

BOUNDARY DESCRIPTION

Lot 35 in the Second Replat of Oakton, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book "K", Page 85 in the office of the Recorder of Vanderburgh County, Indiana and Part of the Northwest Quarter of the Southeast Quarter of Section 35, Township 6 South, Range 10 West of the 2nd P.M., lying in Knight Township, Vanderburgh County, Indiana as per a survey dated March 11, 2021 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. S-10765 and being more particularly described as follows:

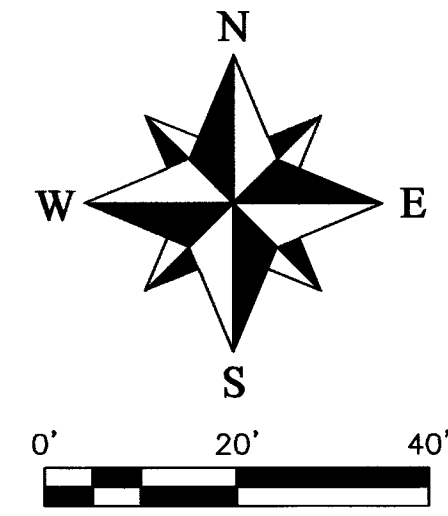
Beginning at the Southeast corner of said Quarter, Quarter Section; thence along the South line of said Quarter, Quarter Section

1st: North 89°14'34" West 307.00 feet to the East right of way line of Burdette Avenue; thence along said right of way line and the West line of Lot 35 in the Second Replat of Oakton

2nd: North 01°11'04" East 134.00 feet to the Northwest corner of said Lot 35; thence along the North line of said Lot 35

3rd: South 89°14'34" East 307.00 feet to the Northeast corner of said Lot 35 and being in the East line of said Quarter, Quarter Section; thence along the East line of Lot 35 and said Quarter, Quarter Section

4th: South 01°11'04" West 134.00 feet to the point of beginning and containing 0.944 acres more or less.



LEGEND:
O SET 5/8" REBAR LS29900003
(R) RECORD DEED DIMENSION
(M) MEASURED DIMENSION
(C) CALCULATED DIMENSION
FND.=FOUND
I.D.=INSIDE DIAMETER
O.D.=OUTSIDE DIAMETER
A.G.=ABOVE GRADE
B.G.=BELOW GRADE

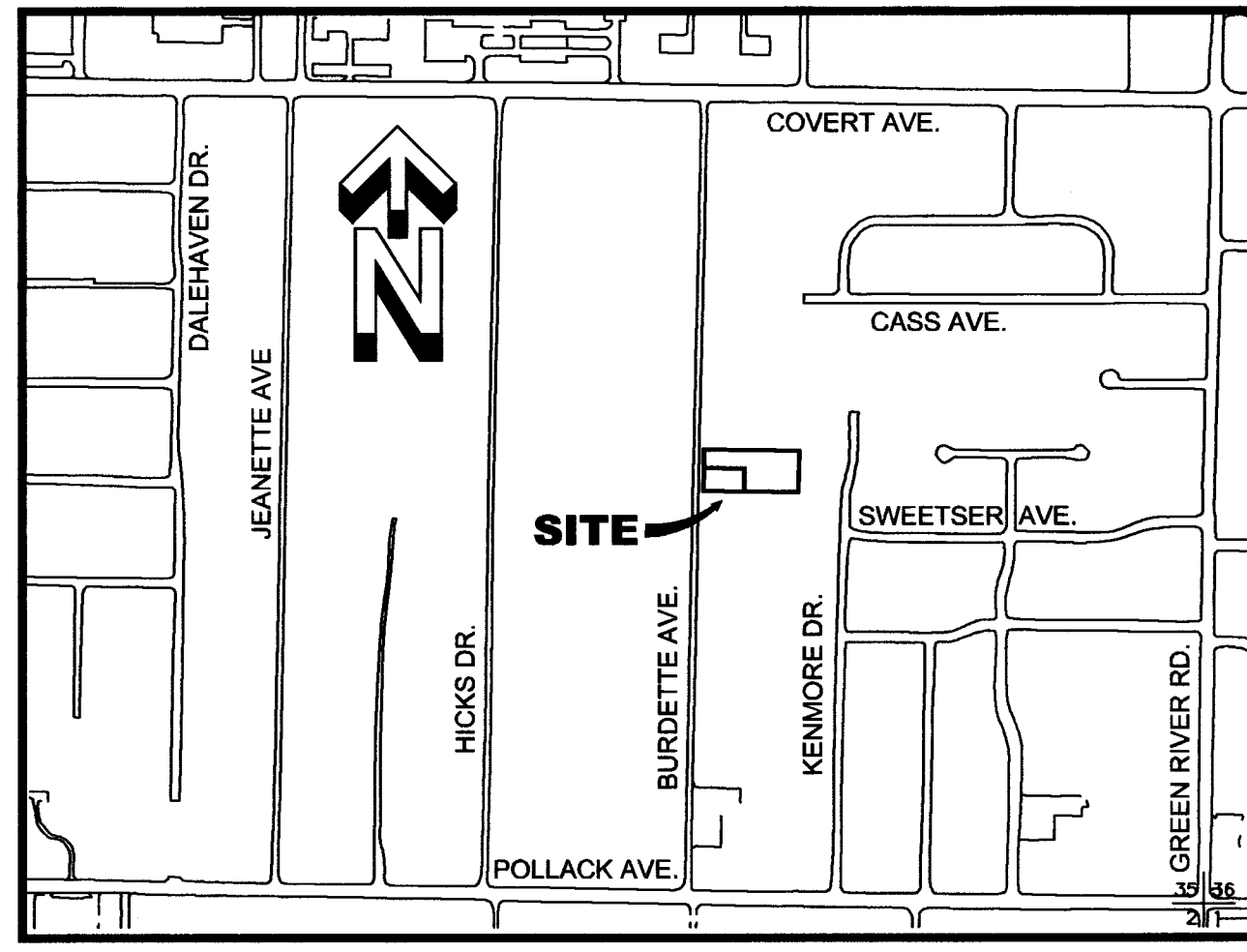
Jasmino's Place
LOGAN AT BURDETTE

A replat of Lot 35 in the Second Replat of Oakton, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book "K", Page 85 in the office of the Recorder of Vanderburgh County, Indiana

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 and 2 have direct access to Burdette Avenue. Lot 2 also has access via the 15 foot ingress, egress easement along the South line of Lot 1.
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 0205 E, dated January 29, 2021.
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-2021-004 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved at Subdivision Review on 03/22/2021.
8. VARIANCE: APC Docket Number VAR-2021-024 requesting a variance of the Zoning Ordinance, as per 18.130.010, was approved by the Board of Zoning Appeals on 05/20/2021. This variance was to allow for the relaxation of: the rear yard setback for Lot 1 from 25 feet to 10 feet.

VICINITY MAP SCALE 1"=600'



FND. 1" I.D. IRON PIPE, 14" B.G. NE COR., NW 1/4, SE 1/4, SEC. 35-6-10

FND. FLUSH 3/4" REBAR; 0.10' E. OF CALC. COR.

FND. 3/4" PINCH TOP IRON PIPE, 3" B.G.; 0.1' N. & 0.08' E. OF CALC. COR.

FND. FLUSH 3/4" I.D. IRON PIPE; 0.14' N. & 0.8' E. OF CALC. COR.

FND. 1-3/4" I.D. IRON PIPE, 40" A.G.; 0.26' N. & 0.15' E. OF CALC. COR.

FND. FLUSH 3/4" PINCH TOP IRON PIPE, 0.3' S. & 0.4' E. OF CALC. COR.

82-06-35-017-128.020-027 RICKEY BROWN 1223 S. KENMORE DR. EVANSVILLE, IN 47714 DOC. 2018R00006960

82-06-35-011-138.001-027 HEATH OLDMAN & ALICIA LANFORD 1751 S. KENMORE DR. EVANSVILLE, IN 47714

82-06-35-014-118.036-027 BURKETT 1 LLC 1000 CRAIG DR. HENDERSON, KY 42420 DOC. 2019R00002605

LOT 38 SECOND REPLAT OF OAKTON P.B. "K", PG. 85

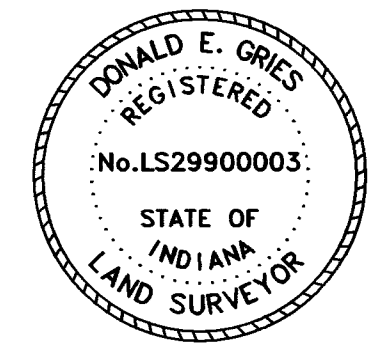
82-06-35-017-128.023-027 HARLAN & JUDITH THOMPSON 1713 S. KENMORE DR. EVANSVILLE, IN 47714 DOC. 2009R00023315

82-06-35-017-128.018-027 LISA BLAIR & JAN PATTERSON 1717 S. KENMORE DR. EVANSVILLE, IN 47714 DOC. 2018R00018992

Lot # 2 0.720 Ac. (31,369.1 sq. ft.)

Lot # 1 0.224 Ac. (9,767.7 sq. ft.)

RECEIVED FOR RECORD
DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DATE 5/16/2023 3:50PM
PLAT BOOK 174
PAGE 1
INSTR# 202200009190
DEBBIE STUCKI RECORDER VANDERBURGH COUNTY



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 January 5, 2022 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 16th day of November, 2022.

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 Logan at Burdette, a Minor Subdivision.

Easement Dedications
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 "IEE" (Ingress and Egress Easement), are hereby dedicated for a private drive only for the purpose of ingress and egress to and from Burdette Avenue for Lots 1 and 2 as shown hereon. The owners of Lots 1 and 2 shall be responsible for the maintenance of the drive located within the Ingress-Egress easement area. No permanent structures shall be placed within the driving area that would prohibit the free flow of vehicular traffic to and from the Lots.

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.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Jasmine Street
1776 Burdette Avenue
Evansville, IN 47714

NOTARY CERTIFICATE
STATE OF Indiana
COUNTY OF Vanderburgh

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Jasmine Street, the owner of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, and expressed to be their voluntary act and deed for the uses and purposes therein set forth.

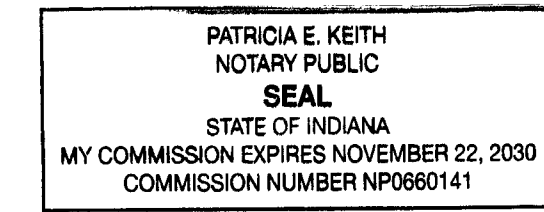
Witness my hand and seal this 2nd day of December, 2022.

My commission expires 11/22/2030

Signature: Patricia E. Keith

Printed Name: Patricia E. Keith

Notary Resides in Vanderburgh County, Indiana (state)



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 22, 2021 (at Subdivision Review).

Signature: Stacey Stevens

Signature: Ronald S. London

President: Stacey Stevens

Attest Executive Director: Ronald S. London

PLAT RELEASE for APC Docket No.: MIN-2021-007
The Secondary Plat complies with the Ordinance and is released for recording.

Signature: Ronald S. London

Signature: 5/16/2023

Executive Director: Ronald S. London

Plat Release Date



AE2 ANDY EASLEY ENGINEERING LAND SURVEYING
1133 WEST MILL ROAD
EVANSVILLE, INDIANA 47710
MINOR SUBDIVISION
1776 BURDETTE AVE.
CLIENT: JASMINE STREET
VANDERBURGH COUNTY, INDIANA

Table with columns: DATE, PROJECT NO., REVISIONS, DRAWN BY, CHECKED, SCALE. Includes dates 03/11/2021, 5-10765, 11/15/2022 and names J.R.F., D.E.G., M.L.R.

SHEET NO.: 1 OF 1