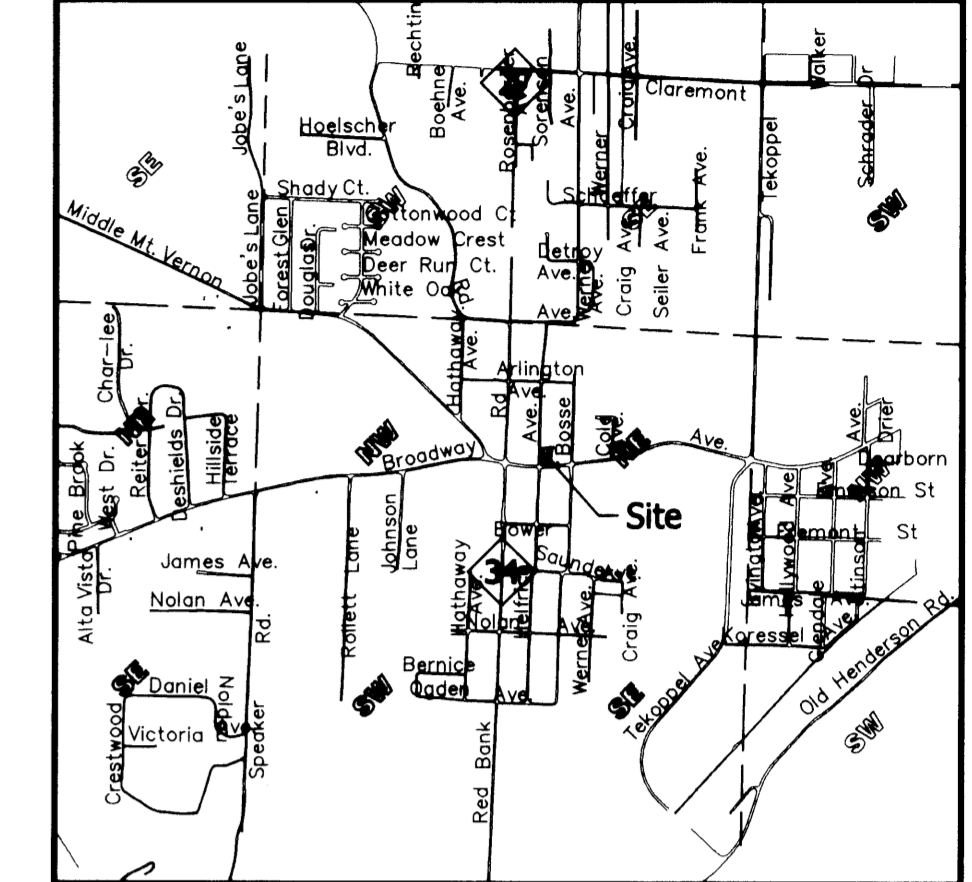


Barenberg's No. 3

A replat of Lot 23 and part of Lot 24 in Barenberg's Sub No. 2, as per plat thereof, recorded in Plat Book I, Page 173 and 174

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 8/9/2019
 BRIAN GERTH AUDITOR
3269
 RECEIVED FOR RECORD
 DATE 8-9-2019 9:24AM
 PLAT BOOK 1019
 PAGE 019
 INSTR# 2019R000116999
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



Area Plan Commission Certificate
 Under the authority provided by the Acts of 1981, Public Law #306, 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 8, 2019 (Subdivision Review).

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

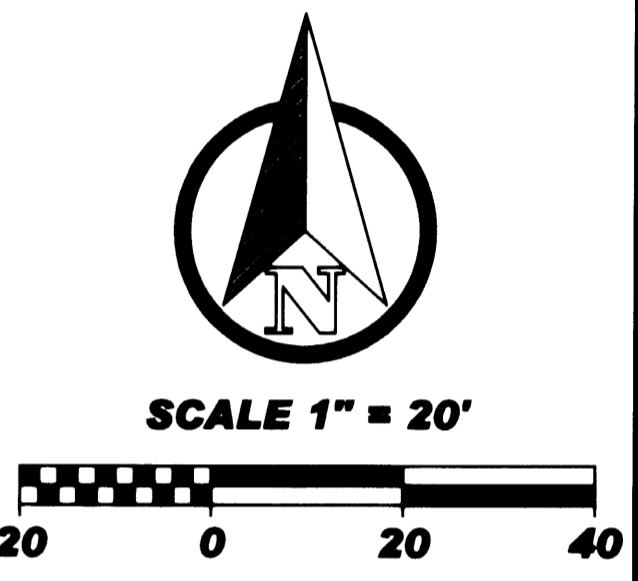
Plat Release for APC Docket No.: MIN-2019-033
 Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director: Ronald S. London
 PLAT RELEASE DATE: 8/7/2019



Legend

Center Line	(C)	Calculated Dimension
Easement Line	Cd.	Card
Right-of-way Line	D.R.	Deed Record
Property Boundary Line	D.D.R.	Deed Drawer
5/8" Rebar with cap stamped "Morley I.D. #0023" (Set)	E	East
Mag Nail with Washer stamped "Morley ID#0023" (Set)	(Fnd)	Found
Monument (Found)	Inst.	Instrument
Street Address	N	North
Zoning	Pg.	Page
	P.O.B.	Point Of Beginning
	R	Range
	(R)	Record Dimension
	R/W	Right-of-Way
	S	South
	T	Township
	W	West



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 **Barenberg's No. 3**.

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility Easement), are hereby dedicated to 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 "SSE" (Sanitary Sewer Easement), are hereby dedicated to 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 said public utility company, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, or any other utilities shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement for utility service connections or crossing by any utility. Any building, structure, fence, obstructions or encroachments located within said areas of land are subject to removal by the permitted sewer utility company without liability in the use of said easements and the permitted sewer company shall not be required to replace, restore or repair any non-permitted feature, obstruction, or encroachment in the use of said easements. Nothing shall prevent the use of any portion of this easement for driveways parking lots and sidewalks constructed with any type of material or surface and nothing shall prevent the use of any portion of this easement for crossings by storm drainage facilities.

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.

Rose Products, LLC:

By: Mike Whetstone
 Mike Whetstone (Member)
 2400 E Morgan Avenue
 Evansville, IN. 47711

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 Rose Products, LLC, Mike Whetstone (Member), 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 5th day of August, 2019.

My Commission Expires:
August 6, 2026
Bret A. Semorshem
 Notary Public
 Notary Resides in
Vanderburgh
 County, Indiana
Bret A. Semorshem
 (Typed or Printed Name)



Boundary Description
 Lot 23 and part of Lot 24 in Barenberg's Sub No. 2 recorded in Plat Book I page 173 and 174 in the office of the Recorder of Vanderburgh County, Indiana lying in the Northeast Quarter of Section 34, Township 8 South, Range 11 West, in Vanderburgh County, Perry Township, Indiana and being more particularly described as follows:
 Beginning at the Southwest corner of Lot 23 in said Barenberg's Sub No. 2, thence along the west line thereof, North 01 degrees 38 minutes 42 seconds East 162.54 feet to the northwest corner of said lot 23; thence along the north line of said Lots 23 and 24 North 83 degrees 00 minutes 42 seconds East 94.30 feet to a point 22.13 feet west of the northeast corner of said Lot 24; thence South 01 degrees 36 minutes 15 seconds West 170.83 feet to a point 22.18 feet west of the southeast corner of said Lot 24 being the point of curvature of a non-tangent curve to the right having a radius of 1804.87 feet and a delta angle of 03 degrees 20 minutes 27 seconds from which the long chord bears South 87 degrees 55 minutes 45 seconds West 93.55 feet; thence along the arc of said curve and the south line of said Lots 24 and 23, 93.55 feet to the point of beginning containing 0.36 Acres (15,584 sq.ft.).

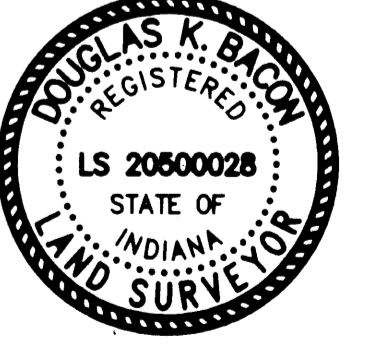
Surveyor's Certificate
 I, Douglas K Bacon, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on June 27, 2019 and that all monuments shown exist at locations as noted.

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.

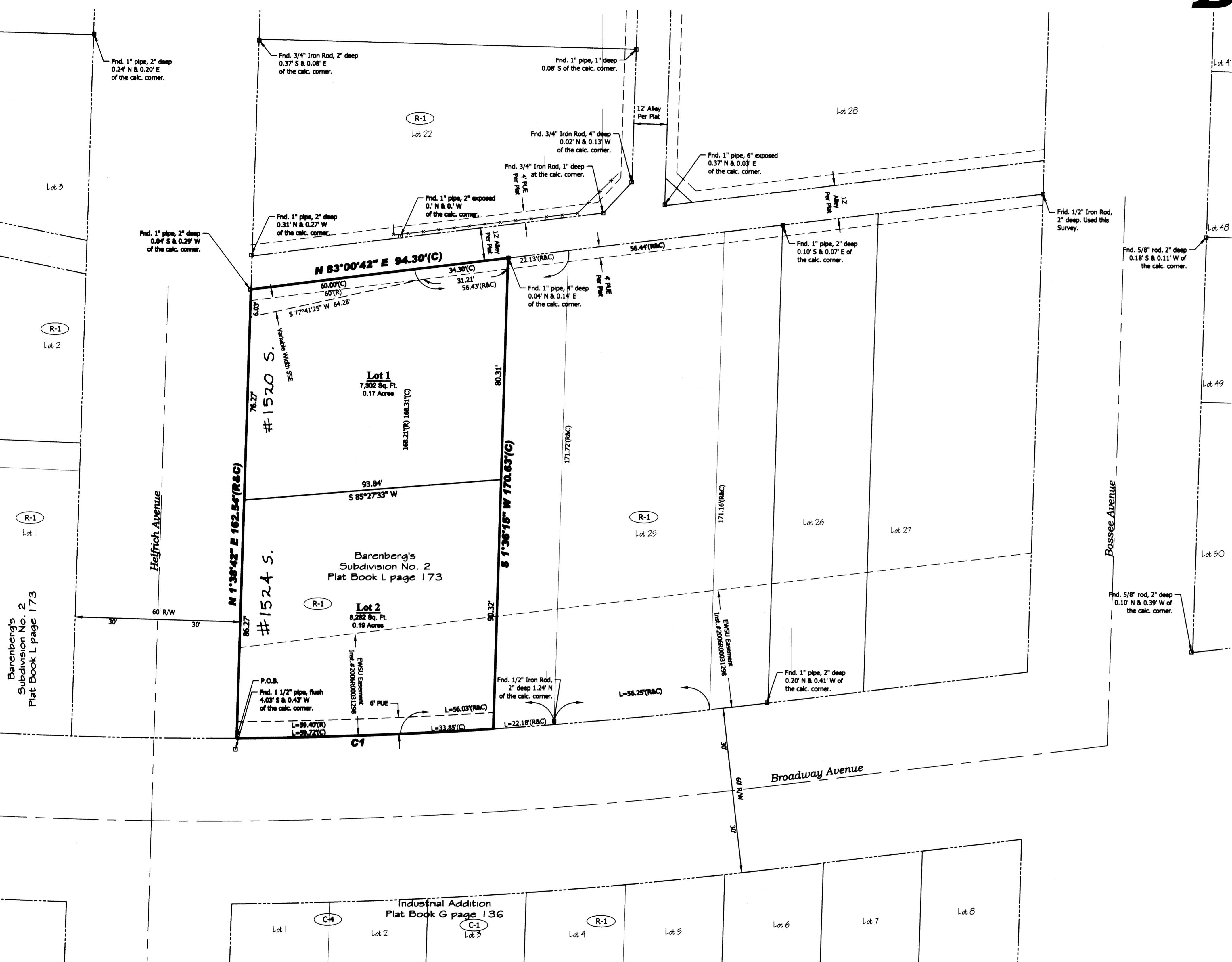
Witness my hand and seal this 25th day of July, 2019.

Douglas K. Bacon

Prepared By:
 Douglas K Bacon, P.S. LS20600028
MORLEY
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 464-9686
 Fax: (812) 464-2514
 dougk@morleycorp.com



Secondary Plat
 Designed By: DKB Job Number: 10584
 Drawn By: DKB Date: 8/27/2019
 10584 Secondary Plat
MORLEY
 ARCHITECTS | ENGINEERS | SURVEYORS
 4800 Rosebud Ln., Newburgh, IN 47630
 812.464.9686 Phone 812.464.2514 Fax
 morleycorp.com



Curve Data Table

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	3°20'27"	1604.67'	93.56'	46.79'	N 87°55'45" E	93.55'

General Notes
 Flood Plain Data: No part of the within described tract of land lies within the Special Flood Hazard Area Zone "AE" as said tracts plots on Community Parcel Number 160287 C 159, being Map Number 18163C0158D, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.
 Access: Lots 1 and 2 shall only have access from Helfrich Avenue. There shall not be any direct access to Broadway Avenue from any lots in this subdivision.
 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.
 APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number: WAV-2019-033, requesting to waive the installation of sidewalks, as per City Code 17.06.150(B)(2), was APPROVED at SUBDIVISION REVIEW on July 8, 2019.
 Prior Covenants and Restrictions: The AREA PLAN Commission does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this replat has absolutely no effect on any private covenants and restrictions that may or may not exist. For prior Covenants and Restrictions see Barenberg's Sub No. 2 Plat Book I, pages 173 and 174.
 Monuments: Monuments have been set at all boundary and lot corners with a 5/8" rebar with cap stamped "Morley ID#0023", unless otherwise noted.
 Basis of Bearing: Indiana State Plane Coordinate System - West Zone NAD 1983 Feet.
 Reference Survey: Inst #2019R000015165

Barenberg's Subdivision No. 2 Plat Book L page 173

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