

General Notes

Utilities: Water and Sewer are available at the site and are supplied by Evansville Water and Sewer Utility.
Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.
Zoning: Lot 1 is currently zoned M-2. Lot 2 is currently zoned M-1.
Flood Hazard Statement: No part of the subject tract is located within Flood Zone A, as scaled from F.I.R.M. Community No. 180257, Panel No. 177D of 275, being Map #18163C0177D for the City of Evansville, Vanderburgh County Indiana, having an Effective date of March 17, 2011.
 All first floor grades shall conform to local and state enforced building codes.
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.
Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley & Assoc. I.D. #0023".
Basis of Bearings: Assumed based off of prior surveys of this tract.
Reference Survey: 2016R00029260. There have been no change of matters from said survey that would affect the property.
Application for modification/waiver of subdivision standards: APC Docket Number 47-SW-2016 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved at Subdivision Review on November 21, 2016.

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 Brewery Minor.
 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.
 Old Evansville Brewery Development LLC
 By: *[Signature]*
 John F. Rogers II, Manager
 400 E. Sycamore St.
 Evansville, IN 47713



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 the said Owners and Subdividers, John F. Rogers II, as Manager of Old Evansville Brewery Development LLC, who acknowledge the execution of the foregoing plat with the dedications and restrictions therein, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 30th day of August, 2017.

My Commission Expires: 12-11-2021

Notary Resides in Vanderburgh County, Indiana
 RL Berendsen
 (Typed or Printed Name)

Boundary Description

Part of Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9 in Block 112; Lots 1, 2, 3, 4, 5 and 6 in Block 113; and Lots 1, 2, 3, 4, 5 and 6 in Block 176 all in the Corrected Plat of a part of the City of Lamasco, now a part of the City of Evansville, as per plat thereof, recorded in Deed Record G, pages 286 and 287 and transcribed of record in Plat Book A, pages 156 and 157 and re-transcribed of record in Plat Book E, pages 34 and 35, in the office of the Recorder of Vanderburgh County, Indiana, ; Also, a strip of ground 45 feet in width and an adjacent 10 foot wide alley that were part of Canal Street and which now comprise the North 55 feet of Lots 1 through 9, inclusive, of said Block 112, Lots 1 through 6, inclusive, of said Block 113 and Lots 1 through 6, inclusive of said Block 176; Also a vacated 20 strip of Indiana Street lying north of said 55 foot strip; Also, part of vacated Fifth Avenue, 80 feet in width lying between said Blocks 112 and 113; Also, vacated Pearl Street, 80 feet in width lying between said Blocks 113 and 176; Also the south half of Indiana Street, being a 20 foot strip, vacated by Inst. No. 2003R0001558 and lying adjacent to and north of the above described property; Also, part of a strip of vacated Pennsylvania Street, 14 feet in width lying South of and adjacent to said Lots 1 through 9 of said Block 112, and Lots 1 through 6 of said Blocks 113 and 176, all being more particularly described as follows:

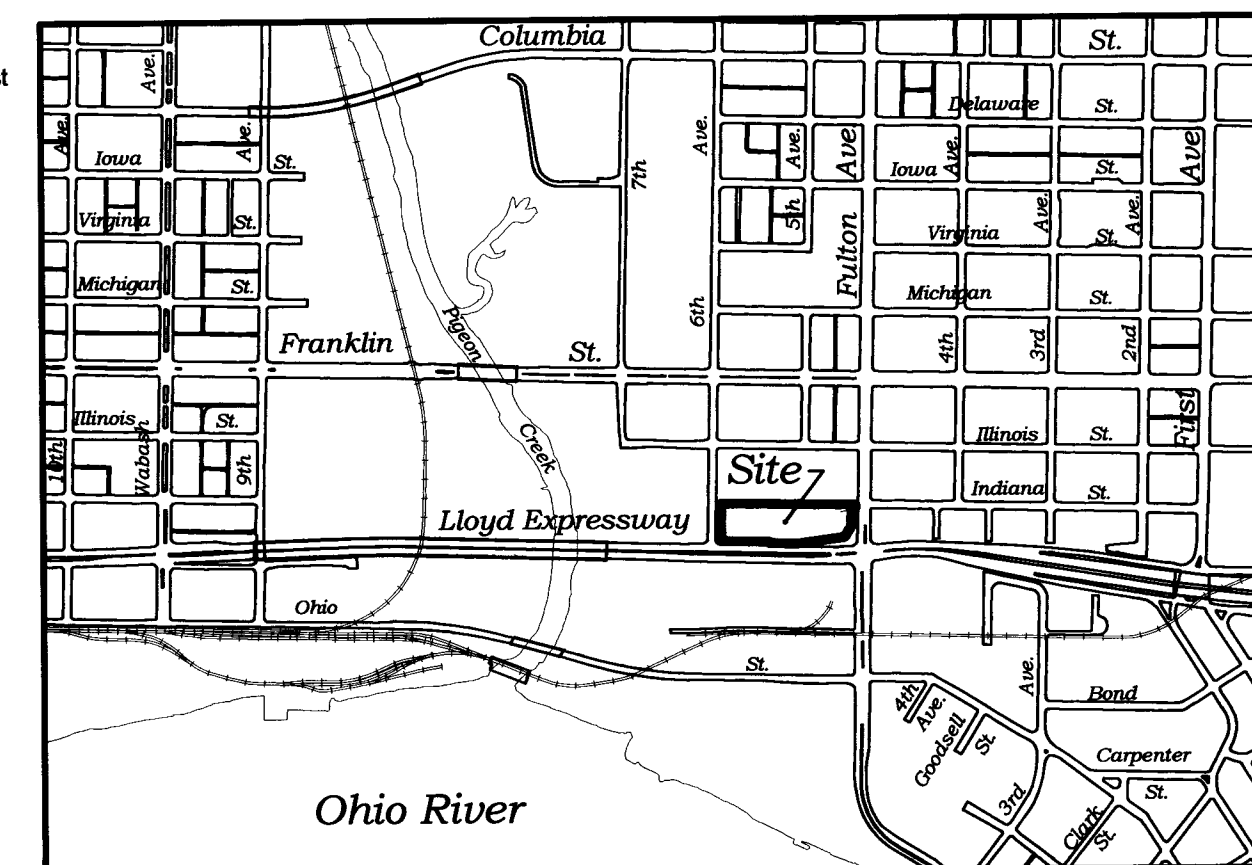
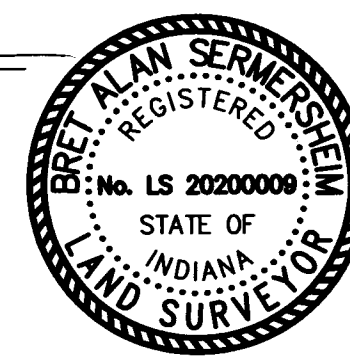
Commencing at the Southeast corner of Lot 1 of said Block 113; thence along the east line of said Block 113, North 00 degrees 56 minutes 49 seconds East 1.45 feet to the point of beginning, said point being on the north limited access right of way for State Road 62; thence along said right of way, North 88 degrees 58 minutes 16 seconds West 144.33 feet; thence continuing along said right of way, North 05 degrees 18 minutes 36 seconds East 8.00 feet; thence continuing along said right of way, North 89 degrees 17 minutes 14 seconds West 256.18 feet to a point on the extended west line of said Block 176, also being on the east line of North Sixth Avenue; thence along the extended west line and line west line of said Block 176, North 00 degrees 55 minutes 55 seconds East 200.02 feet to a point in the centerline of vacated Indiana Street; thence along said centerline, South 89 degrees 07 minutes 20 seconds East 703.96 feet to a point on the west line of Fulton Avenue; thence along said west line, South 00 degrees 56 minutes 49 seconds West 20.15 feet to the northeast corner of a tract of land conveyed to the City of Evansville, recorded in Deed Drawer 7, Card 4130 in said office of the Recorder; thence along the north line and the extended north line of said City tract, North 89 degrees 06 minutes 39 seconds West 20.53 feet to a corner of a tract of land conveyed to Old Brewery Development LLC recorded in Inst. #2015R00011418 in said office of the Recorder; thence along said Brewery tract, South 00 degrees 56 minutes 49 seconds West 90.69 feet; thence continuing along said Brewery tract, South 31 degrees 13 minutes 22 seconds West 69.19 feet; thence continuing along said Brewery tract, South 82 degrees 23 minutes 26 seconds West 251.39 feet to the point of beginning, containing 133,298 square feet (3.06 Acres).

Surveyor's Certificate

I, Bret Alan Semersheim, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed by me or under my direct supervision, that all monuments shown exist at locations as noted.

Witness my hand and seal this 30th day of August, 2017.

[Signature]
 Prepared By:
 Bret Alan Semersheim, P.S.
 Indiana Registration No. LS20200009
MORLEY
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 464-9585
 Fax: (812) 464-2514
 brets@morleycorp.com

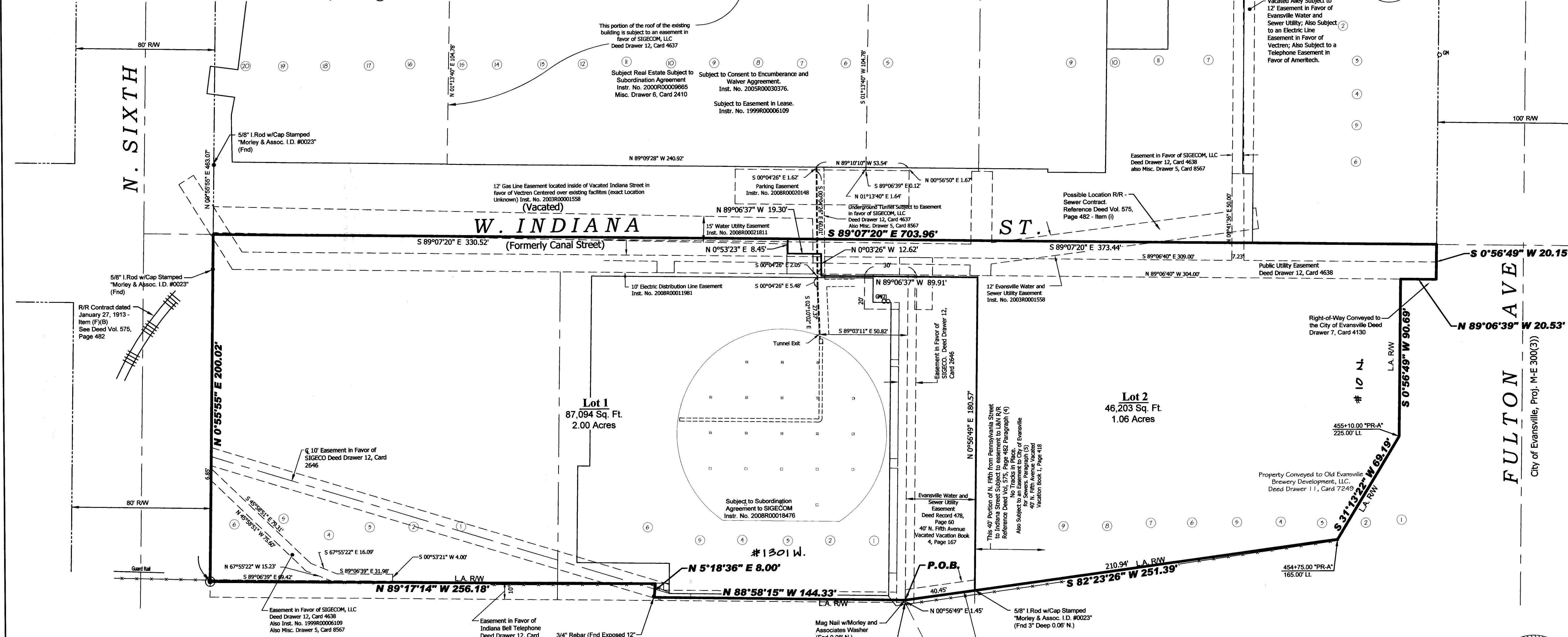


DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 Aug 31 2017
 BRIAN GERTH AUDITOR
 4480
 RECEIVED FOR RECORD
 DATE 08-31-17 9:26:24
 PLAT BOOK 113
 PAGE 113
 INSTR# 2017R0002137B
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

Brewery Minor

Legend

---	Center Line	(C)	Calculated Dimension
---	Easement Line	Cd	Card
---	Property Boundary Line	D.R.	Deed Record
---	Right-of-way Line	Doc.	Document
---		Dr.	Drawer
---		E	East
---		(Fnd)	Found
---		Inst.	Instrument
---		L.A. RW	Limited Access Right-of-Way
---		(M)	Measured Dimension
---		N	North
---		Pg.	Page
---		P.O.B.	Point of Beginning
---		P.O.C.	Point of Commencement
---		R	Range
---		Record	Record Dimension
---		S	South
---		T	Township
---		W	West



U-113

Docket #38-MS-2016

Affirmation Statement
 I affirm, under the penalties of perjury, that I have taken reasonable care to read each Social Security number in this document, unless required by law.

Signature: *[Signature]*
 Bret Semersheim

Secondary Plat

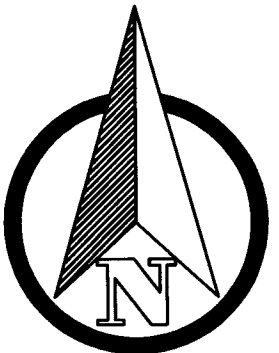
Designed By: BAS	Job Number: 3931.4.007A
Drawn By: JEV	Date: 8/30/2017
Filename:	Secondary Plat

MORLEY
 ARCHITECTS | ENGINEERS | SURVEYORS
 4800 Rosebud Ln., Newburgh, IN 47630
 812.464.9585 Phone 812.464.2514 Fax
 morleycorp.com

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 meeting held on, November 21, 2016.

[Signature]
 President
[Signature]
 Attest Executive Director
 Secondary Plat complies with the Ordinance and is released for Recording.
[Signature]
 Executive Director
 PLAT RELEASE DATE: Aug 31, 2017



SCALE 1" = 30'

