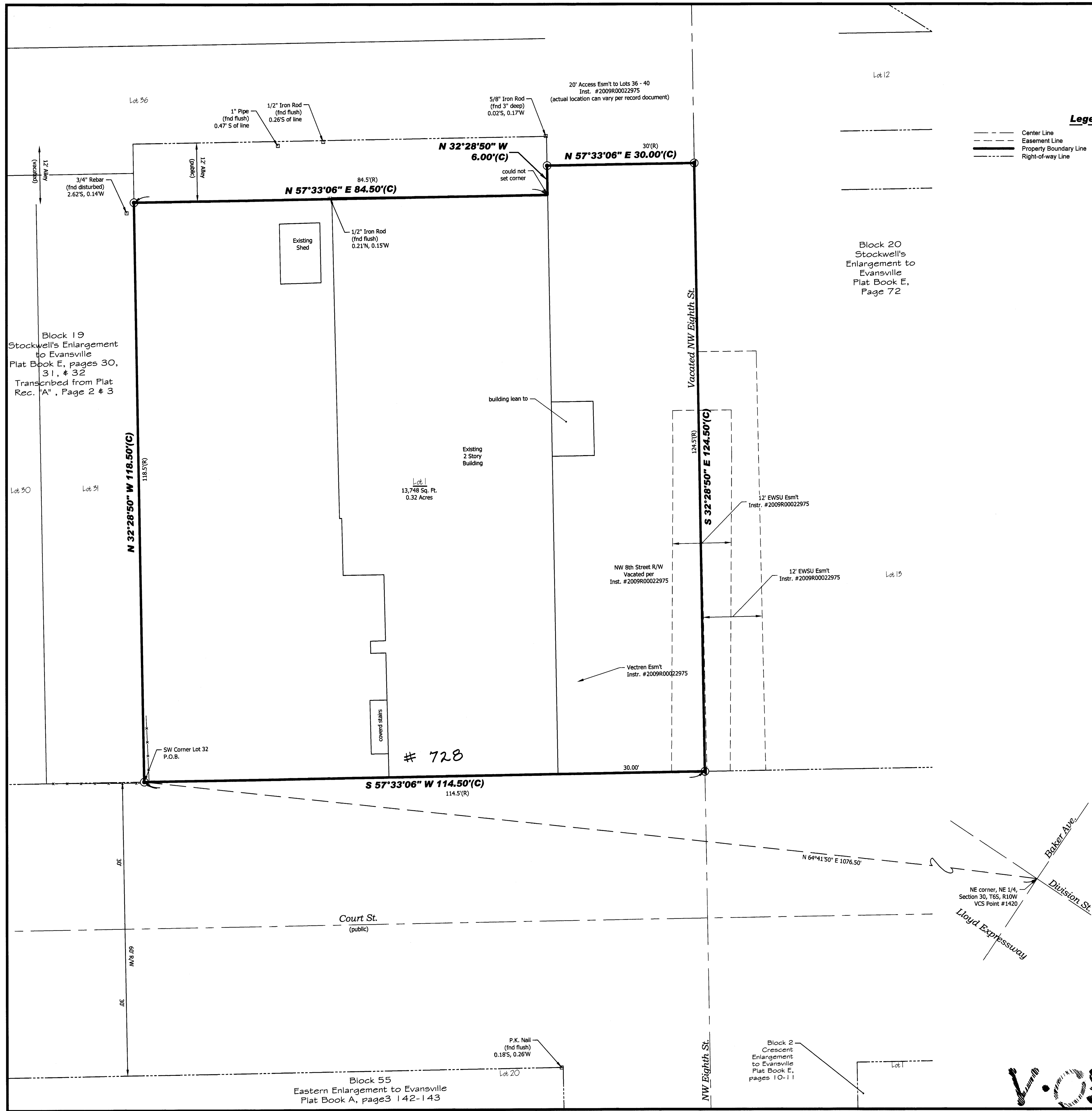
---	Center Line	(C)	Calculated Dimension
- - -	Easement Line	Cd	Card
---	Property Boundary Line	D.R.	Deed Record
---	Right-of-way Line	D.Dr.	Deed Drawer
		E	East
		Esm't	Easement
		EWSU	Evansville Water & Sewer
		(Fnd)	Found
		Inst.	Instrument
		(M)	Measured Dimension
		N	North
		Pg	Page
		R	Range
		(R)	Record Dimension
		RW	Right-of-Way
		S	South
		T	Township
		W	West



SCALE 1" = 10'
 10 0 10 20
 BEARINGS are based upon Indiana West State Plane Coordinates (NAD83), established by RTK GPS observations using VRS network



Location Map
 Scale 1"=200'



Block 20
 Stockwell's
 Enlargement to
 Evansville
 Plat Book E,
 Page 72

Block 19
 Stockwell's Enlargement
 to Evansville
 Plat Book E, pages 30,
 31, # 32
 Transcribed from Plat
 Rec. "A", Page 2 # 3

General Notes

- Access:** Lot 1 shall have direct access to Court Street.
- 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 the plat has absolutely no effect on any private covenants and restrictions that may or may not exist.
- Flood Hazard Statement:** No portion 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 177 of 275, being Map Number 18163C0177D, Effective March 17, 2011.
- Property Corner Markers:** All corners not already marked will be monumented with a 5/8" diameter steel rebar with plastic cap stamped "Morley I.D. #0023."
- 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.
- Installation of Sidewalks:** Sidewalks exist at this location and it was determined at Subdivision Review on May 4, 2020 that this subdivision currently meets the minimum requirements for the installation of sidewalks as per the Evansville Municipal Code 17.05.150(B)(2).
- Reference Survey:** 2020R00010722

Boundary Description

Lots 32, 33, 34 and 35 in Block 19 of Stockwell's Enlargement to the City of Evansville; Also part of the west Right-of-Way of NW Eighth Street vacated by Instrument Number 2009R00022975 recorded in the office of the Recorder of Vanderburgh County, Indiana, all being part of Stockwell's Enlargement to the City of Evansville, as per plat thereof, recorded in Plat Book E, Page 30 in said Office of the Recorder lying in Pigeon Township, Evansville, Indiana being more particularly described as follows:

Beginning at the Southwest corner of said Lot 32; thence along the west line thereof, North 32 degrees 28 minutes 50 seconds West 118.50 feet to the northwest corner of said Lot 32; thence along the north line of said Lots 32 through 35, North 57 degrees 33 minutes 06 seconds East 84.50 feet to the northeast corner of said Lot 35 and the west line of vacated NW 8th Street; thence along the west line thereof, North 32 degrees 28 minutes 50 seconds West 6.00 feet to the midpoint of an existing 12 foot alley; thence North 57 degrees 33 minutes 06 seconds East 30.00 feet to the center of said vacated NW 8th Street; thence along said centerline, South 32 degrees 28 minutes 50 seconds East 124.50 feet to the extended south line of said Lot 35 through 32; thence along the south line thereof, South 57 degrees 33 minutes 06 seconds West 114.50 feet to the point of beginning, containing 0.36 Acres (13,748 sq.ft.).

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 held on May 4, 2020 at Subdivision Review.

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

Plat Release for APC Docket No. MIN-2020-006

Secondary Plat complies with the Ordinance and is released for Recording.
 Executive Director: Ronald S. Landon
 PLAT RELEASE DATE: 5/26/2020

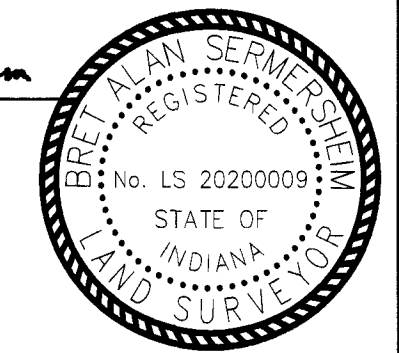
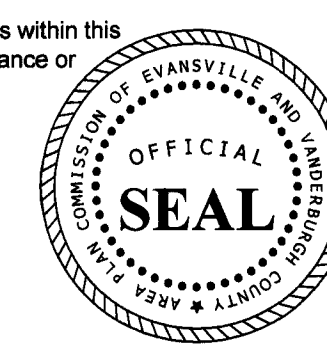
Surveyor's Certificate

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 April 21, 2020 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 recheck each Social Security number in this document, unless required by law.

Witness my hand and seal this 18th day of May, 2020.

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



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 Salem. 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: SGEAC, LLC

By: Christopher Simon
 Anderson, Christopher Simon
 7220 Northmoor drive
 Saint Louis, MO. 63105

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared SGEAC, LLC, Christopher Simon Anderson, the owner 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.

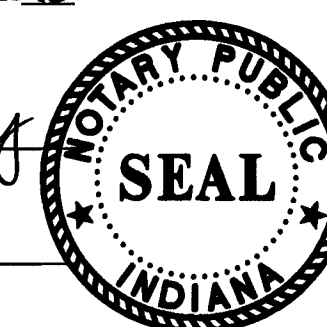
Witness my hand and seal this 19th day of May, 2020.

My Commission Expires:

2/4/2027

Notary Resides in
Henderson
 County, KY

Michele S. Nally
 Notary Public
Michele S. Nally
 (Typed or Printed Name)



Secondary Plat

Designed By: BAS Job Number: 7666.4.002-A
 Drawn By: JEJ Date: 5/18/2020
 File Name: 7666 Secondary Plat

