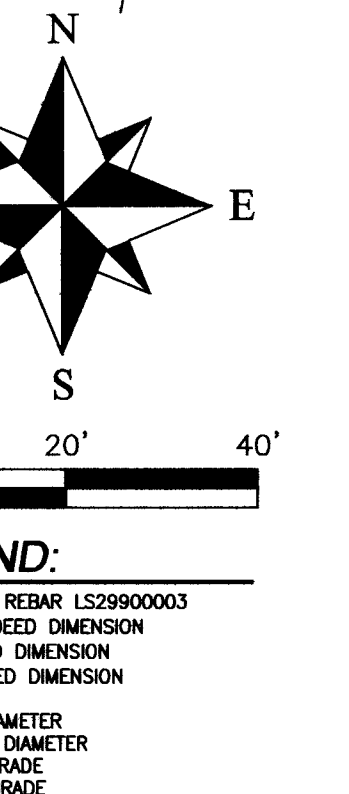
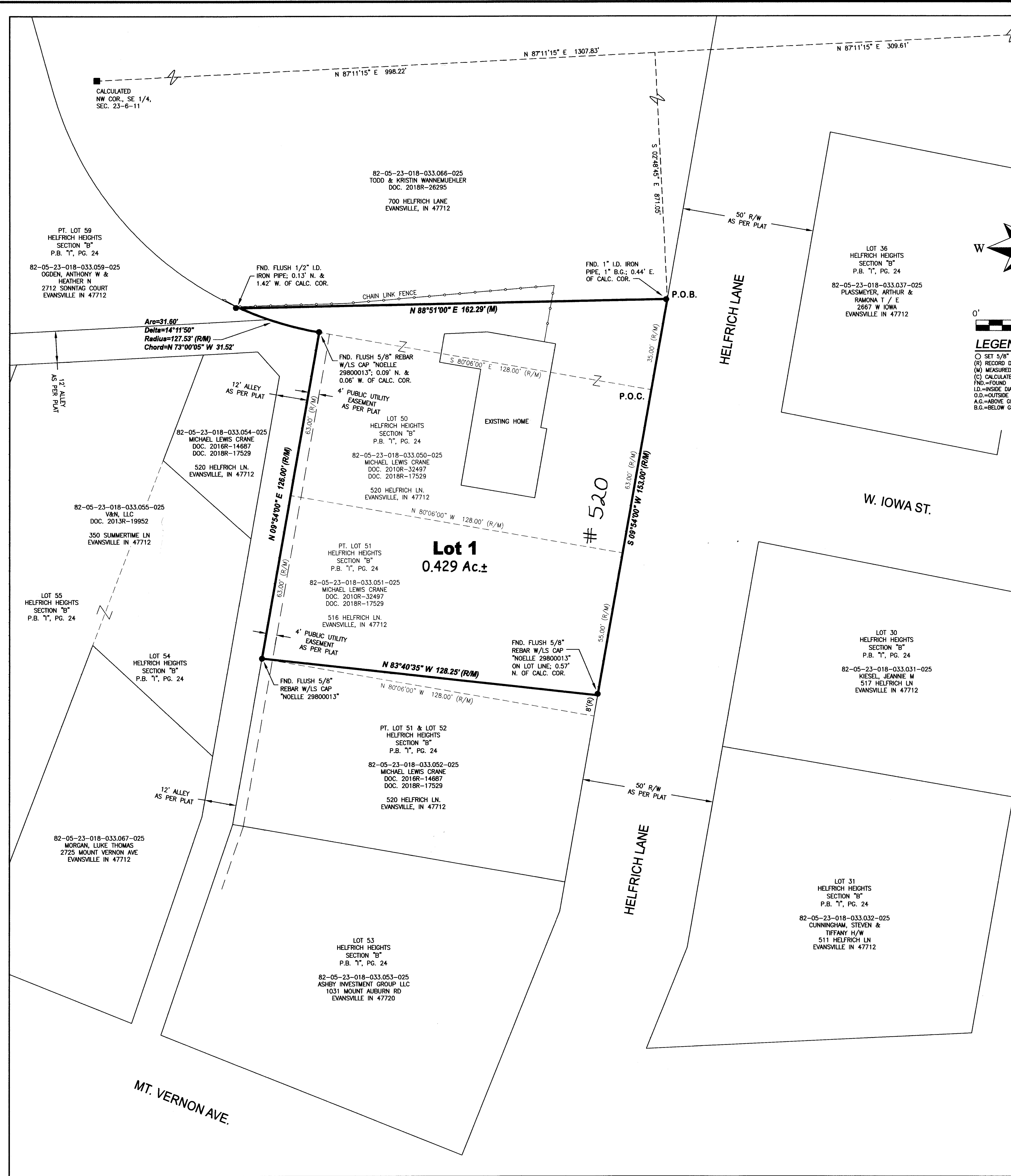


Crane Hill

A replat of Lot 50 and part of Lot 51 of Helfrich Heights, Section "B", as per plat thereof, recorded in Plat Book "I", page 24 in the office of the Recorder of Vanderburgh County, Indiana

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 9/4/2019 8:44 AM
 PLAT BOOK
 PAGE 023
 INSTR# 2019 R00019394
 RECEIVED FOR RECORD
 BRIAN GERTH AUDITOR
 3628
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Lot 50 and part of Lot 51 of Helfrich Heights, Section "B", as per plat thereof, recorded in Plat Book "I", page 24 in the office of the Recorder of Vanderburgh County, Indiana and Part of the Southeast Quarter of Section 23, Township 6 South, Range 11 West of the 2nd P.M., lying in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northeast corner of Lot 50 in said Helfrich Heights, Section "B"; thence along the Westerly right of way line of Helfrich Lane, also being the boundary of said Helfrich Heights, Section "B", North 09°54'00" East 35.00 feet to the true point of beginning; thence along said right of way line and the East boundary of Lots 50 and 51 in said subdivision

- 1st: South 09°54'00" West 153.00 feet; thence
- 2nd: North 83°40'35" West 128.25 feet to the Southwest corner of said Lot 51; thence along the West boundary of said Lots 50 and 51
- 3rd: North 09°54'00" East 126.00 feet to the Northwest corner of said Lot 50; thence along the boundary of said Helfrich Heights, Section "B"
- 4th: Northwestly along a curve concave to the Northeast with an arc length of 31.80 feet, through a delta angle of 14°11'50", having a radius of 127.53 feet and bearing a chord of North 73°00'05" West 31.52 feet; thence
- 5th: North 88°51'00" East 162.29 feet to the true point of beginning and containing 0.429 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:** Lot 1 has direct access to Helfrich Lane.
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 180257 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. **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.
7. **APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAV-2019-036 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved at Subdivision Review on 07/29/2019.

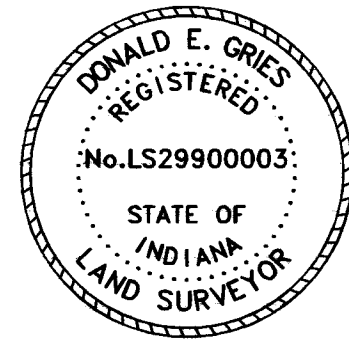
Certificates

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 July 11, 2019 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 29th day of July, 2019.

Donald E. Gries



Donald E. Gries, PS
 Indiana Registration No. LS 29900003
 Andy Easley 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 redact each Social Security Number in this document, unless it is required by law. (Donald E. Gries)

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Crane Hill, a Minor Subdivision.

Michael Lewis Crane

Michael Lewis Crane
 520 Helfrich Lane
 Evansville, IN 47712

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, Michael Lewis Crane, 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.

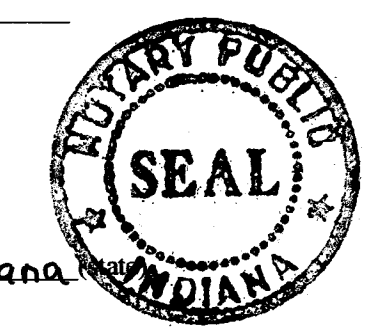
Witness my hand and seal this 29th day of August, 2019.

My commission expires 11/22/2022

Patricia E. Keith
 Signature

Printed Name: Patricia E. Keith

Notary Resides in Vanderburgh County, Indiana



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 29, 2019. (at Subdivision Review).

Stacey Stevens

President: Stacey Stevens

Ronald S. London

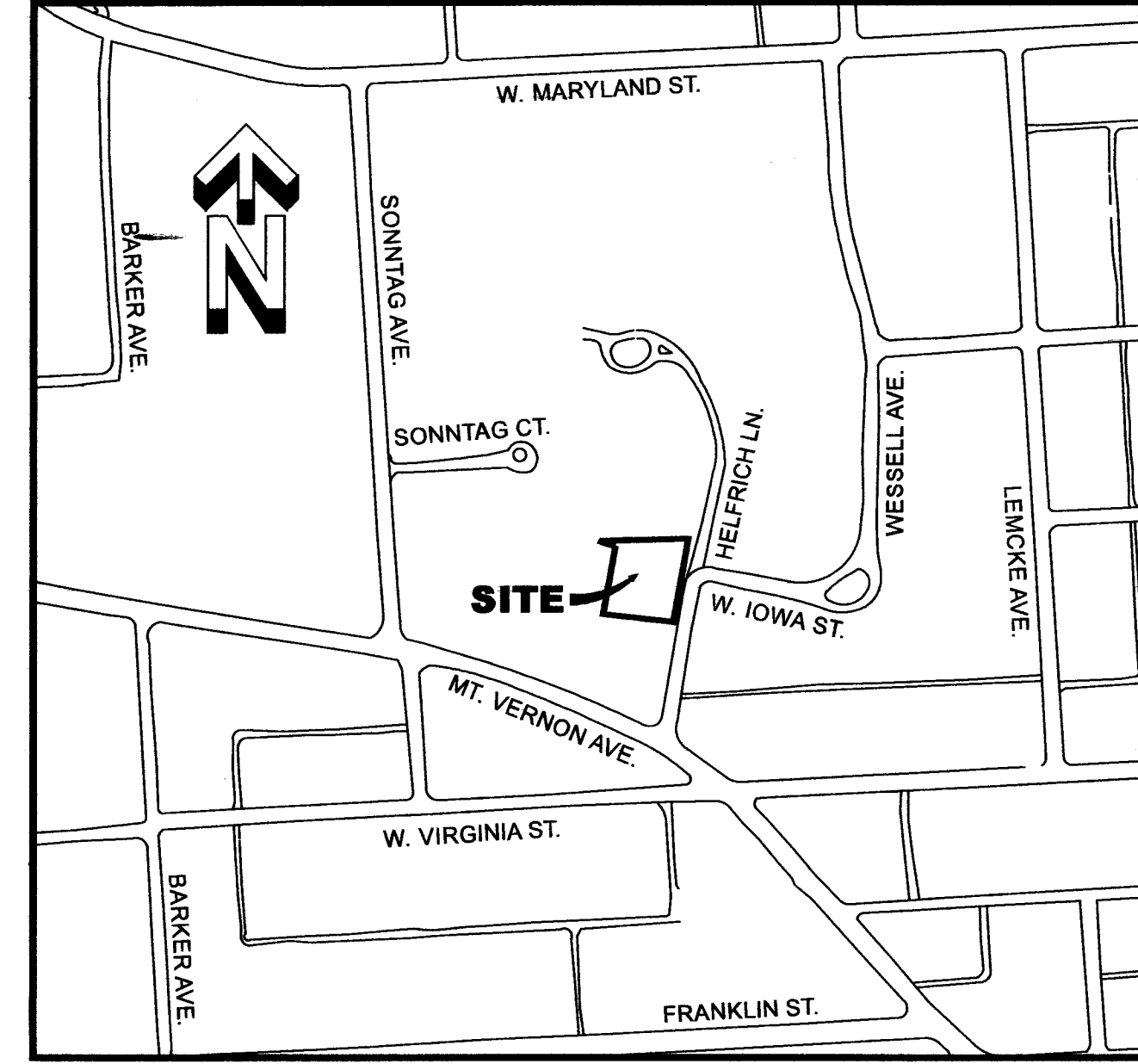
Attest Executive Director: Ronald S. London

PLAT RELEASE for APC Docket No.: MIN-2019-037
 The Secondary Plat complies with the Ordinance and is released for recording.

Ronald S. London
 Executive Director: Ronald S. London

9/4/2019
 Plat Release Date

VICINITY MAP SCALE 1"=300'



AE Andy Easley Engineering
 CIVIL ENGINEERING (812) 424-2481
 1133 WEST MILL ROAD
 EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION
 520 HELFRICH LANE
 CLIENT: MICHAEL CRANE
 VANDERBURGH COUNTY, INDIANA

DRAWN BY:
 J.R.F.
 CHECKED
 DATE: 07/16/19
 PROJECT NO.:
 SHEET NO.:
 REVISIONS
 SCALE: 1"=40'

1 OF 1



V.023