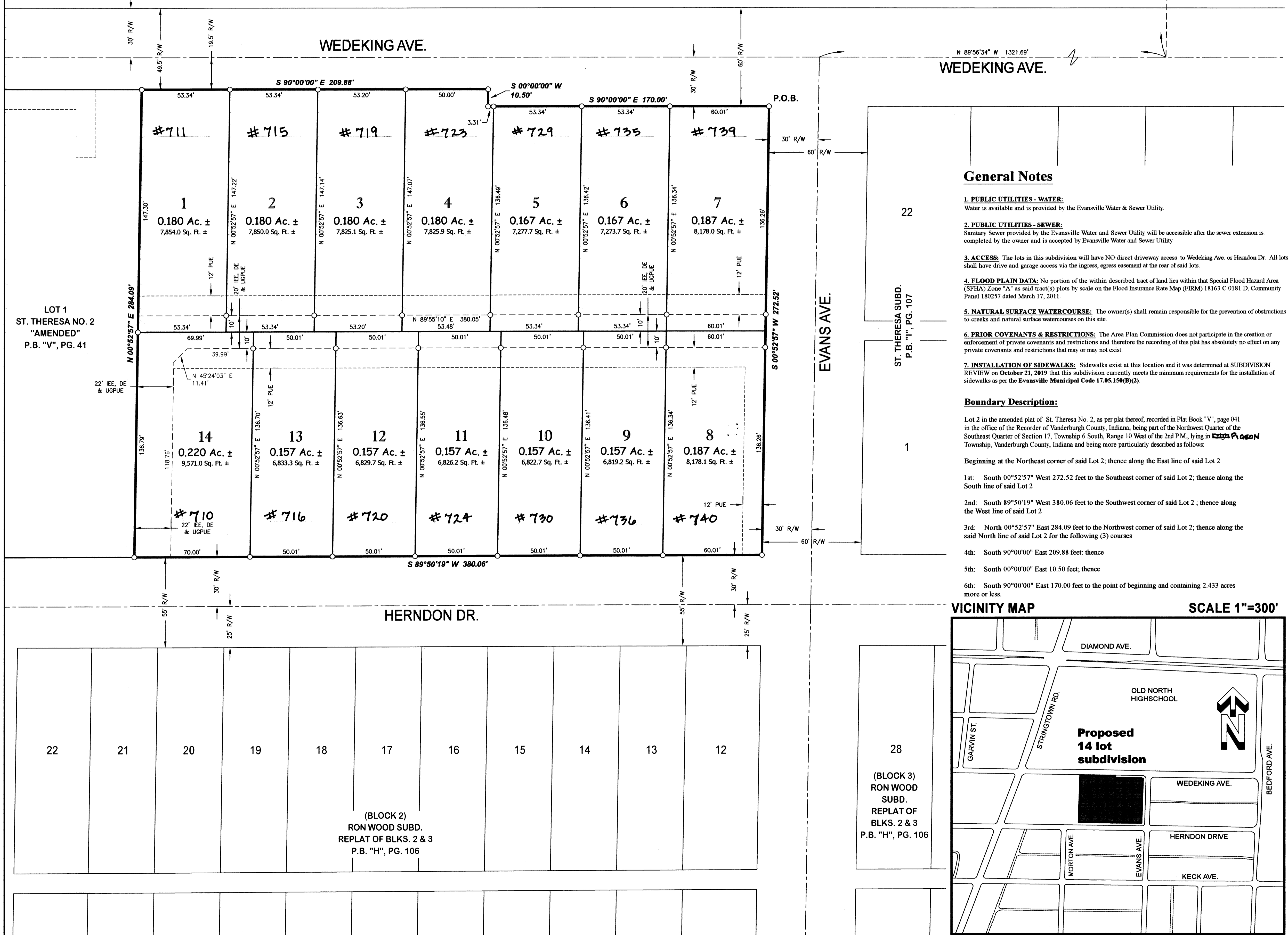


LEGEND:
 O SET 5/8" REBAR LS29900003
 (R) RECORD DEED DIMENSION
 (M) MEASURED DIMENSION
 (C) CALCULATED DIMENSION
 (F) FOUND
 I.D. = INSIDE DIAMETER
 O.D. = OUTSIDE DIAMETER
 A.C. = ABOVE GRADE
 B.C. = BELOW GRADE

St. Theresa Place

A replat of Lot 2 in the amended plat of St. Theresa No. 2, as per plat thereof, recorded in Plat Book "V", Page 41 in the office of the Recorder of Vanderburgh County, Indiana

MAXWELLS SUBD.
P.B. "B", PG. 54



General Notes

- PUBLIC UTILITIES - WATER:** Water is available and is provided by the Evansville Water & Sewer Utility.
- PUBLIC UTILITIES - SEWER:** Sanitary Sewer provided by the Evansville Water and Sewer Utility will be accessible after the sewer extension is completed by the owner and is accepted by Evansville Water and Sewer Utility.
- ACCESS:** The lots in this subdivision will have NO direct driveway access to We decking Ave. or Herndon Dr. All lots shall have drive and garage access via the ingress, egress easement at the rear of said lots.
- FLOOD PLAIN DATA:** No portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tract(s) plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0181 D, Community Panel 180257 dated March 17, 2011.
- NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses on this site.
- PRIOR COVENANTS & RESTRICTIONS:** The Area Plan Commission does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.
- INSTALLATION OF SIDEWALKS:** Sidewalks exist at this location and it was determined at SUBDIVISION REVIEW on October 21, 2019 that this subdivision currently meets the minimum requirements for the installation of sidewalks as per the Evansville Municipal Code 17.05.150(B)(2).

Boundary Description:

Lot 2 in the amended plat of St. Theresa No. 2, as per plat thereof, recorded in Plat Book "V", page 041 in the office of the Recorder of Vanderburgh County, Indiana, being part of the Northwest Quarter of the Southeast Quarter of Section 17, Township 6 South, Range 10 West of the 2nd P.M., lying in ~~Blk. 2 & 3~~ Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 2; thence along the East line of said Lot 2

- 1st: South 00°52'57" West 272.52 feet to the Southeast corner of said Lot 2; thence along the South line of said Lot 2
- 2nd: South 89°50'19" West 380.06 feet to the Southwest corner of said Lot 2; thence along the West line of said Lot 2
- 3rd: North 00°52'57" East 284.09 feet to the Northwest corner of said Lot 2; thence along the said North line of said Lot 2 for the following (3) courses
- 4th: South 90°00'00" East 209.88 feet; thence
- 5th: South 00°00'00" East 10.50 feet; thence
- 6th: South 90°00'00" East 170.00 feet to the point of beginning and containing 2.433 acres more or less.

VICINITY MAP SCALE 1"=300'



Certificates

SURVEYOR'S CERTIFICATE
 I, Donald E. Gries, 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 2, 2019 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 16th day of July, 2020.

Donald E. Gries, PS
 Indiana Registration No. LS29900003
 Andy Easley Engineering, Inc.
 1133 West Mill Road, Suite 205
 Evansville, IN 47710

RECEIVED FOR RECORD
 DATE: 8/10/2020 2:52PM
 PLAT BOOK: V
 PAGE: 065
 INSTR: 2020R00019001
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

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. (Donald E. Gries)

OWNER'S CERTIFICATE:
 I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as St. Theresa Place, a major subdivision.

All road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked PUE (Public Utility Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public 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.

Strips or areas of land, of the dimensions shown on this plat and marked DE & UGPUE (Drainage Easement & Underground Public Utility Easement), are hereby dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Board of Public Works or a public utility without liability in the use of said easements.

Each Lot owner, their heirs, personal Representatives, successors and assigns is hereby granted a perpetual ingress/egress easement (IEE) as shown on this plat, to be used by foot and/or by motor vehicle, and for all utilities to construct and maintain existing or new facilities, in common over St. Theresa Place and to be maintained as per a "PRIVATE ROAD MAINTENANCE COVENANTS" as recorded in Document 2020R00019002 in the Office of the Recorder of Vanderburgh County, Indiana.

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.

NOTARY CERTIFICATE
 STATE OF)
 COUNTY OF)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Beth Ann Foltz, the owner(s) of the real estate shown and described hereon and acknowledged 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 30 day of July, 2020.

My commission expires July 9, 2023

Jennifer C. Wachner
 Signature
 Printed Name: Jennifer C. Wachner
 Notary Resides in Vanderburgh County, Indiana (state)

PROOF OF EXECUTION CERTIFICATE BY WITNESS:
 WITNESS to the signature on the foregoing instrument to be which this Proof is attached:

Witness Signature _____ Witness Printed Name _____

STATE OF)
 COUNTY OF)

Before me, a Notary Public in and for said County and State, personally appeared _____ (Witness Name), being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by _____ in the foregoing subscribing witness's presence, and that the above named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and seal this _____ day of _____, 2020.

My commission expires _____

Signature _____ Printed Name _____
 Notary Resides in _____ County, _____ (state)

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 February 6th, 2020.

Stacey Stevens Attest Executive Director: Ronald S. London
 President: Stacey Stevens

PLAT RELEASE for APC Docket No.: MAJ-2020-002
 The Secondary Plat complies with the Ordinance and is released for recording.

Ronald S. London 8/10/2020
 Executive Director: Ronald S. London Plat Release Date

AE2 ANDY EASLEY ENGINEERING
 CIVIL ENGINEERING (812) 424-2481
 1133 WEST MILL ROAD
 EVANSVILLE, INDIANA 47710
 Secondary Plat
 ST. THERESA PLACE
 Evansville Habitat for Humanity
 VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F. / T.J.K.
 CHECKED: _____
 DATE: 07/16/2020
 PROJECT NO.: S-10518
 REVISIONS: _____

SHEET NO.: 1 OF 1

