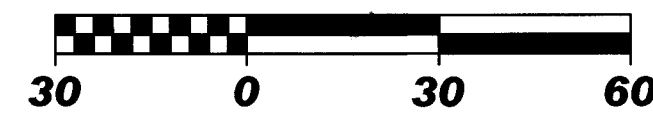


SCALE 1" = 30'



BEARINGS are based upon Indiana West State Plane Coordinates (NAD 83) established by RTK GPS observations, all distances shown are ground or plane values.

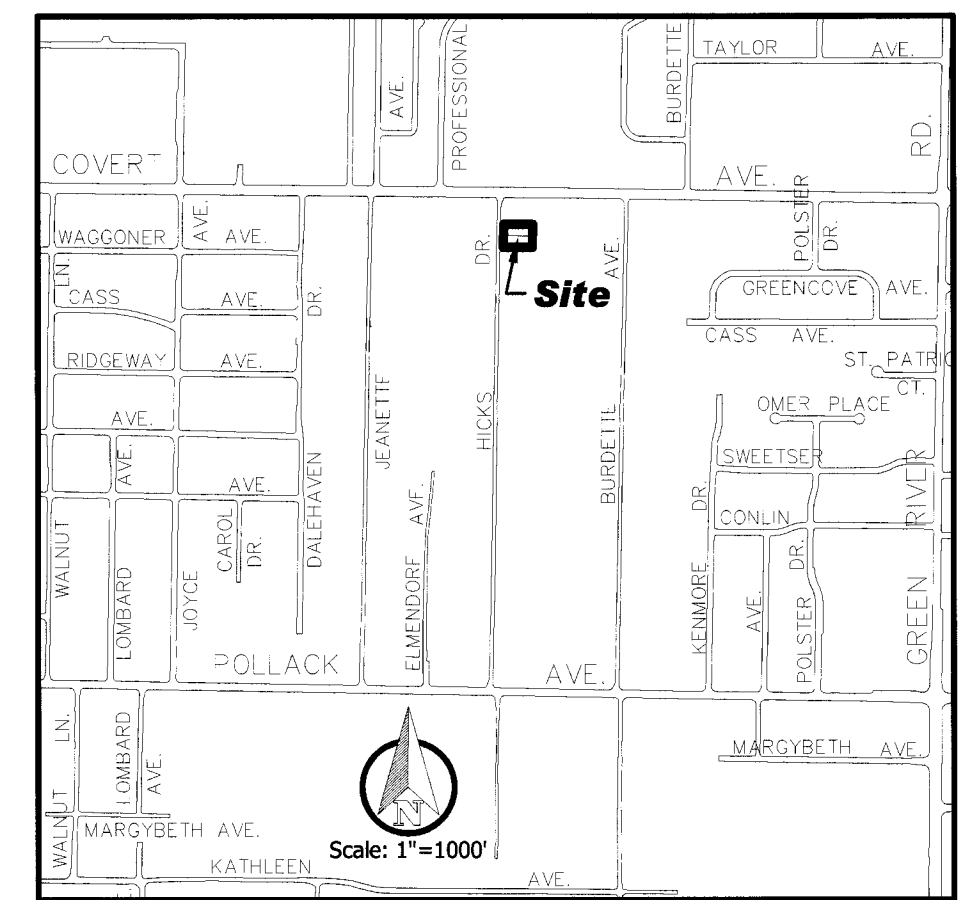
- Electric Junction Box
- Fire Hydrant
- Gas Meter
- Light Pole
- Sanitary Sewer Manhole
- Utility Pole
- Utility Pole with Drop
- Utility Pole Transformer

Legend

- Center Line
 - Easement Line
 - Fence Line
 - Property Boundary Line
 - Right-of-way Line
 - Underground Water
 - Overhead Utilities
 - 5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
- E East
 - Fnd Found
 - Inst Instrument
 - (M) Measured Dimension
 - N North
 - P.O.B. Point Of Beginning
 - P.O.C. Point Of Commencement
 - R Range
 - (R) Record Dimension
 - S South
 - T Township
 - W West

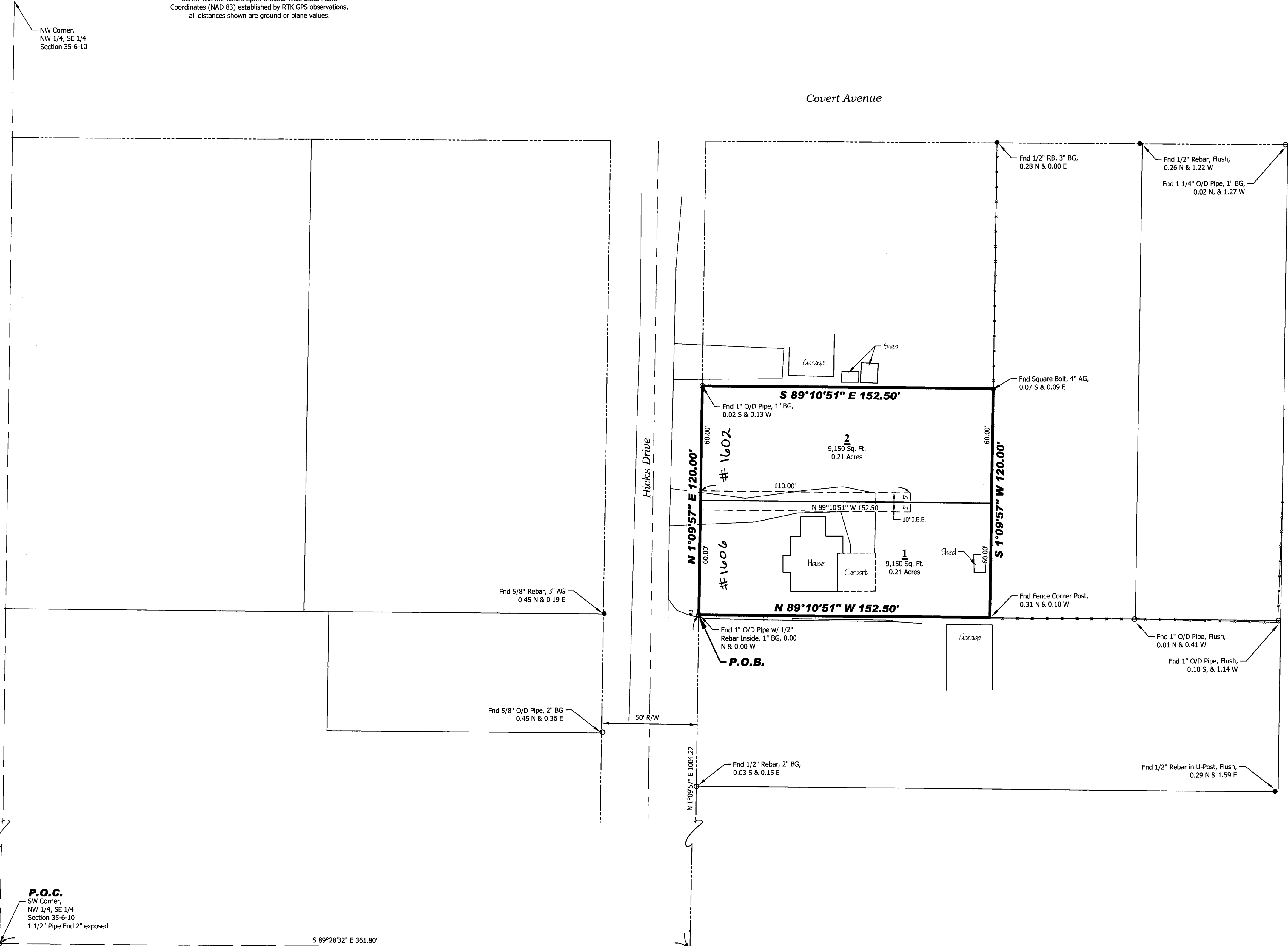
Luffy Place

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 5/29/2019 1:52 PM
 PLAT BOOK 006
 PAGE 006
 INSTR# 2019R00010A17
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



Location Map

Covert Avenue



General Notes

Application for Modification/Waiver of Subdivision Standards: APC Docket Number WAV-2019-020 requesting to waive the installation of sidewalks, as per City Code 17.05.150(B)(2), was Approved at Subdivision Review on 4/22/2019.

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 180257, being Map Number 18163C0185D, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, 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 the 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 not exist.

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

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

Reference Survey: Instrument # 2019 R 00010A17 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.

Owner's Certificate

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as **Luffy Place**.

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 "IEE" (Ingress, Egress and Regress Easement), are hereby dedicated for a private drive only for the purpose of ingress, egress and regress to and from Hicks Drive for Lots 1 & 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.

Owner/Developer: Luffy Enterprises, LLC

By:
 Kiran Patel (Operating Manager)
 2030 US Hwy 41
 Henderson, Kentucky

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 Kiran Patel, owner of Luffy Enterprises, LLC, 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 17th day of May, 2019

My Commission Expires: 2/4/2027

Notary Public
 Notary Resides in Henderson
 County, Indiana K.Y.
 (Typed or Printed Name)



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, April 22, 2019 (Subdivision Review).

President: Stacey Stevens
 Attest Executive Director: Ronald S. London

Plat Release for APC Docket No. MIN-2019-019

Secondary Plat complies with the Ordinance and is released for Recording.
 Executive Director: Ronald S. London
 PLAT RELEASE DATE: 5/29/2019

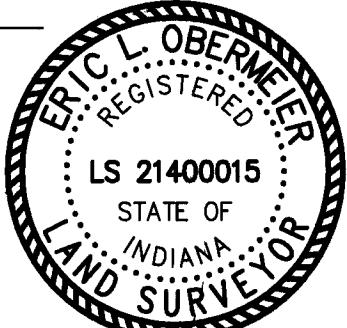
Surveyor's Certificate

I, Eric L. Obermeier, 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 April 10, 2019 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 redact each Social Security number in this document, unless required by law.

Witness my hand and seal this 7th day of May, 2019.

Prepared By:
 Eric L. Obermeier, P.S.
 MORLEY
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 464-9585
 Fax: (812) 464-2514
 EricO@morleycorp.com



Secondary Plat

Designed By: E.L.O.
 Job Number: 10740.1.002A
 Drawn By: J.E.V.
 Date: 5/7/2019
 Filename: 10740 Minor Subdivision



P.O.C.
 SW Corner,
 NW 1/4, SE 1/4
 Section 35-6-10
 1 1/2" Pipe Fnd 2" exposed

S 89°28'32" E 361.80'