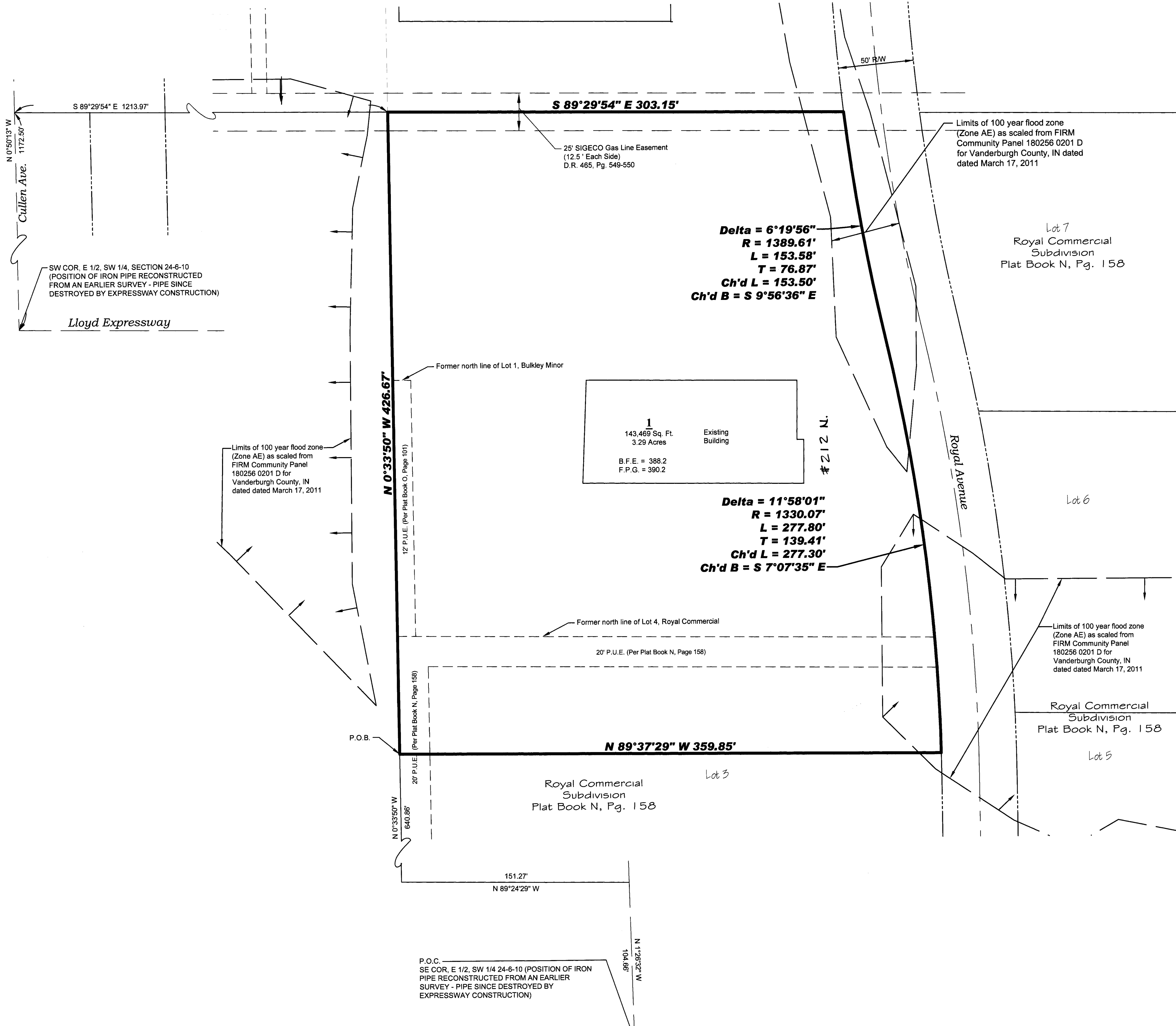
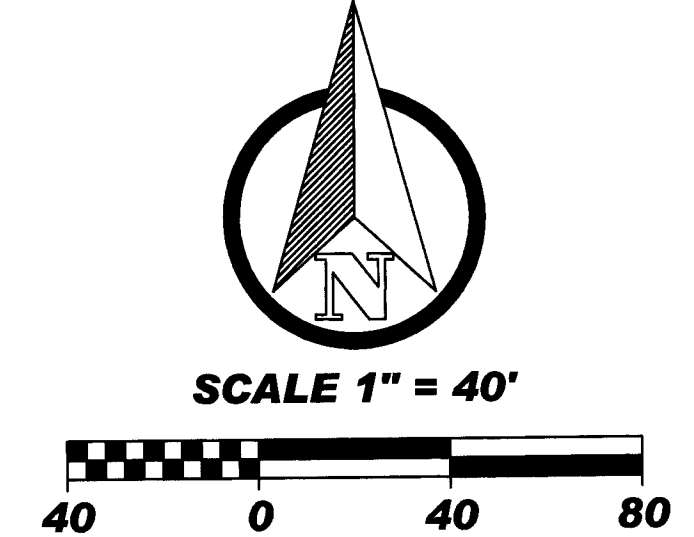


# Bulkley 2



- Legend**
- Building Setback Line
  - Center Line
  - Easement Line
  - Property Boundary Line
  - Right-of-way Line
  - 5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
  - ⊙ Mag Nail with Washer stamped "Morley & Assoc. ID. #0023" (Set)
  - ⊙ Railroad Spike (Set)
  - ⊙ Chiselled "X" (Set)
  - (C) Calculated Dimension
  - Ca. Cart
  - D.R. Deed Record
  - Doc. Document
  - Dr. Drawer
  - E East
  - (Fnd) Found
  - Inst. Instrument
  - (M) Measured Dimension
  - N North
  - Pg. Page
  - P.O.B. Point Of Beginning
  - P.O.C. Point Of Commencement
  - R Range
  - (R) Record Dimension
  - S South
  - T Township
  - W West



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 27 2017

BRIAN GERTH AUDITOR

1345

RECEIVED FOR RECORD

DATE 03-27-17 10:25A

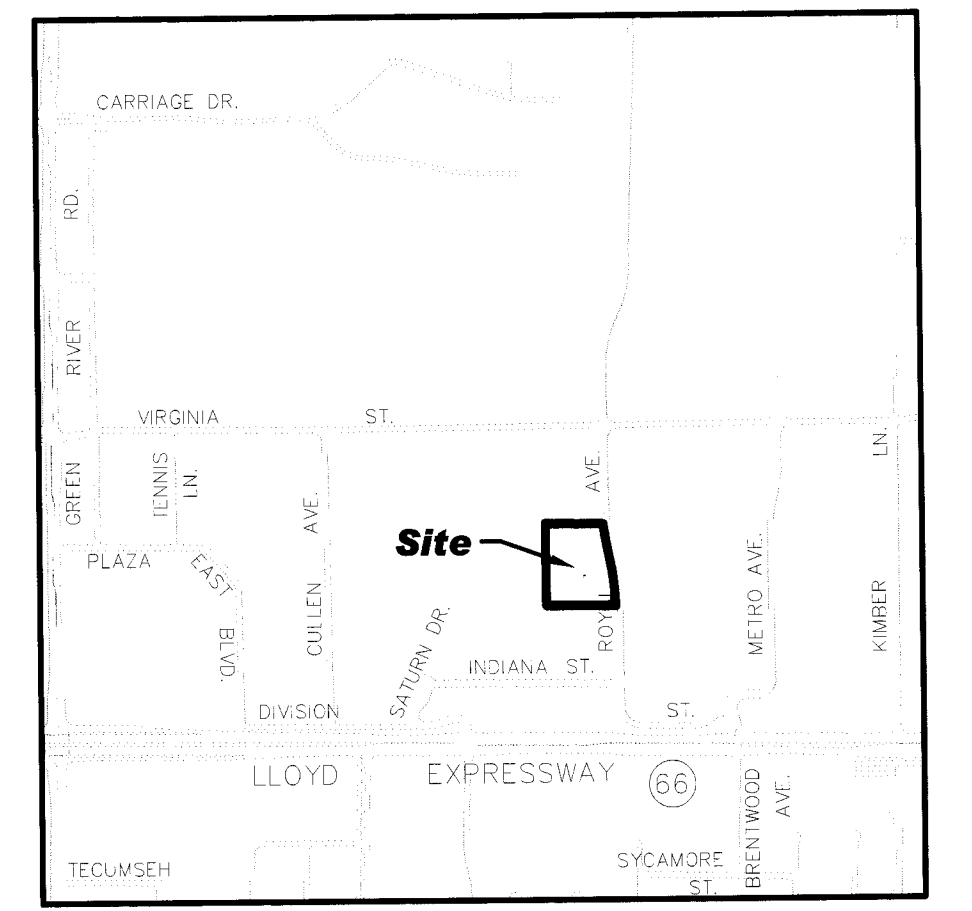
PLAT BOOK 11

PAGE 86

INSTR# 2017R0003245

DEBBIE STUCKI RECORDER

VANDERBURGH COUNTY



**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:** The subject property is currently zoned C4.
- Flood Hazard Statement:** Portions of the subject tract are located within Flood Zone A, the 100 year flood zone, as scaled from F.I.R.M. Community Panel 180256 0201 D, being Map No. 18163C0201 D dated 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 steel rebar with plastic cap stamped "Morley & Assoc ID# 0023."
- Basis of Bearings:** Indiana State Plane West 1302 NAD 83
- Reference Survey:** Inst. #2013R00012231. There have been no change of matters from said survey that would affect this plat.
- Natural Drainage Courses:** No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.
- Application for modification/waiver of subdivision standards:** APC Docket Number 4-SW-2011 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved at Subdivision Review on February 21, 2017.
- Purpose of Subdivision:** The purpose of this subdivision is to combine all parcels of property owned by YGP Lube Realty, LLC, recorded in Instrument 2012R00033836 into one described piece of property.

**Boundary Description**

Lot 1 in Bulkley Minor Subdivision, as per plat thereof, recorded in Plat Book O, Page 101 in the office of the Recorder of Vanderburgh County, Indiana. Also, Lot 4 and all the remaining part of Outlot B in Royal Commercial Subdivision, as per plat thereof, recorded in Plat Book N, Page 158 in said office of the Recorder; Also Part of the South Half of Section 24, Township 6 South, Range 10 West in the City of Evansville, Knight Township, Vanderburgh County, Indiana being more particularly described as follows:

Commencing at the Southeast corner of the East Half of the Southwest Quarter of said Section; thence along the east line thereof, North 01 degrees 26 minutes 32 seconds West 104.68 feet to a point on the south line of said Royal Commercial Subdivision; thence along said south line, North 89 degrees 24 minutes 28 seconds West 151.27 feet to the southwest corner of said Royal Commercial Subdivision; thence along the west line of said subdivision, North 00 degrees 33 minutes 50 seconds West 640.86 feet to the southwest corner of said Lot 4, said point being the true point of beginning; thence along the west line and the extended west line of said Lot 4 and continuing North 00 degrees 33 minutes 50 seconds West 426.87 feet to the midpoint of an existing 25 foot pipeline easement in favor of Southern Indiana Gas and Electric Company recorded in Deed Record 465, Page 549 in said office of the Recorder; thence along the centerline of said easement, South 89 degrees 29 minutes 54 seconds East 303.15 feet to a point on the west line of Royal Avenue, said point being the point of curvature of a non tangent curve to the left, concave to the east having a central angle of 06 degrees 19 minutes 58 seconds and a radius of 1389.81 feet from which the long chord bears South 09 degrees 56 minutes 36 seconds East 153.50 feet; thence along the arc of said curve and along the west line of Royal Avenue, 153.58 feet to the point of curvature of a curve to the right, concave to the west having a central angle of 11 degrees 58 minutes 01 seconds and a radius of 1330.07 feet from which the long chord bears South 07 degrees 07 minutes 35 seconds East 277.30 feet; thence along the arc of said curve and continuing along the west line of Royal Avenue, 277.80 feet to the southeast corner of said Lot 4; thence along the south line of said Lot 4, North 89 degrees 37 minutes 29 seconds West 359.85 feet to the point of beginning containing 143,469 square feet, 3.29 acres.

**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 January 25, 2013, and that all monuments shown exist at locations.

Witness my hand and seal this 17<sup>th</sup> day of MARCH 2017.

*Bret Alan Sermersheim*

Prepared by: Bret Alan Sermersheim, PS  
Indiana License No. LS20200009  
Morley  
4800 Rosebud Ln.  
Newburgh, Indiana 47630  
812-464-9585  
brets@morleycorp.com

**U.S.G.**

**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 Bulkley 2.

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.

YGP Lube Realty, LLC:

By: *Robert J. Bulkley*  
Robert J. Bulkley, Member  
P.O. Box 15340  
Evansville, IN 47716

**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, Robert J. Bulkley, as Member of YGP Lube Realty, LLC, the said Owners and Subdividers, who 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 14<sup>th</sup> day of March, 2017.

My Commission Expires: 2-17-2020

Notary Resides in Lee  
County, Indiana Florida



**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 February 21, 2017 (Subdivision Review).

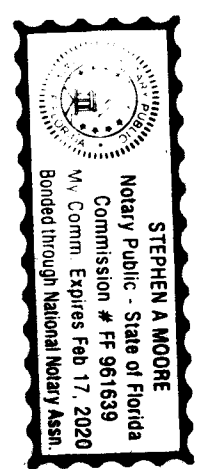
*Steph J. Jones*  
President

*Steph J. Jones*  
Attest Executive Director

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

*Steph J. Jones*  
Executive Director

PLAT RELEASE DATE: March 27, 2017



**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.

Signature: *Bret Sermersheim*  
Bret Sermersheim

**Secondary Plat**

Designed By: B.A.S. Job Number: 9765.4.001A

Drawn By: J.E.V. Date: 3/08/2017

Filename: 9765 Bulkley Minor 2-SECONDARY.dwg

**Morley and Associates Inc.**

Engineering Surveying Architecture Construction Management

4800 Rosebud Lane  
Newburgh, IN 47630  
(812) 464-9585  
www.morleyandassociates.com

Docket #2-MS-2017