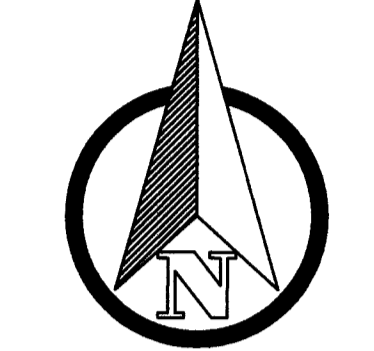
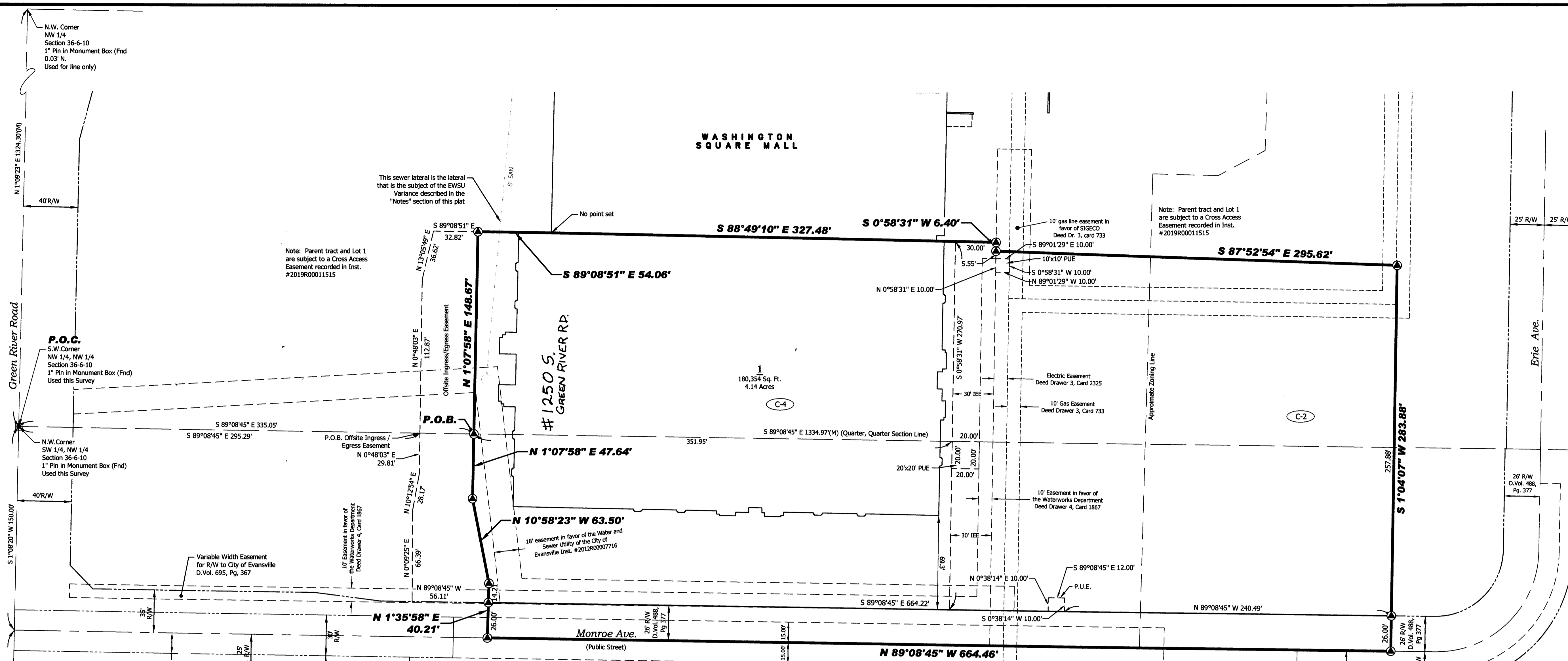


# WSM Park 2



SCALE 1" = 40'

40 0 40 80



**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 18163C0205D, 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 August 12, 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).

**Monuments:** Monuments have been set at all boundary and lot corners with a 5/8" rebar with cap stamped "Morley ID#00223", unless otherwise noted.

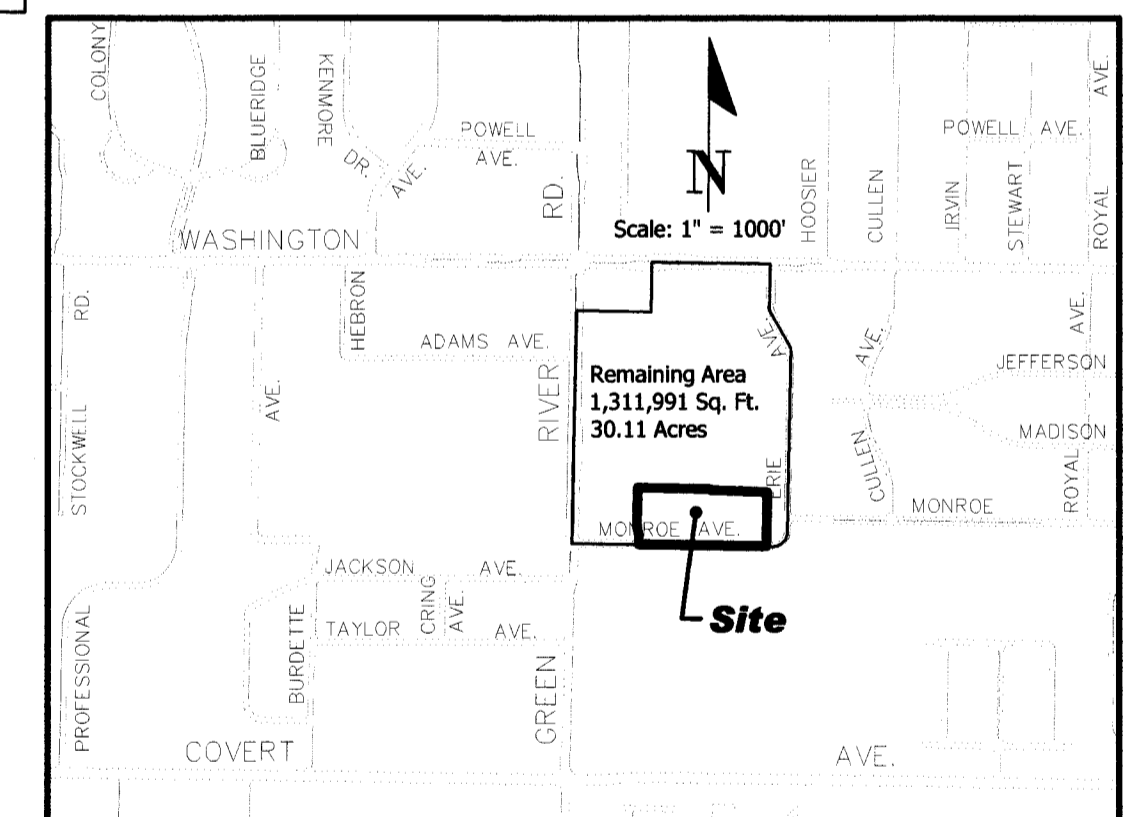
**Prior Covenants and Restrictions:** The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions that may or may not exist.

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

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

**Natural Surface Watercourse:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.

**ESWS Variance**  
 The Evansville Water and Sewer Utility Board approved a variance on September 17, 2019 to allow for a private lateral located on Lot 1 that services the west side of the mall that is not part of Lot 1 to remain as is. The variance is recorded in Instrument No. 2019R00024452. As a requirement of the variance, the following sections of the variance are to be shown on the face of this subdivision plat.



**Location Map**  
**Boundary Description**

Part of the Northwest Quarter of the Northwest Quarter and Part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 6 South, Range 10 West, Knight Township, City of Evansville, Vanderburgh County Indiana, being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 36, thence along the south line thereof, South 89 degrees 08 minutes 45 seconds East 335.05 feet to the POINT OF BEGINNING, thence North 01 degrees 07 minutes 58 seconds East 148.87 feet; thence South 89 degrees 08 minutes 51 seconds East 54.06 feet; thence South 89 degrees 48 minutes 10 seconds East 327.48 feet; thence South 00 degrees 58 minutes 31 seconds West 6.40 feet; thence South 87 degrees 52 minutes 54 seconds East 295.62 feet; thence South 01 degrees 04 minutes 07 seconds West 283.58 feet to a point on the south line of Tract 3 of the right of way easement granted to the City of Evansville, recorded in Deed Volume 488, Page 377 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line of said Tract 3, North 89 degrees 08 minutes 45 seconds West 664.46 feet; thence North 01 degrees 35 minutes 58 seconds East 40.21 feet; thence North 10 degrees 58 minutes 23 seconds West 63.50 feet; thence North 01 degrees 07 minutes 58 seconds East 47.64 feet to the point of beginning, containing 197,627 square feet (4.54 acres) more or less.

Also, an Offsite Ingress-egress easement more particularly described as follows:

Part of the Northwest Quarter of the Northwest Quarter and Part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 6 South, Range 10 West, Knight Township, City of Evansville, Vanderburgh County Indiana, being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 36, thence along the south line thereof, South 89 degrees 08 minutes 45 seconds East 295.29 feet; thence North 13 degrees 05 minutes 49 seconds East 36.62 feet; thence North 89 degrees 08 minutes 51 seconds East 32.82 feet; thence South 01 degrees 07 minutes 58 seconds East 196.31 feet; thence South 10 degrees 58 minutes 23 seconds West 63.50 feet; thence South 01 degrees 35 minutes 58 seconds West 14.21 feet to the north-right-of-way line of Monroe Avenue; thence along the north line thereof, North 89 degrees 08 minutes 45 seconds West 56.11 feet; thence North 00 degrees 06 minutes 23 seconds East 60.39 feet; thence North 10 degrees 12 minutes 54 seconds East 26.17 feet; thence North 00 degrees 48 minutes 03 seconds East 29.81 feet to the point of beginning.

**Legend**

(XX) Zoning  
 --- Center Line  
 --- Easement Line  
 --- Property Boundary Line  
 --- Right-of-way Line

(C) Calculated Dimension  
 D.Vol. Deed Volume  
 E East  
 F Found  
 Inst Instrument  
 (M) Measured Dimension  
 N North  
 P Page  
 R Range  
 (R) Record Dimension  
 S South  
 T Township  
 W West

⊙ Mag Nail with Washer stamped "Morley ID#00223" (Set)

**Notary Certificate**  
 STATE OF NEW YORK, COUNTY OF KINGS ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph Weinberg, as Managing Member for Evansville Holdings 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 3<sup>rd</sup> day of October, 2019.

My Commission Expires: 09/17/2022

Notary Public  
SAMAR TAHER  
 (Typed or Printed Name)

Notary Resides in KINGS County, New York

SAMAR TAHER  
 Notary Public - State of New York  
 NO. 0176A30929  
 Qualified in Kings County  
 My Commission Expires Sep 17, 2022

**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 WSM Park 2. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Stips 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.

Stips or areas of land, of the dimensions shown on this plat and marked "Offsite IE" (Ingress and Egress Easement), are hereby dedicated as a non-exclusive easement for ingress and egress to the owner of Lot 1 across the parent tract of the remaining Washington Square Mall property. The owner of the property upon which the Offsite Ingress-egress easement is located shall be responsible for the maintenance of the drive located within the Ingress-egress easement area. No permanent structures shall be placed within the driving area that would prohibit the free flow of vehicular traffic to and from Lot 1.

Stips or areas of land, of the dimensions shown on this plat and marked "IE" (Ingress and Egress Easement), are hereby dedicated as a non-exclusive easement for ingress and egress to the owner of property lying North of Lot 1 across Lot 1. The owner of the property upon which the Ingress-egress easement is located shall be responsible for the maintenance of the drive located within the Ingress-egress easement area. No permanent structures shall be placed within the driving area that would prohibit the free flow of vehicular traffic across Lot 1.

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: Evansville Holdings, LLC.

By: Joseph Weinberg, Managing Member  
 1159 39th Street  
 Brooklyn, NY 11218



**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, August 12, 2019 at Subdivision Review.

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

**Plat Release for APC Docket No. MIN-2019-039**  
 Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director: Ronald S. London

PLAT RELEASE DATE: 10/28/2019

**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 September 13, 2019 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 redact each Social Security number in this document, unless required by law.  
 Bret Sermersheim

Witness my hand and seal this 17th day of September, 2019.

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



**Secondary Plat**

Designed By: B.A.S. Job Number: 10728-4.001A  
 Drawn By: J.E.V. Date: 9/17/2019  
 File No: 10728 WSM2 Secondary Plat

**MORLEY**  
 ARCHITECTS | ENGINEERS | SURVEYORS  
 4800 Rosebud Ln., Newburgh, IN 47630  
 812-464-9585 • 812-464-2514 fax  
 morleycorp.com