

# Spooky Events Plaza

**Legend**

- (C) Calculated Dimension
- (Fnd) Found
- Inst. Instrument
- (M) Measured Dimension
- P.O.B. Point Of Beginning
- 5/8" Rebar with cap stamped "Morley & Assoc. ID #0023" (Set)
- Mag Nail with Washer stamped "Morley & Assoc. ID #0023" (Set)

Center Line  
Property Boundary Line  
Right-of-way Line

SCALE 1" = 30'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DATE 10/17/2018 2:04 PM

PLAT BOOK 1167

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INSTR# 2018R0002350B

BRIAN GERTH AUDITOR

5184  
(AUDITORS NUMBER)

RECEIVED FOR RECORD

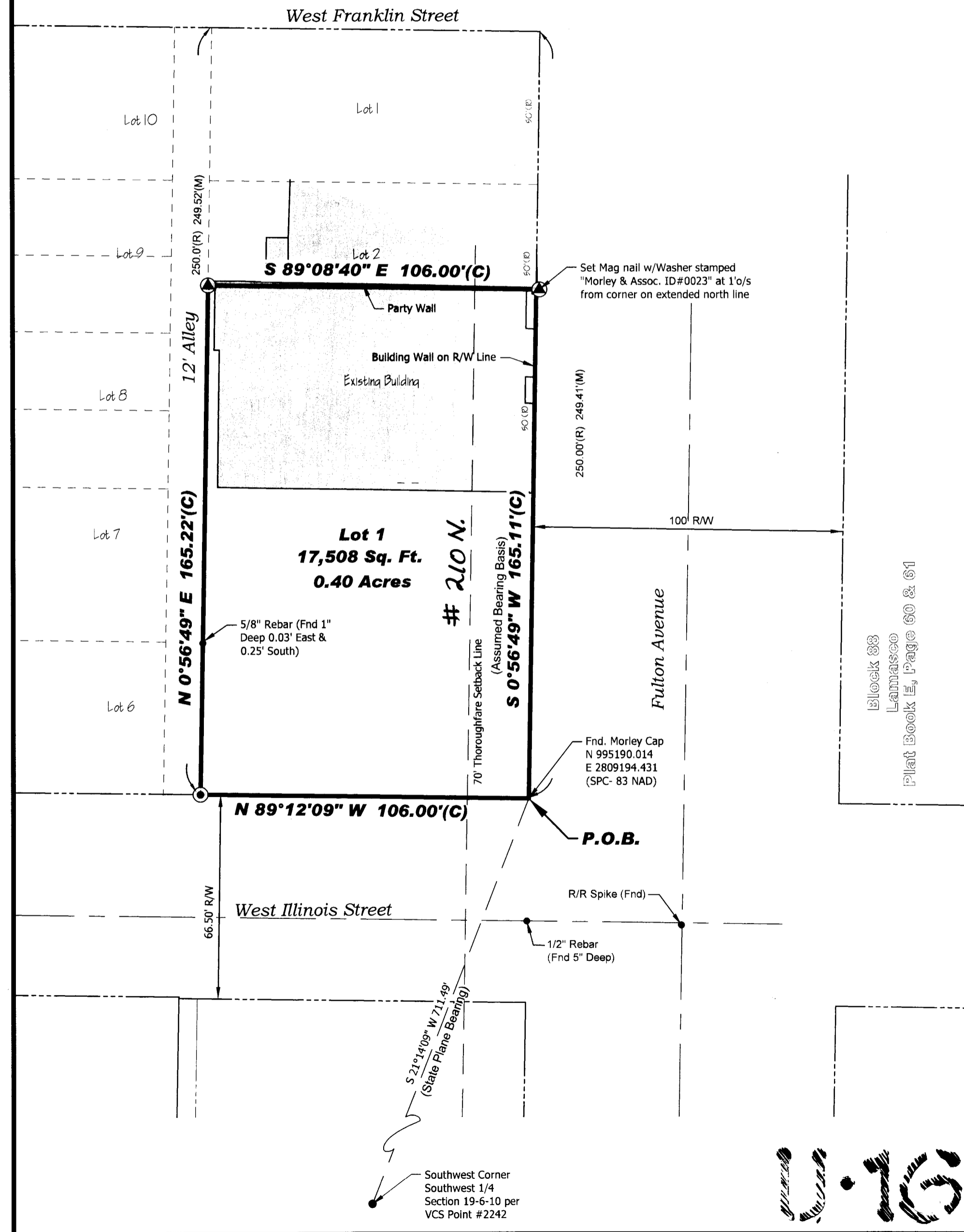
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INSTR# 2018R0002350B

DEBBIE STUCKI RECORDER  
VANDERBURGH COUNTY



**Boundary Description**

Lots 3, 4, 5, and part of Lot 2 adjoining said Lot 3 in Block 84 in Lamasco, now a part of the City of Evansville, as per plat thereof recorded in Deed Book E, Pages 372, 373, and 374 and transcribed of record in Plat Book B, Pages 6 and 7 and re-transcribed of record in Plat Book E, Pages 60 and 61 in the office of the Recorder of Vanderburgh County, Indiana, being part of the Southwest Quarter of Section 19, Township 6 South, Range 10 West in Pigeon Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 5; thence along the south line of said Lot 5, North 89 degrees 12 minutes 09 seconds West 106.00 feet to the Southwest corner of said Lot 5; thence along the west lines of said Lots 5, 4, 3, and 2, North 00 degrees 56 minutes 49 seconds East 165.22 feet; thence through said Lot 2, South 89 degrees 08 minutes 40 seconds East 106.00 feet to a point on the East line of said Lot 2; thence along the east line of said Lots 2, 3, 4, and 5, South 00 degrees 56 minutes 49 seconds West 165.11 feet to the point of beginning containing 17,508 Square Feet, 0.40 acres.

**General Notes**

**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 177D of 275, being Map Number 18163C0177D, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

**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).

**Monuments:** Monuments have been set at all boundary and lot corners with a 5/8" rebar with cap stamped "Morley & Assoc. ID#0023", unless otherwise noted.

**Public Utilities - Sewer:** Sanitary Sewer is available and will be provided by the Evansville Water & Sewer Utility.

**Public Utilities - Water:** Water is available and is provided by the Evansville Water & Sewer Utility.

**Reference Survey:** Inst. #2016R00029260. There are no change of matters from said survey that affect the area being subdivided.

**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 **Spooky Events Plaza**.

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.

Spooky LLC

By: John Rogers III  
John Rogers III, Member  
400 E. Sycamore St.  
Evansville, IN 47713

**Notary Certificate**

STATE OF INDIANA, COUNTY OF WARRICK ) ss:

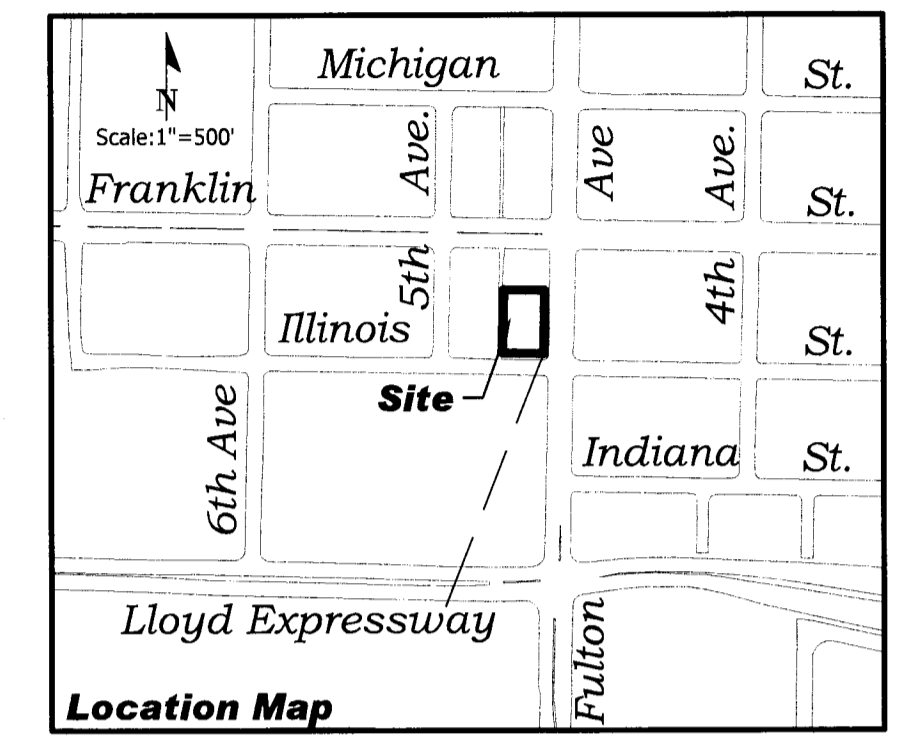
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Rogers III as member of Spooky LLC, the owner of the real estate shown and described hereon and acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 17th day of October, 2018

My Commission Expires: August 6, 2016

Notary Resides in Vanderburgh County, Indiana

Bret A. Sermersheim  
Notary Public  
(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, September 24, 2018 (Subdivision Review).

President: Stacey Stevens

Attest Executive Director: Ronald S. London

**Plat Release for APC Docket No.: MIN-2018-29**

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

Executive Director: Ronald S. London

PLAT RELEASE DATE: 10-17-2018

**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 October 8, 2018 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 16th day of October, 2018.

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

**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

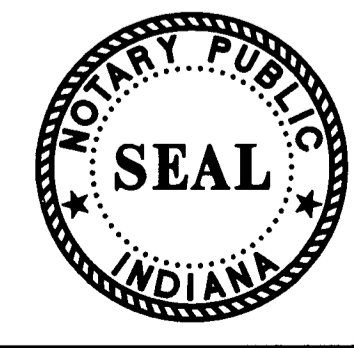
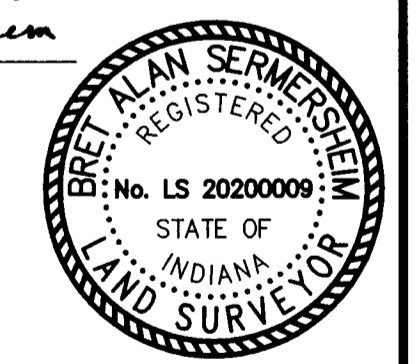
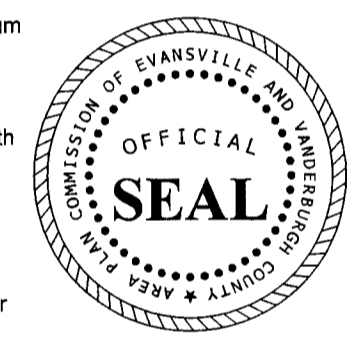
**Secondary Plat**

Designed By: B.A.S. Job Number: 3931.4.007A

Drawn By: J.E.V. Date: 10/16/2018

File Name: 3931 Spooky Minor-secondary

**MORLEY**  
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