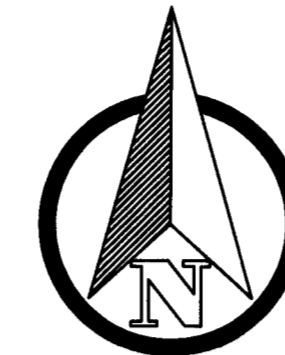


# Brooks Estates

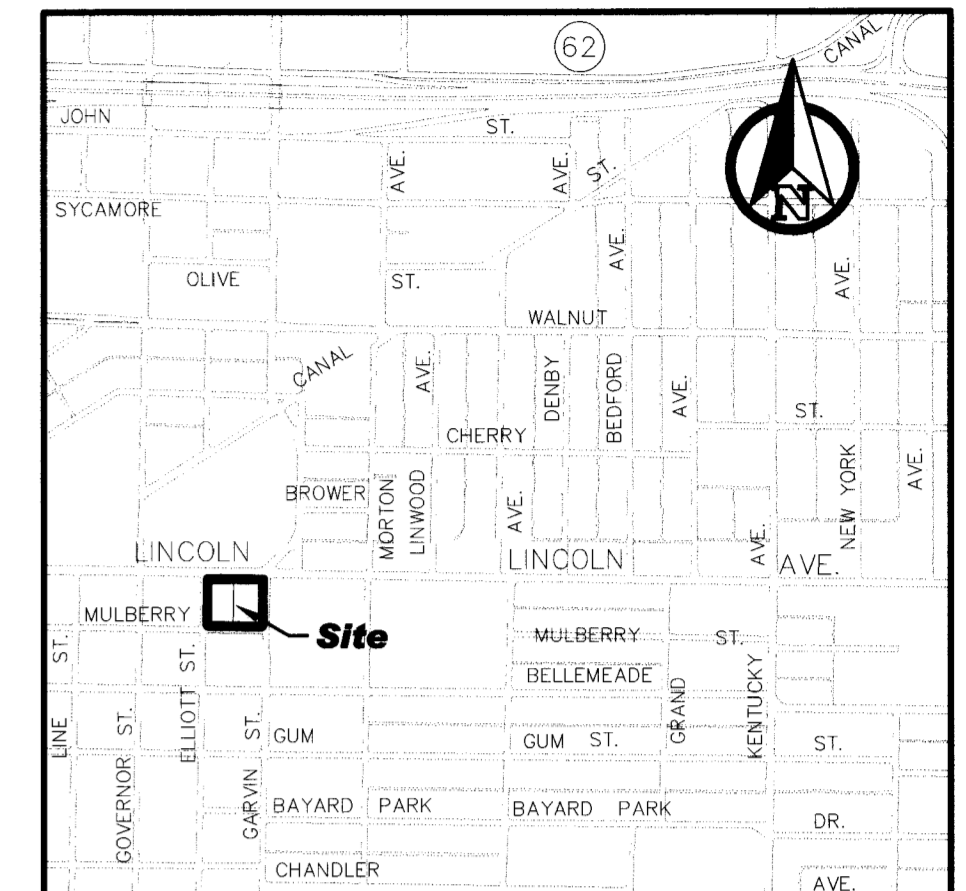
DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 DATE 6/8/2020  
 BRIAN GERTH AUDITOR  
1562  
 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD  
 DATE 6/8/2020 9:43AM  
 PLAT BOOK Y  
 PAGE 055  
 INSTR# 2020R00013262  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY

A Replat of Part of Lots 1 and 21 and all of Lots 2 through 20 in Block 1 in the plat of Elliott's Enlargement to the City of Evansville, as per plat thereof, recorded in Plat Book "E", Page 65; and also the 12-foot alleys and part of the streets all having been vacated by the Common Council of the City of Evansville by Ordinance No. G-88-33, dated September 29, 1998 and recorded in Deed Drawer 12, Card 1226 in the office of the Recorder of Vanderburgh County, Indiana.



SCALE 1" = 30'  
 30 0 30 60



Location Map  
 Scale: 1" = 1000'

**Legend**

- (C) Calculated Dimension
- E East
- N North
- P.O.B. Point Of Beginning
- R Range
- (R) Record Dimension
- S South
- T Township
- W West
- 5/8" Rebar with cap stamped "Morley #0023" (Set)
- ⊗ Chiselled "X" (Set)

**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, March 16, 2020 at Subdivision Review.

President: Stacey Stevens

Attest Executive Director: Ronald S. London

Plat Release for APC Docket No. AIN-2020-003

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director: Ronald S. London

PLAT RELEASE DATE: 6/3/2020

**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 March 9, 2020 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 read each Social Security number in this document, unless required by law.

Witness my hand and seal this 26th day of May 2020.

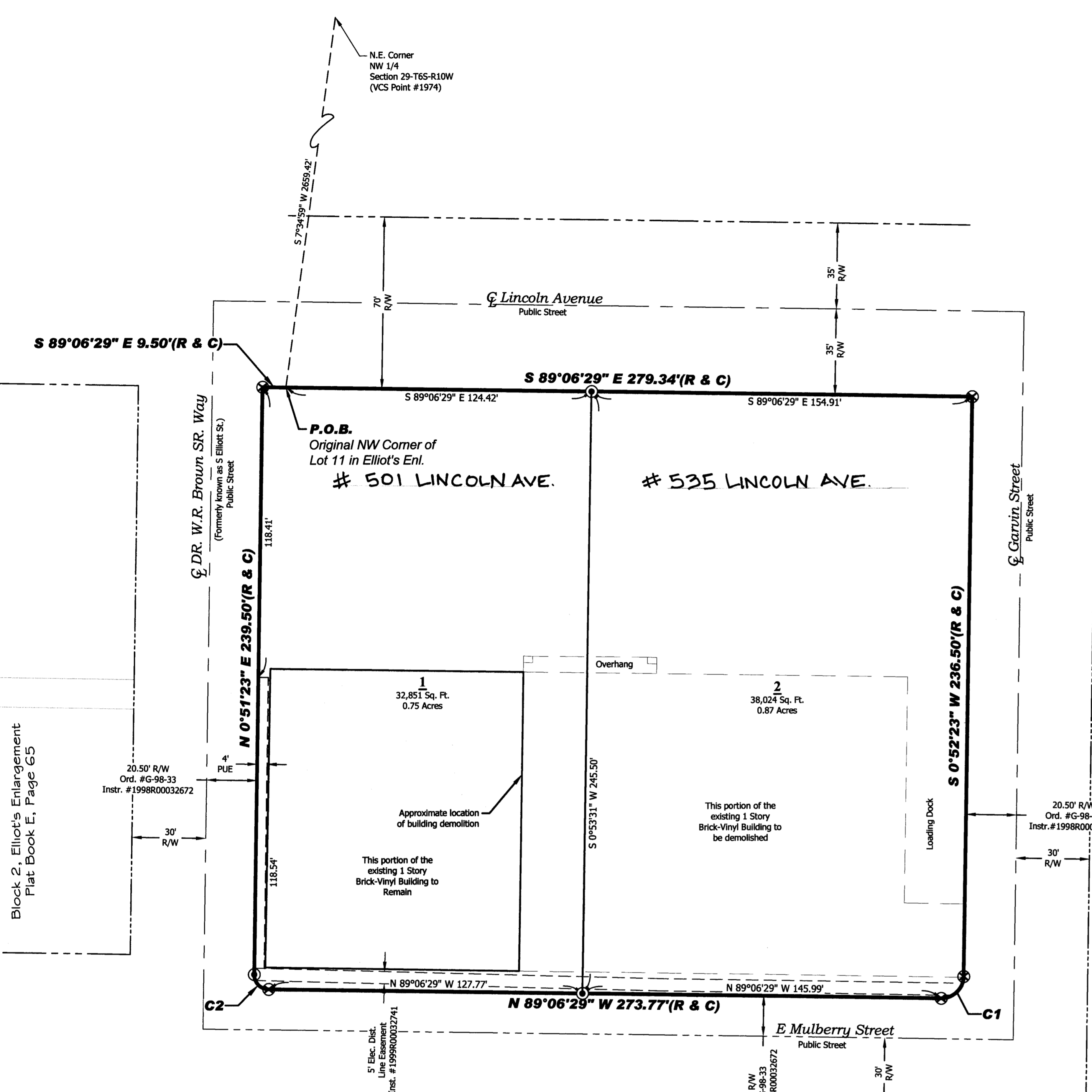
Douglas K. Bacon  
 Prepared By:  
 Douglas K. Bacon, P.S.

**MORLEY**  
 4800 Rosebud Lane  
 Newburgh, IN 47630  
 Phone: (812) 464-9685  
 Fax: (812) 464-2514  
 doug@morleycorp.com



**Secondary Plat**

Designed By: D.K.B. Job Number: 9585.1.003A  
 Drawn By: J.E.V. Date: 5/28/2020  
 Filename: 9585 Minor Secondary



Block 2, Elliott's Enlargement  
 Plat Book E, Page 65

Block 4, Elliott's Enlargement  
 Plat Book E, Page 65

**General Notes**

**Access:** Lot 1 shall have access from Dr. W.R. Brown Sr. Way and Mulberry St. and Lot 2 shall have access from Mulberry Street and Garvin St.

**Cross Access & Parking Agreement between Lots 1 & 2:** Reference Inst. #2020R00011830

**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 18163C0181D 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 March 16, 2020 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#0023", unless otherwise noted.

**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 private covenants and restrictions that may or may not exist.

**Public Utilities - Sewer-Lot 1:** Sanitary Sewer is available and will be provided by the Evansville Water & Sewer Utility.

**Public Utilities - Sewer-Lot 2:** Sanitary Sewer provided by the Evansville Water & Sewer Utility will be accessible after the extensions are completed by the Owner and are accepted by the Evansville Water and Sewer Utility.

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

**Variance:** APC Docket Number VAR-2020-002 requesting a variance of the Zoning Ordinance, as per 18.130.050, was Approved by the Board of Zoning Appeals on February 20, 2020. This Variance was to allow for the relaxation of: Front and Side Yard Green Space. Also the same APC Docket Number VAR-2020-002 requesting a variance of the Zoning Ordinance, as per 18.135.080, Approved by the Board of Zoning Appeals on February 20, 2020. This Variance was to allow for the relaxation of: required parking spaces.

**Reference Survey:** Instrument #2020R0004095 as recorded in the Office of the Recorder of Vanderburgh County, Indiana. There have been no change of matters from said survey that would affect this plat.

**Boundary Description**

Part of Lots 1 and 21 and all of Lots 2 through 20 in Block 1 in the plat of Elliott's Enlargement to the City of Evansville, as per plat thereof, recorded in Plat Book "E", Page 65; also that portion of a 12-foot alley located between the south lines of Lots 1 through 11 and the north lines of Lots 12 and 16 through 21 in said Block 1 and that 12-foot alley located between the east lines of Lots 12 through 15 and the west line of Lot 16 in said Block 1 and that portion of Garvin Street, Mulberry Street, and Elliott Street (now known as Dr. W.R. Brown Sr. Way), all of which have been vacated by the Common Council of the City of Evansville by Ordinance No. G-88-33, dated September 29, 1998 and recorded in Deed Drawer 12, Card 1226 in the office of the Recorder of Vanderburgh County, Indiana, all being in the Northeast Quarter of the Southwest Quarter in Section 29, Township 6 South, Range 10 West in the City of Evansville, Pigeon Township, Vanderburgh County, Indiana being more particularly described as follows:

Beginning at the northwest corner of Lot 11 in said Block 1 of Elliott's Enlargement, also being on the south right of way of Lincoln Avenue; thence along the north line and the extended north line of said Block 1, South 89 degrees 06 minutes 29 seconds East 279.34 feet to the west right of way of Garvin Street per said Ordinance No. G-88-33; thence along the west line of said Block 1, also being the north line of Mulberry Street per said Ordinance No. G-88-33; thence parallel with the south line of said Block 1 and along said north right of way line, North 89 degrees 06 minutes 29 seconds West 273.77 feet to the beginning of a tangent curve to the right having a central angle of 90 degrees 01 minutes 09 seconds and a radius of 9.00 feet from which the chord bears South 45 degrees 52 minutes 57 seconds West 12.73 feet; thence along the arc of said curve 14.14 feet to a point located 13.50 feet south of and perpendicular to the south line of said Block 1, also being the north line of Mulberry Street per said Ordinance No. G-88-33; thence parallel with the south line of said Block 1 and along said north right of way line, North 89 degrees 06 minutes 29 seconds West 273.77 feet to the beginning of a tangent curve to the right having a central angle of 89 degrees 57 minutes 52 seconds and a radius of 8.00 feet from which the chord bears North 44 degrees 07 minutes 33 seconds West 8.48 feet; thence along the arc of said curve 9.42 feet to a point located 9.50 feet west of and perpendicular to the west line of said Block 1 and also being the east right of way of Dr. W.R. Brown Sr. Way (formerly known as Elliott Street); thence parallel with the west line of said Block 1 and along said east right of way line, North 00 degrees 51 minutes 23 seconds East 239.50 feet to a point on the extended north line of said Block 1, also being said south right of way of Lincoln Avenue; thence along the extended north line of said Block 1, South 89 degrees 06 minutes 29 seconds East 9.50 feet to the true point of beginning. Containing 70,876 square feet, 1.827 acres, more or less. Subject to all easements and rights-of-ways of record.

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	90°01'09"	9.00'(R&C)	14.14'(R&C)	9.00'(R&C)	S 45°52'57" W	12.73'(R&C)
C2	89°57'52"	6.00'(R&C)	9.42'(R&C)	6.00'(R&C)	N 44°07'33" W	8.48'(R&C)

**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 **Brooks Estates**

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.

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:

By: Serita D. Cabell  
 Serita D. Cabell, Executive Director  
 Memorial Community Development Corporation  
 645 Canal Street  
 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 Serita D. Cabell, 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 1<sup>st</sup> day of June, 2020

My Commission Expires:

June 22, 2025  
 Notary Public

Notary Resides in  
Vanderburgh  
 County, Indiana  
Angel Brooks  
 (Typed or Printed Name)

