

St. Joseph's Section 1

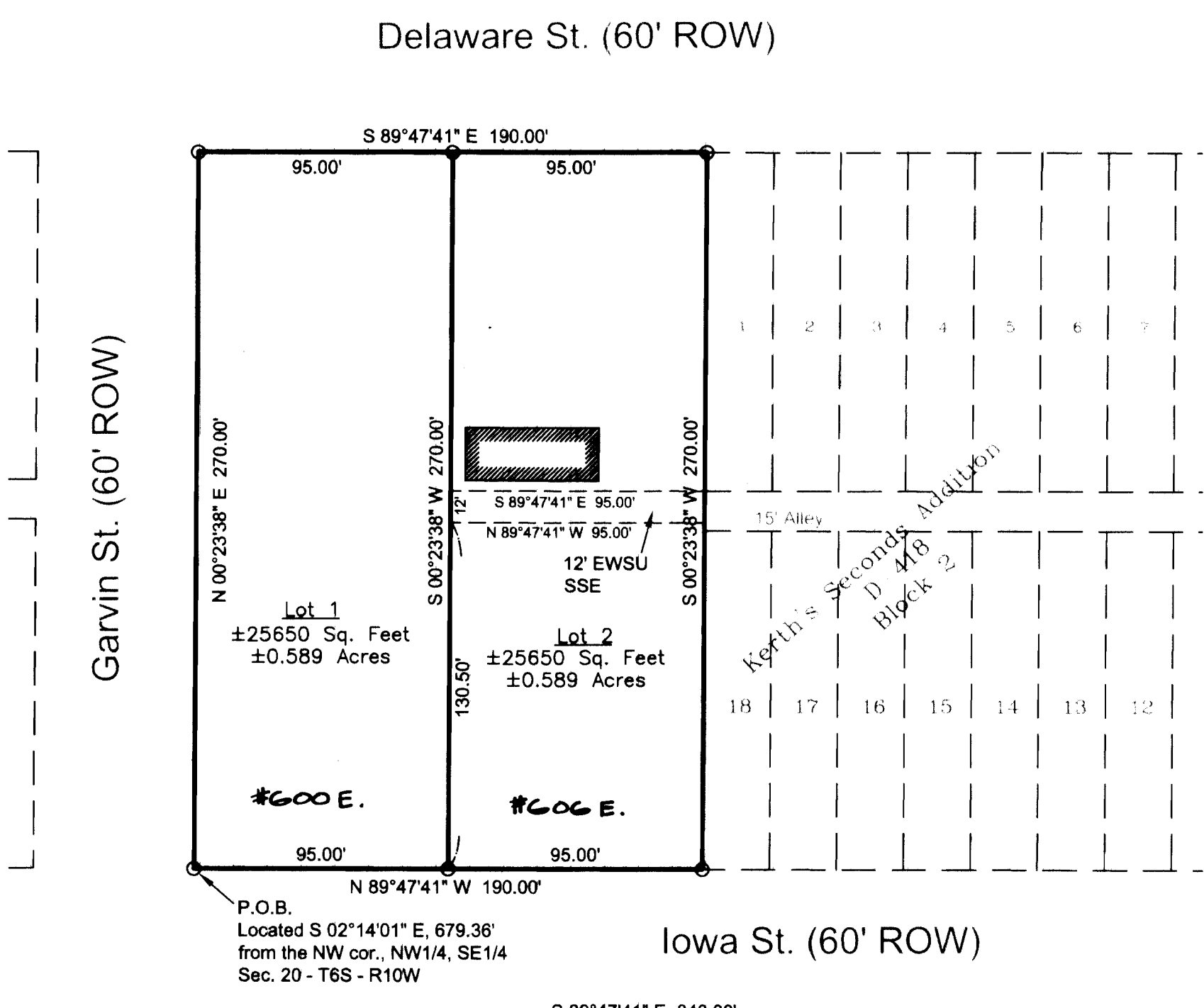
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Aug. 3, 2017
 (DATE)
 BRIAN GERTH AUDITOR
3964
 (AUDITOR NUMBER)

RECEIVED FOR RECORD
 DATE **08-03-17 1:57p**
 PLAT BOOK **LL**
 PAGE **107**
 INSTR# **2017R00018877**
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

4915 Lincoln Avenue
 Evansville, Indiana 47715
 Phone: (812) 202-3429
 Fax: (812) 983-4164
 www.neikirkengineering.com



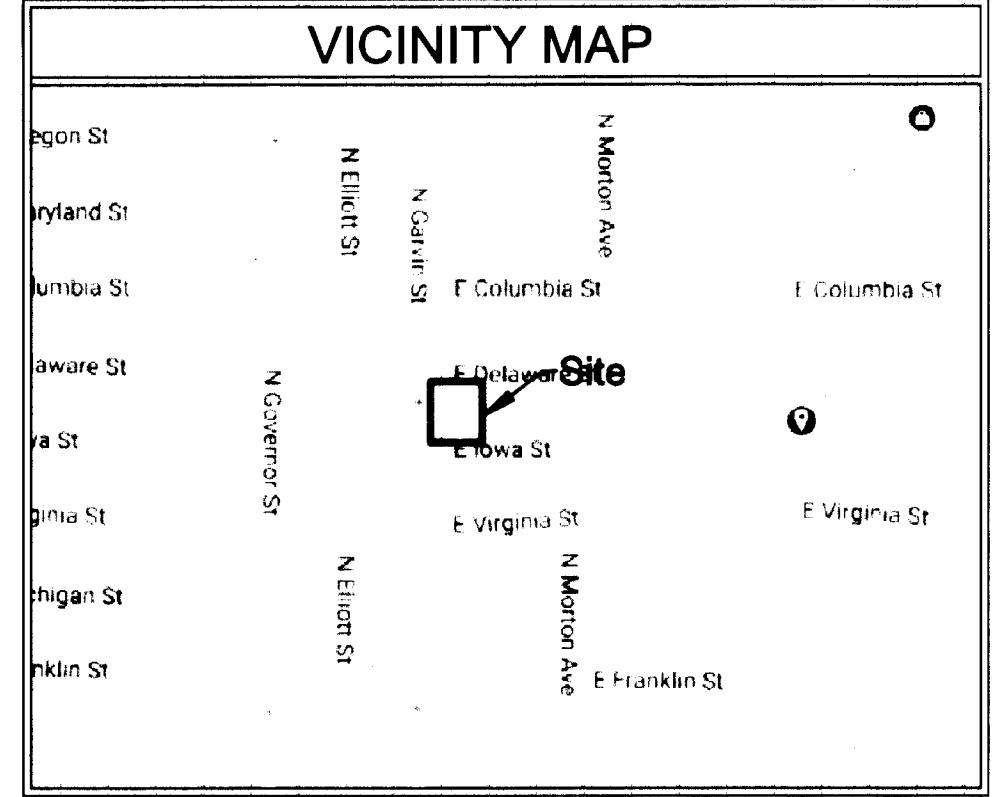
Professional Engineering • Land Surveying
 Community Development Services



BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Southeast Quarter of Section 20, Township 6 South, Range 10 West of the Second Principal Meridian, Pigeon Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point 30 feet East of the West line of said Northwest Quarter of the Southeast Quarter and 30 feet North of the centerline of Iowa Street, said point being South 02°14'01" East 679.36 feet from the Northwest corner of said Northwest Quarter of the Southeast Quarter; thence North 00°23'38" East 270.00 feet along the East right of way of Garvin Street to the South right of way of Delaware Street; thence South 89°47'41" East 190.00 feet along the South right of way of Delaware Street to the Northwest corner of Lot 1 Block 2 of Kerth's Second Addition as per plat thereof recorded in the Office of the Recorder of Vanderburgh County, Indiana in Plat Book D, page 418; thence South 00°23'38" West 270.00 feet along the West line of said Block 2 to the Southwest corner of Lot 18 of said Block 2 and the North right of way of Iowa Street; thence North 89°47'41" West 190.00 feet along the North right of way of Iowa Street to the Point of Beginning. Containing an area of 51300 square feet, or 1.178 acres, more or less.



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 Subdivision Review meeting held on April 24, 2017.

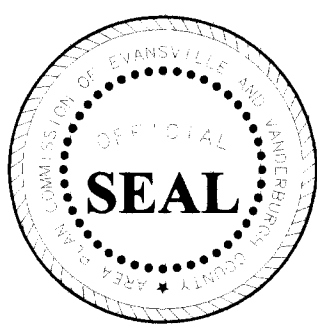
[Signature]
 President

[Signature]
 Attest Executive Director

PLAT RELEASE
 Secondary Plat complies with the Ordinance and is released for recording.

[Signature]
 Executive Director

PLAT RELEASE DATE: **Aug. 3, 2017**



U-107
 APC # 12-MS-2017

GENERAL NOTES:

Flood Plain Data: Per F.I.R.M. panel number 18163C0181D, dated March 17, 2011, Vanderburgh County, Indiana, the subject subdivision does not lie within the limits of the 100 year flood zone.

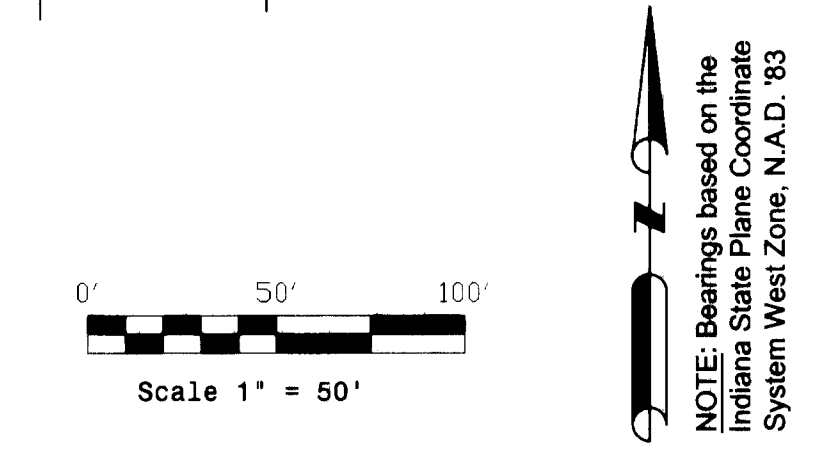
Utilities: Water service is available at the site and provided by Evansville Water and Sewer Utility. Sanitary sewer service is not currently available. Electric and gas are available at the site. Telephone service is available at the site.

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(16) 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.

Noise Sensitivity Statement: The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant effects from aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from aircraft operations.

Installation of Sidewalks: It was determined at Subdivision Review on April 24, 2017 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. Monuments set as a part of this plat are: 5/8" x 30" rebars w/cap stamped Nelkirk.



- LEGEND**
- P.O.C. Point of Commencement
 - P.O.B. Point of Beginning
 - Found Monument
 - Set 5/8" Rebar with Plastic Cap inscribed with "Nelkirk"
 - DE Drainage Easement
 - PUE Public Utility Easement

OWNERS' CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **St. Joseph's Section 1**, a minor subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked **EWSU SSE** (Evansville Water & Sewer Utility Sanitary Sewer Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of sanitary sewer facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the Evansville Water & Sewer Utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility. 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.

The Most Reverend Charles C. Thompson
 Bishop of the Catholic Diocese of Evansville

[Signature]
 Timothy J. McPeak, Attorney-In-Fact for
 The Most Reverend Charles C. Thompson,
 Bishop of the Catholic Diocese of Evansville
 Limited Power of Attorney by Instrument No. 2014R00027042
 in the Office of the Recorder of Vanderburgh County, Indiana

4200 N. Kentucky Ave.
 Evansville, IN 47711

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS
 COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Timothy J. McPeak, Attorney-In-Fact for The Most Reverend Charles C. Thompson, Bishop of the Catholic Diocese of Evansville, Owner 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 the 11 day of July, 2017
 My Commission Expires: 5-7-2022

Notary Resides in
VANDERBURGH
 County, Indiana

[Signature]
 Notary Public
TIMOTHY J. HUBERT

SURVEYOR'S CERTIFICATE

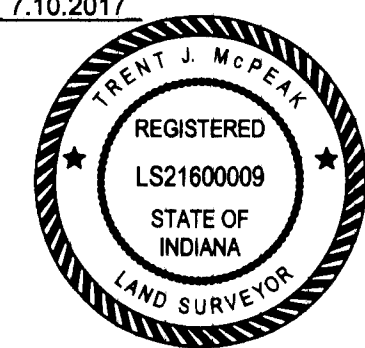
I, Trent J. McPeak, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed on April 13, 2017 and that all monuments shown exist at the locations as noted.

AFFIRMATION STATEMENT

I, Trent J. McPeak 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 *[Signature]* Date 7.10.2017

Trent J. McPeak
 Indiana Registration No. LS21600009
 Nelkirk Engineering, LLC.
 4915 Lincoln Ave.
 Evansville, IN 47715



St. Joseph's Section 1

SE 1/4 of Sec. 20, T6S, R10W

Vanderburgh County, IN

The Catholic Diocese of Evansville
 4200 N Kentucky Ave
 Evansville, IN 47711

REVISIONS	DATE
DWG DATE:	7-10-2017
SHEET #:	1
OF 1 SHEETS	
DRAWING FILE:	STJOSEPH1