

Finn's Field

A re-plat of Lot 1 in L. & S. Minor Subdivision and Lot 2 in CWK's-United

Subdivision Boundary Description

Lot 1 of L. & S. Minor Subdivision as recorded in Plat Book P, Page 179 and Lot 2 in CWK's-United as recorded in Plat Book T, Page 104 all in the Office of the Recorder of Vanderburgh County, Indiana, being part of the Northeast Quarter of Section 13, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more Beginning at a 5/8 inch rebar with plastic cap stamped "Greg Kissel IN RLS 29900003", hereon

called a "Kissel monument", marking the Northeast corner of said Lot 2; thence along the perimeter of said Lot 2 the following four courses and distances: South 01 degree 09 minutes 04 seconds West 259.02 feet to a "Kissel monument";

North 89 degrees 24 minutes 57 seconds West 157.09 feet to a "Kissel monument; South 01 degrees 09 minutes 26 seconds West 147.65 feet to a "Kissel monument; North 89 degrees 24 minutes 54 seconds West 339.68 feet to a perimeter line of MJM Industrial Park as recorded in Plat Book P, Page 175 in aforesaid Office of the Recorder (witnessed by a 5/8 inch rebar 0.60 feet North and 0.35 feet East and a 5/8 inch rebar 0.22 feet North and 0.05 feet East);

thence along the perimeter of said MJM Industrial Park the following three courses and

North 01 degree 10 minutes 16 seconds East 405.74 feet (witnessed by a 5/8 inch rebar with plastic cap stamped RLS 900007" 0.10 feet South and 0.07 feet West); South 89 degrees 20 minutes 49 seconds East 4.70 feet to a 5/8 inch rebar with plastic

cap stamped "Morley & Assoc. ID #0023"; North 01 degree 10 minutes 16 seconds East 164.23 feet to the Southerly right-of-way of Old Boonville Highway (witnessed by a 5/8 inch rebar stamped "US Surveyor" 0.46 feet North)"; thence along said right-of-way the following three courses and distances:

North 51 degrees 00 minutes 29 seconds East 21.09 feet (witnessed by a 5/8 inch rebar stamped "US Surveyor" 0.43 feet North and 0.10 feet West);

North 51 degrees 16 minutes 59 seconds East 257.13 feet (witnessed by a 5/8 inch rebar stamped "Morley & Assoc. ID #0023" 0.46 feet North) to the point of curvature of a non-tangential curve to the right having a radius of 426.50 feet and a delta angle of 11° 04' 30.7" from which the long chord bears North 56 degrees 43 minutes 45 seconds East 82.31 feet;

along the arc of said curve 82.44 feet to a chiseled "X" marking the Northeast corner of Burkhardt Commercial Park as recorded in Plat Book O, Page 14 in aforesaid Office of the Recorder and being a point of intersection with a non-tangential line; thence along the perimeter of said Burkhardt Commercial Park the remaining two courses and distances: South 01 degree 10 minutes 20 seconds West 385.47 feet to a 1/2 inch iron pin; South 89 degrees 24 minutes 54 seconds East 210.63 feet to the point of beginning,

containing 5.904 acres, more or less.

Owner's Certificate

I, Daniel Crawford and C. Wayne Kinney, 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 Finn's Field, a minor subdivision.

All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

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.

Strips or areas of land, of the dimensions shown on this plat and marked "DE" (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to the drainage facility is repaired by the utility company. The property owner is responsible for maintenance and obstructions that impede or reduce the flow of water.

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.

> Blue Holdings Group, LLC Daniel Crawford, Managing Membe 11200 St. Wendel Road Evansville, IN 47720

Owner Lot 2:

C. Wayne Kinney, Managing Member 9210 Petersburg Road Evansville, IN 47725

Notary Certificate STATE OF INDIANA, COUNTY OF WARVICK

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel Crawford, 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.

Notary Resides in County, Indiana

Notary Certificate

STATE OF INDIANA, COUNTY OF WARRICK

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. Wayne Kinney, 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 3rd day of August , 2023.

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 May 22, 2023 at Subdivision

Attest Executive Director: Ronald S. London

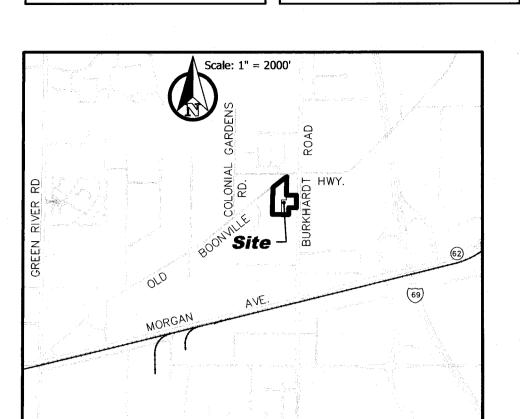
Plat Release for APC Docket No.: MIN-2023-015

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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER **BRIAN GERTH AUDITOR** 1594

RECEIVED FOR RECORD DATE 8/8/2023 01:17 PM PLAT BOOK V PAGE INSTR#2023R00015175 DEBBIE STUCKI RECORDER

VANDERBURGH COUNTY



Location Map

General Notes

Access: Lot 1 has access to Old Boonville Highway Lot 2 has access to Burkhardt Road

Subdivision Review on July 24, 2023.

Application for Modification/Waiver of Subdivision Standards:

Old Boonville Highway, as per Evansville Municipal Code 17.05.150(B)(2), was approved at Subdivision Review on May 30, 2023. APC Docket Number WAV-2023-014 requesting to waive the installation of sidewalks along N. Burkhardt Road, as per Evansville Municipal Code 17.05.150(B)(2), was approved at

APC Docket Number WAV-2023-014 requesting to waive the installation of sidewalks along

Flood Plain Data: A portion of Lot 1 lies within that Special Flood Hazard Area (SFHA) Zone 'AE" as said tract plots on Community Panel Number 18163C0201D & 18163C0140D of the Flood Insurance Rate Maps (FIRM) for Vanderburgh County, IN dated March 17, 2011.

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.

Natural Surface Watercourse: The owner(s) shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses.

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

Public Utilities - Sewer: Sanitary Sewer is available to Lots 1 and 2 and is provided by

Public Utilities - Water: Water is available to Lots 1 and 2 and is provided by the Evansville

Stormwater Detention: Lot 1 and Lot 2 shall each provide their own stormwater detention. Stormwater detention methods shall be only through an approved Final Drainage Plan, which shall meet the City of Evansville drainage ordinance (or adopted ordinances). A drainage easement is provided along the south line of Lot 1 for conveyance of stormwater from Lot 2. The individual lot owners shall be responsible for maintaining that portion of the storm water drainage system and its easements which exist on their property in proper working order. Maintenance shall include mowing grass, controlling weeds, and maintaining the design of waterways and detention basins in accordance with all applicable ordinances and in compliance with the corresponding drainage report and plan; keeping all parts of their stormwater system operating as designed and free of all trash, debris, and obstructions to the flow of water; keeping embankments, shorelines, and basins free from erosion and sedimentation; and preventing any unauthorized alterations or detrimental actions from occurring.

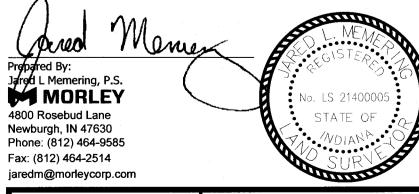
Reference Surveys: Instrument #2023R0014294 Instrument #2022R00014712

Surveyor's Certificate

I, Jared L. Memering, 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 May 22, 2023 and that all monuments shown exist at locations as noted.

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 and hand seal this 27th day of July, 2023.



Secondary

J.E.V.

11852.1.002

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

07/27/2023 11852 Secondary Plat