

# MORTENSEN SUNRISE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 DATE 06-01-18 10:50 AM  
 PLAT BOOK L  
 PAGE 147  
 INSTR# 2018R00011772  
 DEBBIE STUCKI, RECORDER  
 VANDERBURGH COUNTY

STONEFIELD CROSSING  
 SECOND CORRECTED PLAT  
 S-172

LOT 1A  
 P.O.C.  
 FND. VCS ALUM. CAP IN POT  
 N.W. CORNER  
 NW 1/4, SW 1/4  
 13-6-10

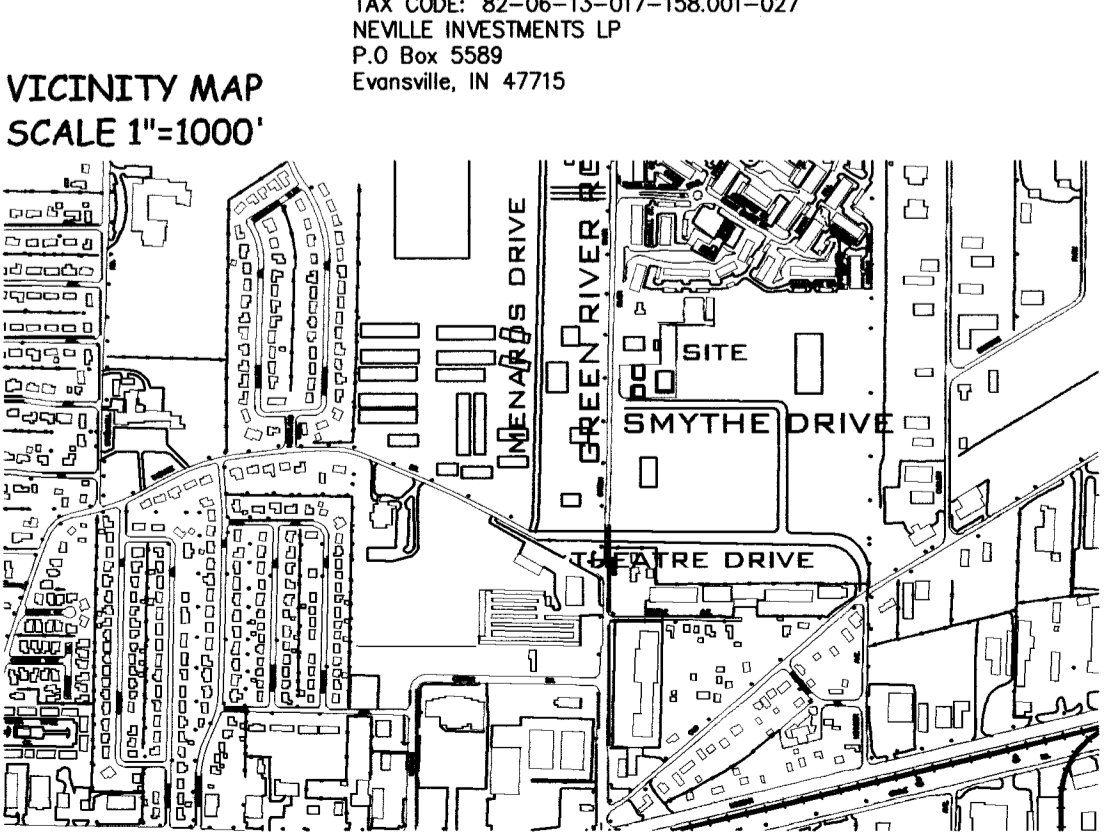
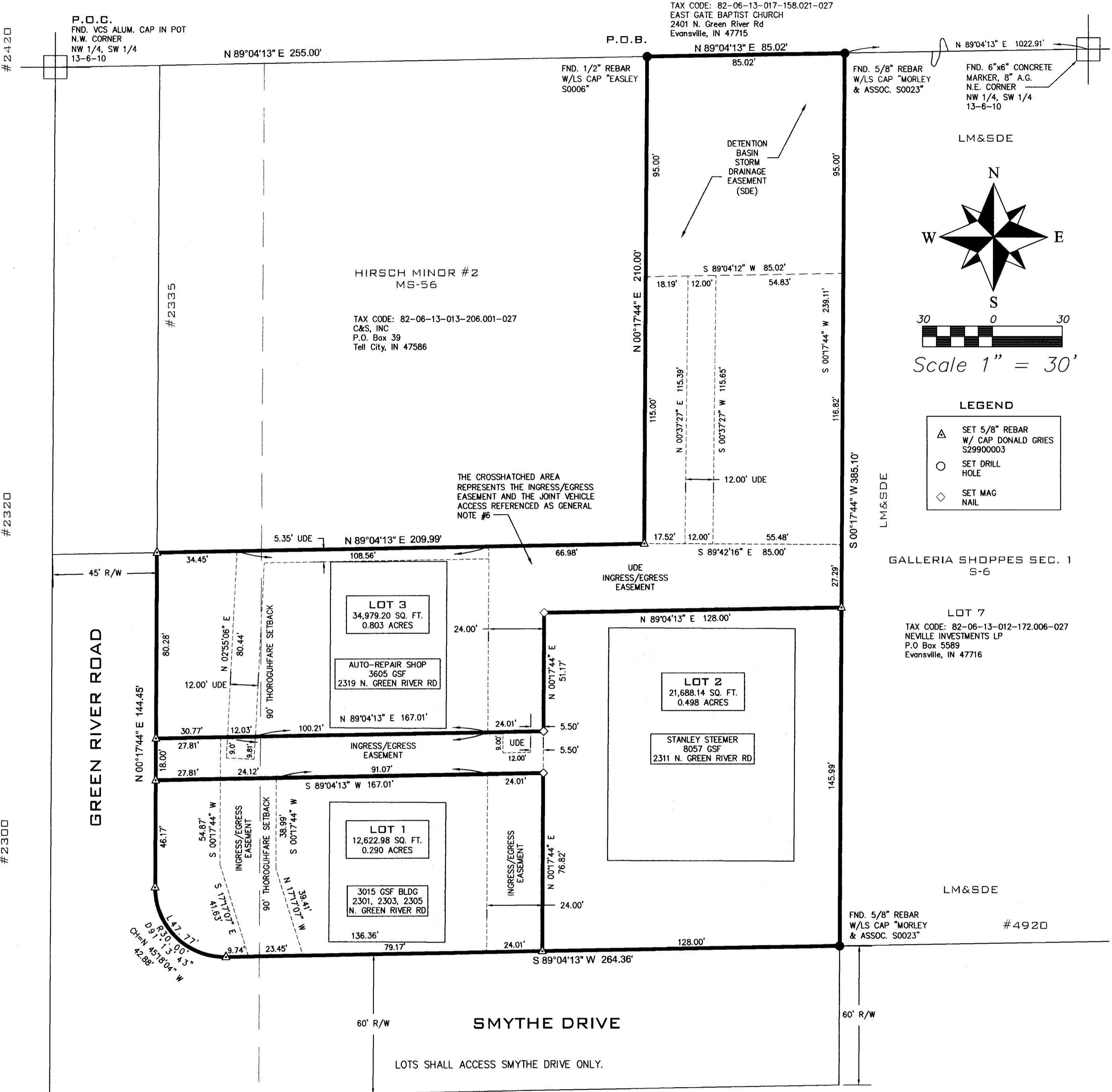
TAX CODE: 82-06-14-015-170.001-027  
 HINDERLITER, KEITH A., VINCENT, JAMES  
 7720 River Ridge Lane  
 Evansville, IN 47712

THEATRE COMMONS  
 AMENDED PLAT  
 S-152

LOT 1  
 TAX CODE: 82-06-14-016-138.001-027  
 SPURLING BROTHERS, LLC  
 3201 N. Green River Rd  
 Evansville, IN 47715

LOT 2  
 TAX CODE: 82-06-14-016-138.002-027  
 SCHAUER ENTERPRISES, LLC  
 P.O. Box 417  
 Grosse Ile, MI 48138

LOT 3  
 TAX CODE: 82-06-14-016-138.003-027  
 SYF PROPERTIES, LLC  
 1141 Pine Gate Road  
 Evansville, IN 47725



## General Notes

- UTILITIES:** Evansville Water & Sewer Utility - Sanitary Sewers are available. Water service is available.
- FLOOD PLAIN DATA:** No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0201 D, Community Panel 180257 dated March 17, 2011.
- SIDEWALKS:**
  - Sidewalks installed in a new subdivision must be installed to the standards covering the latest edition of the Evansville Municipal Code and all applicable standards required by the Americans with Disabilities Act (ADA) and regulations thereunder.
  - Failure to install a required sidewalk in accordance with all ordinances and in the time allotted in this subsection is an ordinance violation that may be corrected by City employees on a motion in accordance with the provisions of IC 76-1-6-2 and any amendment or modification thereof, with both the direct and administrative costs of such correction being paid by the property owner. The property owner shall be liable to be placed on the list of delinquent taxpayers in accordance with the procedures prescribed by State law.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number 35-SW-2016 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was DENIED at Subdivision Review on 11/10/2016.
- STREET AND DRAINAGE PLANS:** Drainage plans were not required for the existing improvements of the subdivision by the Evansville City Engineer on October 11, 2016.
- STREET ACCESS:** All lots shall access Smythe Drive. Direct access to Green River Road is prohibited.
- Joint Vehicle Access:** All customer, employee, and delivery vehicles to and from the property have access rights to cross over the existing travelways of the shared parking and travel lanes of the property.
- 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 plat has absolutely no effect on any private covenants and restrictions that may or may not exist.

## BOUNDARY DESCRIPTION

A replat of Lot 1 of Hirsch Commercial Subdivision Section 1 as recorded in Plat Book "P", Page 15 in the office of the Recorder of Vanderburgh County, Indiana, being a part of the Southwest Quarter of Section 13, Township 6 South, Range 10 West of the 2nd P.M. lying in Knight Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 13, Township 6 South, Range 10 West of the 2nd P.M.; thence along the North line of said Quarter, Quarter, North 89°04'13" East 255.00 feet to the Northwest corner of Lot 1 of Hirsch Commercial Subdivision Section 1, as per plat thereof, recorded in Plat Book "P", page 15 in the office of the Recorder, also being the true point of beginning; thence continuing along the North line of said Lot 1

- North 89°04'13" East 85.02 feet to the Northeast corner of said Lot 1; thence along the East line of said Lot 1
- South 00°17'44" West 385.10 feet to the Southeast corner of said Lot 1; thence along the South line of said Lot 1
- South 89°04'13" West 264.36 to a corner of said Lot 1; thence along the Southwest boundary of said Lot 1
- Northwesterly along a curve to the right with a length of 47.77 feet, a central angle of 91°13'43", having a radius of 30.00 feet, and bearing a chord of North 45°18'04" West 42.88 feet to a corner of said Lot 1; thence along the most Westerly boundary of said Lot 1
- North 00°17'44" East 144.45 feet to a corner of said Lot 1; thence along the boundary of said Lot 1
- North 89°04'13" East 209.99 feet to a corner of said Lot 1; thence continue along the boundary of said Lot 1
- North 00°17'44" East 210.00 feet to the true point of beginning and containing 1.591 acres, more or less.

## Certificates

**SURVEYOR'S CERTIFICATE**  
 I, Donald E. Gries, certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plot correctly represents a survey completed by me on January 31, 2018 and that all monuments shown exist at all locations as noted.

**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.

Witness my hand and seal this 31st day of January, 2018.  
 Donald E. Gries  
 Indiana Registration No. LS 29900003



## Certificates

**OWNER'S CERTIFICATE**  
 We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Mortensen Sunrise**.

**Easement Dedications**  
 Strips or areas of land, of the dimensions shown on this plat and marked SDE (Storm Drainage Easement), are hereby dedicated for the maintenance of the storm drainage basin and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Storm Detention Easements.

Strips of area of land, of the dimensions shown on this plat and marked UDE (Underground Drainage Easement), are hereby dedicated for the mutual use of the Lot owners, their successors and assigns, customers, employees, and delivery vehicles for access over and across the common travelways and parking areas within the boundary to the limits of Smythe Drive.

Strips or areas of land, of the dimensions shown on this plat and marked Ingress/Egress Easement, are hereby dedicated for the mutual use of the Lot owners, their successors and assigns, customers, employees, and delivery vehicles for access over and across the common travelways and parking areas within the boundary to the limits of Smythe Drive.

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

*Karen Mortensen*  
 Karen Mortensen, Member/Manager  
 Sunrise Development II, LLC  
 P.O. Box 5065  
 Evansville, IN 47716  
 Lots 1 and 3

*Chris Q. Bartnick*  
 Chris Q. Bartnick  
 2311 N. Green River Road  
 Evansville, IN 47715  
 Lot 2

**NOTARY CERTIFICATE**  
 STATE OF Indiana )  
 ) ss:  
 COUNTY OF Vanderburgh )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen Mortensen owner of the real estate shown and described hereon and who acknowledged the execution of this plat to be her voluntary act and deed.

Witness my hand and seal this 23rd day of MAY, 2018.  
 My commission expires Feb. 6, 2023

*Becky L. Gish*  
 Signature  
 Printed Name: Becky L. Gish  
 Notary Resides in Vanderburgh County, Indiana (State)

**NOTARY CERTIFICATE**  
 STATE OF Indiana )  
 ) ss:  
 COUNTY OF Vanderburgh )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Chris Q. Bartnick owner of the real estate shown and described hereon and who acknowledged the execution of this plat to be his voluntary act and deed.

Witness my hand and seal this 23rd day of May, 2018.  
 My commission expires Feb. 6, 2023

*Becky L. Gish*  
 Signature  
 Printed Name: Becky L. Gish  
 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 November 10, 2016.

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

**PLAT RELEASE for APC Docket No. 10-S-2016**  
 The Secondary Plat complies with the Ordinance and is released for recording.

*Ronald S. London*  
 Executive Director: Ronald S. London  
 June 1 - 2018  
 May 31, 2018  
 Plat Release Date

**U-147**



AE2  
**ANDY EASLEY ENGINEERING, INC**  
 LAND SURVEYING  
 CIVIL ENGINEERING (812) 424-2481  
 1133 WEST MILL ROAD  
 EVANSVILLE, INDIANA 47710

MORTENSEN SUNRISE SUBDIVISION  
**SUNRISE DEVELOPMENT**  
 4810 SMYTHE DRIVE  
 EVANSVILLE, IN

DRAWN BY: JKS  
 CHECKED BY: DEG  
 SCALE: 1" = 30'  
 DATE: 05-24-18  
 PROJECT NO.: 9917  
 REVISIONS: 09-08-18 JKS  
 04-17-18 DEG  
 SHEET NO.: 1 OF 1