

# WEST INDUSTRIES

A replat of Lots 1, 2, 3, 4 in Standard Addition, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book "G" at page 105 in the office of the Recorder of Vanderburgh County, Indiana

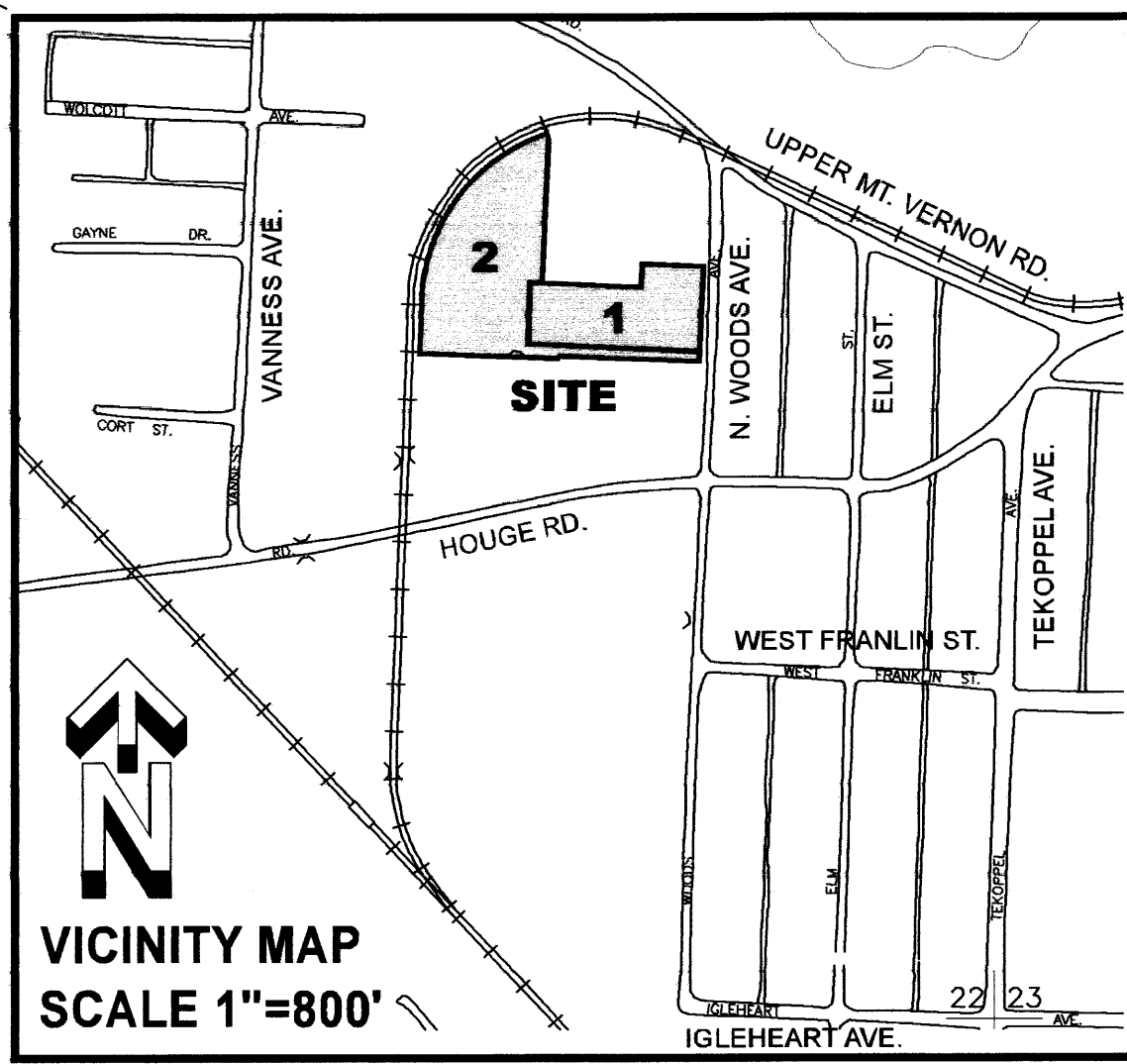
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 01/14/2020  
 BRIAN GERTH AUDITOR  
 2208  
 (AUDITOR NUMBER)

RECEIVED FOR RECORD  
 DATE: 01/14/2020 10:20AM  
 PLAT BOOK: V  
 PAGE: 063  
 INSTR# 2020R00019266  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY

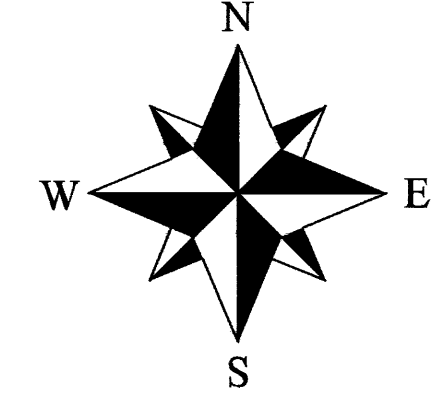
LINE	BEARING	DISTANCE
D1	N 87°44'14" W	88.63'
D2	N 87°44'14" W	12.85'
D3	N 23°10'25" E	90.65'
D4	N 23°10'25" E	78.76'
D5	S 87°32'59" E	12.83'
D6	S 23°10'25" W	8.55'
D7	S 87°32'59" E	216.68'
D8	S 02°27'01" E	12.00'
D9	N 87°32'59" W	221.22'
D10	S 23°10'25" W	93.35'
D11	S 23°10'25" W	54.63'
D12	S 87°32'59" E	28.09'

LINE	BEARING	DISTANCE
P1	S 87°25'09" E	12.00'
P2	S 02°34'51" W	107.00'
P3	N 87°25'09" W	12.00'
P4	N 02°34'51" E	27.00'
P5	N 87°25'09" W	12.00'
P6	N 02°34'51" E	30.36'
P7	S 87°25'09" E	12.00'
P8	N 02°34'51" E	49.64'

LINE	BEARING	DISTANCE
E1	S 02°34'51" W	40.00'
E2	S 02°34'51" W	20.00'
E3	N 87°25'29" W	110.00'
E4	S 87°58'38" W	58.15'
E5	N 87°32'59" W	178.18'
E6	S 02°16'34" W	59.00'
E7	N 87°32'59" W	18.00'
E8	N 87°32'59" W	18.00'
E9	N 02°16'34" E	79.00'
E10	S 87°32'59" E	18.00'
E11	N 02°34'51" E	9.64'
E12	S 87°25'29" E	130.00'
E13	N 02°12'30" E	47.35'
E14	S 87°44'14" E	226.31'
E15	S 02°16'34" W	19.00'



VICINITY MAP  
 SCALE 1"=800'



LEGEND:  
 O SET 5/8" REBAR (LS2990003)  
 (R) RECORD DEED DIMENSION  
 (C) CALCULATED DIMENSION  
 FND.=FOUND  
 I.D.=INSIDE DIAMETER  
 O.D.=OUTSIDE DIAMETER  
 A.G.=ABOVE GRADE  
 B.G.=BELOW GRADE

## BOUNDARY DESCRIPTION

Lots 1, 2, 3, 4 in Standard Addition, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book "G" at page 105 in the office of the Recorder of Vanderburgh County, Indiana and that portion of the vacated 15 foot and 12 foot alley within Standard Addition as described in Ordinance to Vacate CO. V-06-20-003 and recorded as Document Number 2020R00017210 in the office of the Recorder of Vanderburgh County, Indiana and Part of the West Half of the Northeast Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 11 West of the 2nd P.M., lying in Perry Township, Vanderburgh County, Indiana as per a survey dated June 11, 2020 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. S-10591 and being more particularly described as follows:

Commencing at the Southeast corner of said Half, Quarter, Quarter Section; thence along the East line of said Half, Quarter, Quarter Section and the centerline of North Woods Avenue, North 02°34'51" East 191.60 feet; thence North 87°25'29" West 25.00 feet to the Northeast corner of Lot 4 in said Standard Addition; thence along the East line of Lots 1, 2, 3 and 4 in Standard Addition and the extension thereof

- 1st: South 02°34'51" West 191.60 feet, thence
- 2nd: South 02°22'29" West 8.89 feet, thence
- 3rd: North 87°44'14" West 293.70 feet, thence
- 4th: South 02°22'29" West 6.00 feet to the Northwest corner of Lot 4 in Dorothy Acres, as per plat thereof, recorded in Plat Book "G" at page 247 in the office of the Recorder, thence along the North line of Lots 1, 2, 3 and 4 in said Dorothy Acres and the extension thereof
- 5th: North 87°44'14" West 295.40 feet to the East line of the Standard Brick Manufacturing Company's Lateral Railroad, thence along said line for the following 2 (two) courses
- 6th: North 02°12'38" East 112.50 feet, thence
- 7th: Northeasterly along a curve concave to the southeast with an arc length of 469.40 feet, through a delta angle of 70°46'34", having a radius of 380.00 feet and bearing a chord of North 37°18'50" East 440.12 feet, thence parallel with the West line of said Standard Addition subdivision
- 8th: South 02°34'51" West 314.54 feet, thence
- 9th: South 87°32'59" East 197.00 feet to the West line of said Standard Addition; thence
- 10th: South 87°25'09" East 12.00 feet to the West line of Lot 3 in said Standard Addition; thence along the West line of Lots 3 and 4 in said Standard Addition
- 11th: North 02°34'51" East 49.64 feet to the Northwest corner of said Lot 4; thence along the North line of said Lot 4
- 12th: South 87°25'29" East 130.00 feet to the point of beginning and containing 3.501 acres more or less.

## General Notes

1. PUBLIC UTILITIES - WATER: Water is available and is provided by the Evansville Water & Sewer Utility.
2. PUBLIC UTILITIES - SEWER: Sanitary Sewer is available and is provided by the Evansville Water & Sewer Utility.
3. ACCESS: Lots 1 and 2 have direct access to North Woods Avenue.
4. 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 0176 D, Community Panel 180256 dated March 17, 2011.
5. NATURAL SURFACE WATERCOURSE: The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses on this site.
6. DRAINAGE PLAN: The Vanderburgh County Drainage Board approved a waiver of Drainage Plan as defined by Vanderburgh County Code 13.04.015 for the West Industries Minor Subdivision on 07/14/2020, provided said plan for each lot is approved by the Drainage Board prior to construction.
7. 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.
8. APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number WAV-2020-006 requesting to waive the installation of sidewalks, as per County Code 16.12.026(B)(2), was approved at Subdivision Review on 07/06/2020.

## 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 June 11, 2020 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 20th day of July, 2020.

Donald E. Gries, PS  
 Indiana Registration No. LS 29900003  
 Andy Eastley Engineering, Inc.  
 1133 West Mill Road, Suite 205  
 Evansville, IN 47710

**AFFIRMATION STATEMENT**  
 I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security Number in this document, unless it is required by law. (Donald E. Gries)

## OWNER'S CERTIFICATE

I, the undersigned owner(s) of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as West Industries, a Minor Subdivision.

## Easement Dedications

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 (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences, or other obstructions without the approval of the Vanderburgh County Drainage Board.

Strips or areas of land, of the dimensions shown on this plat and marked Igress, Egress Easement, are hereby dedicated for a private drive only for the purpose of ingress and egress to and from North Woods Avenue for Lots 1 and 2 as shown hereon. The owners of Lots 1 and 2 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 the lots.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision and to and from said easements for necessary construction, maintenance, or reconstruction.

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

*William D. Berberich*

William D. Berberich  
 9645 Fischer Road  
 Evansville, IN 47720

## NOTARY CERTIFICATE

STATE OF Indiana )  
 COUNTY OF Vanderburgh ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William D. Berberich, the owner 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.

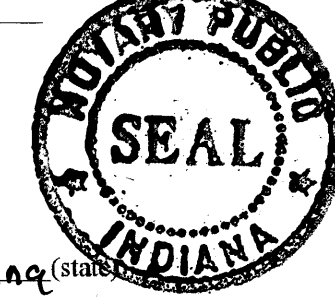
Witness my hand and seal this 31st day of July, 2020.

My commission expires 11/22/2022

*Patricia E. Keith*

Signature  
 Printed Name: Patricia E. Keith

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:

*Thomas J. Keith*  
 Witness Signature

THOMAS J. KEITH  
 Witness Printed Name

STATE OF Indiana )  
 COUNTY OF Vanderburgh ) ss:

Before me, a Notary Public in and for said County and State, personally appeared Thomas J. Keith (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 William D. Berberich in the foregoing subscribing witness' 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 process from the property that is the subject of the transaction.

Witness my hand and seal this 31st day of July, 2020.

My commission expires 11/22/2022

*Patricia E. Keith*

Signature  
 Printed Name: Patricia E. Keith

Notary Resides in Vanderburgh County, Indiana (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 July 6, 2020 (at Subdivision Review).

*Stacey Stevens*

*Ronald S. London*

President: Stacey Stevens

Attest Executive Director: Ronald S. London

PLAT RELEASE for APC Docket No.: MIN-2020-013

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

*Ronald S. London*

8/3/2020

Executive Director: Ronald S. London

Plat Release Date



ANDY EASTLEY ENGINEERING  
 LAND SURVEYING  
 (812) 424-2481  
 CIVIL ENGINEERING  
 1133 WEST MILL ROAD  
 EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION  
 500 N. WOODS AVE.  
 CLIENT: WEST INDUSTRIES  
 VANDERBURGH COUNTY, INDIANA

DRAWN BY:  
 J.R.F.  
 CHECKED  
 D.E.G.  
 SCALE:  
 1"=40'

DATE: 06/11/2020  
 PROJECT NO.: S-10591  
 REVISIONS

SHEET NO.: 1 OF 1