

OWNER'S CERTIFICATE

WE, 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 MASTERSON ILLINOIS ST. CONSOLIDATION, A MINOR SUBDIVISION.

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

Russell A. Masterson
 RUSSELL A. MASTERSON, JR.
 2713 S. WEINBACH AVE.
 EVANSVILLE, IN 47714

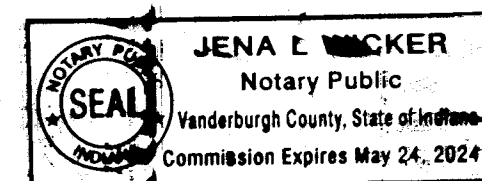
NOTARY CERTIFICATE

STATE OF INDIANA }
 COUNTY OF VANDERBURGH } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RUSSELL A. MASTERSON, JR. THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT WITH THE DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE A VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES 5-24-2024
 WITNESS MY HAND AND NOTARIAL SEAL THIS 30 DAY OF MAY, 2019.

NOTARY PUBLIC:
Jena L. Wicker
 JENA L. WICKER
 PRINTED NAME:
Jena L. Wicker



A RESIDENT OF VANDERBURGH COUNTY, STATE OF 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 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 (AT SUBDIVISION REVIEW).

Stacey Stevens
 PRESIDENT: STACEY STEVENS
Ronald S. London
 ATTEST EXECUTIVE DIRECTOR: RONALD S. LONDON



PLAT RELEASE FOR APC DOCKET NO: MIN-2019-018
 THE SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

Ronald S. London
 EXECUTIVE DIRECTOR: RONALD S. LONDON
6/11/2019
 PLAT RELEASE DATE

SURVEYOR'S CERTIFICATION & AFFIRMATION STATEMENT

I, RODNEY K. YOUNG, 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 17, 2018 AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS AS NOTED.

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.

WITNESS MY HAND AND SEAL THIS 4 DAY OF JUNE, 2019

Rodney K. Young
 RODNEY K. YOUNG, P.S., L.S.
 INDIANA REGISTRATION NO. 910019
 DATE OF CERTIFICATION 04/12/2018

SHEET 1 OF 1

JOB NUMBER:
 SSS5611.DWG_MSW

For inquiries, questions or concerns about this survey contact MFeldbusch@usesurveyor.com or call 1-800-987-8783 ext. 208

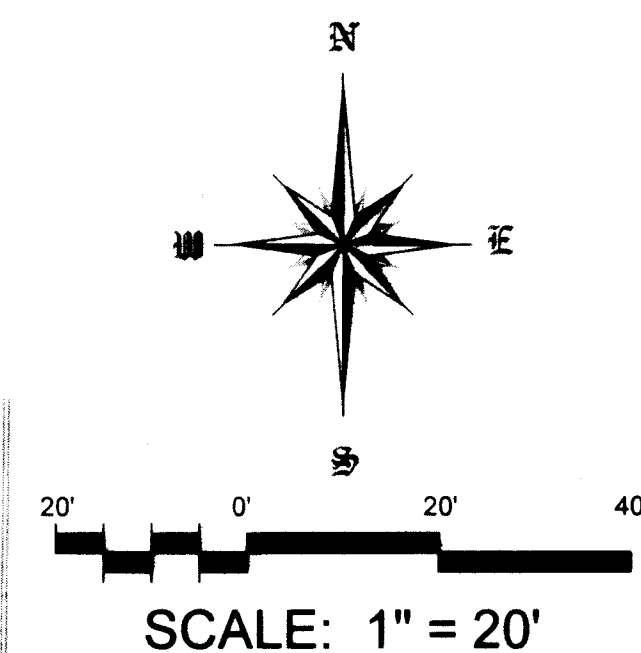
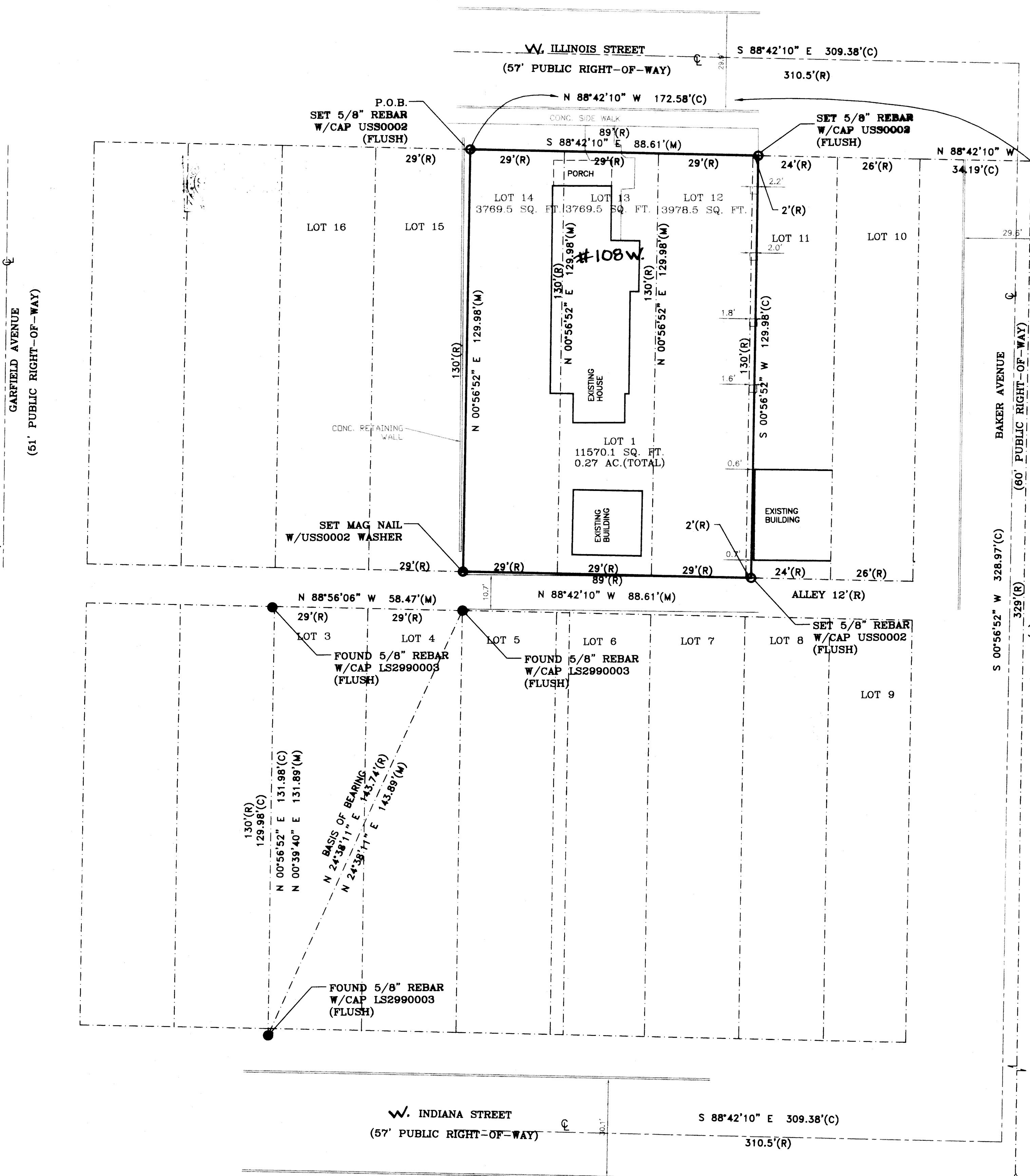
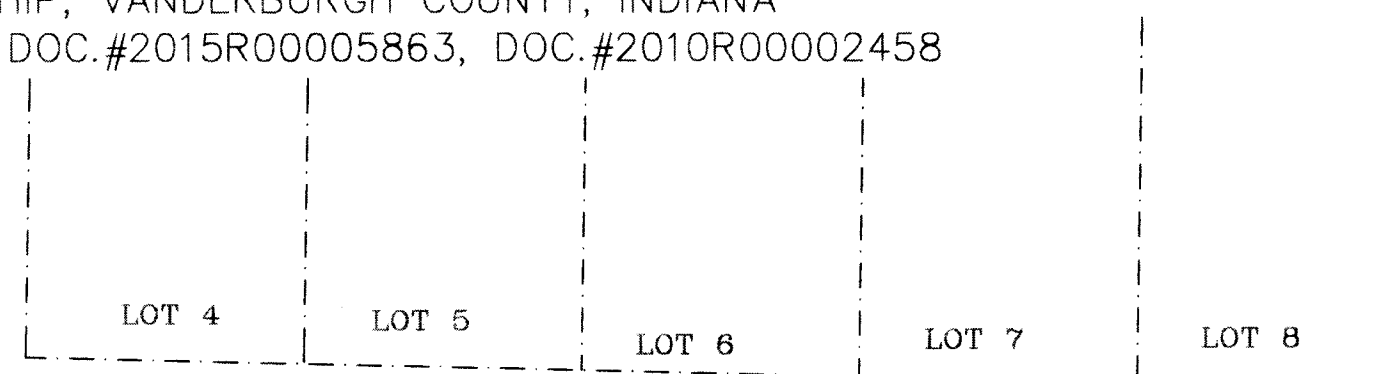
U.S. SURVEYOR
 4929 Riverwind Points Drive
 Evansville, Indiana 47715
 "America's Land Surveyor"
1-800-TO-SURV

PREPARED FOR:
 RUSSELL MASTERSON

PROJECT LOCATION:
 VANDERBURGH COUNTY, STATE OF INDIANA
 PROJECT ADDRESS:
 104, 108 & 110 W. ILLINOIS
 EVANSVILLE, IN 47710
 PROJECT TYPE:
 MINOR SUBDIVISION
 SURVEY

MASTERSON

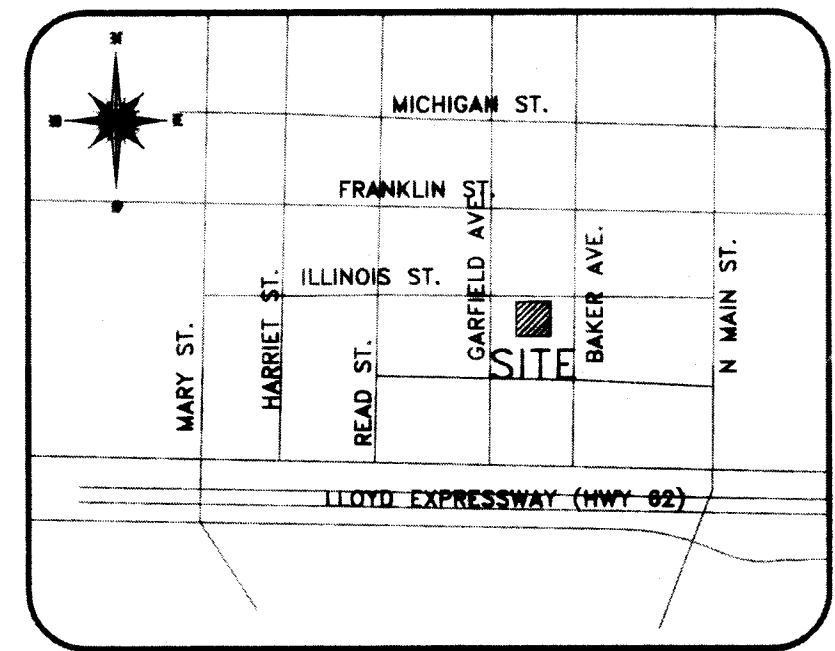
A REPLAT OF PART OF LOT 11 & LOTS 12-14 BLOCK 3
 NORTHERN ENLARGEMENT OF THE CITY OF EVANSVILLE
 PLAT BOOK A, PAGE 181 & PLAT BOOK E, PAGE 8
 PIGEON TOWNSHIP, VANDERBURGH COUNTY, INDIANA
 DOC.#2008R00013219, DOC.#2015R00005863, DOC.#2010R00002458



BOUNDARY DESCRIPTION

A PART OF THE SE QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 10 WEST, PIGEON TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND BEING THE WEST 2 FEET OF LOT 11 AND ALL OF LOTS 12, 13 & 14 OF BLOCK 3 OF NORTHERN ENLARGEMENT TO THE CITY OF EVANSVILLE PER PLAT BOOK A, PAGE 181 & PLAT BOOK E, PAGE 8, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, T6S, R10W; THENCE NORTH 02°54'54" EAST ALONG THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 628 FEET; THENCE NORTH 88°42'10" WEST 172.58 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14 AT A SET 5/8" REBAR W/CAP USS0002 (FLUSH); SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY AND THE NORTH LINES OF SAID LOTS 14, 13, 12 AND PART OF LOT 11; S 88°42'10" E A DISTANCE OF 88.61 FEET TO A SET 5/8" REBAR W/CAP USS0002 (FLUSH); SAID POINT BEING THE NW CORNER OF THE MICHAEL S. MARTIN REALTY XI LLC PROPERTY (DOC.#2015R000027279); THENCE LEAVING SAID RIGHT-OF-WAY AND WITH THE WEST LINE OF MARTIN, S 00°56'52" W 129.98 FEET TO A SET 5/8" REBAR W/CAP USS0002 ON THE NORTH SIDE OF A 12' ALLEY; THENCE WITH THE NORTH SIDE OF SAID ALLEY N 88°42'10" W A DISTANCE OF 88.61 TO A SET MAGNAIL WITH WASHER USS0002; SAID POINT BEING THE SW CORNER OF SAID LOT 14 AND THE SE CORNER OF THE HALLTREE PROPERTIES LLC PROPERTY (DOC.#2012R00023166); THENCE LEAVING SAID ALLEY AND WITH THE HALLTREE PROPERTY N 07°56'52" E 129.98 FEET TO THE POINT OF BEGINNING, CONTAINING 0.27 ACRES, MORE OR LESS.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 6/11/2019
 PLAT BOOK V
 PAGE 018-04.010
 INSTR# 2019R00012025
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



GENERAL NOTES

- PUBLIC UTILITIES-WATER: WATER IS AVAILABLE AND PROVIDED BY EVANSVILLE WATER & SEWER UTILITY.
- PUBLIC UTILITIES SEWER: SEWER IS AVAILABLE AND IS PROVIDED BY EVANSVILLE WATER & SEWER UTILITY.
- ACCESS: ALL LOTS HAVE ACCESS TO W. ILLINOIS ST.
- FLOOD PLAIN DATA: NONE OF WITHIN DESCRIBED TRACT OF LAND LIES WITHIN THAT SPECIAL FLOOD HAZARD AREA (SFHA) AS SAID TRACTS PLOTS ON COMMUNITY PANEL NO. 18183C01770 OF THE FLOOD INSURANCE RATE MAPS (FIRM) OF VANDERBURGH COUNTY, INDIANA DATED MARCH 17, 2011.
- ALL CORNERS ARE 5/8" REBAR WITH CAP USS0002 UNLESS MARKED OTHERWISE.
- 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.
- THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR THE PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATERCOURSES.
- VERTICAL DATUM- NAD 88

