

SCALE 1" = 40'



Boundary Description

Lots 50, 51, 52, 53 and the un-described area located west of said Lots 52 and 53 in Dalzell Place, an addition to the City of Evansville, as per plat thereof recorded in Plat Book C, page 313 in the Office of the Recorder of Vanderburgh County, Indiana; Also Lots 1, 2, and 3 and part of Lot 4 in Day and Elliott Addition to the City of Evansville, as per plat thereof, recorded in Deed Book 8, pages 188 thru 190 in said Office of the Recorder; Also Lots 20 thru 37 and 39 thru 44 in the Extension of Cherry Street Addition to the City of Evansville, as per plat thereof, recorded in Plat Book D, pages 506 thru 507 in said Office of the Recorder; Also Lots 2, 3, 4 and 5 in Elliotts Addition to Brays Enlargement to the City of Evansville, per plat thereof, recorded in Plat Book B, page 61 in said Office of the Recorder; Also part of Short Eleventh Street, vacated by Declaratory Resolution No. 1-1921; Also part of Oak Street, vacated by Declaratory Resolution No. 3-1954; Also an alley vacated by Declaratory Resolution No. 3-1954; Also Day's Row, vacated by Declaratory Resolution No. 3-1954; Also an unnamed street lying west of above said Lots 20-23 in the Extension of Cherry Street Addition, vacated by Declaratory Resolution No. 2-1921; Also vacated Oak Street vacated by Declaratory Resolution No. G-009-21, recorded in Instrument No. 2009R00029458 in said Recorder's Office; Also vacated Douglas Street, vacated by Declaratory Resolution No. 3-1954; Also vacated Canal Street, vacated by Declaratory Resolution No. G-92-4, recorded in Deed Drawer 7, card 1973 in said Recorder's Office; Also vacated Oak Street, vacated by Declaratory Resolution No. G-2009-21, recorded in Instrument No. 2009R00029458 in said Recorder's Office; all of the above being a part of the Northwest Quarter of Section 29, Township 6 South, Range 10 West in the City of Evansville, Pigeon Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the West corner of Lot 29 in said Extension of Cherry Street Addition, thence along the Southerly line of a 12 foot alley, North 57 degrees 32 minutes 26 seconds East (geodetic bearing based upon Indiana West State Plane Coordinates (NAD83)) 731.73 feet; thence continuing along the South line of 12' alley, South 88 degrees 55 minutes 04 seconds East 58.46 feet to the West line of Governor Street; thence along the West line of Governor Street, South 01 degrees 04 minutes 12 seconds West 733.12 feet to the North line of Lincoln Avenue; thence along said North line of Lincoln Avenue, North 89 degrees 05 minutes 19 seconds West 341.95 feet; thence North 00 degrees 54 minutes 41 seconds East 92.98 feet to the Southerly line of vacated Canal Street; thence North 32 degrees 23 minutes 08 seconds West 30.00 feet to the center of vacated Canal Street; thence along the center of vacated Canal Street South 57 degrees 36 minutes 06 seconds West 110.02 feet; thence North 32 degrees 28 minutes 34 seconds West 30.00 feet to the East corner of Lot 38 in said Extension of Cherry Street Addition, thence along the Northeastery line of said Lot 38, North 32 degrees 28 minutes 34 seconds West 26.00 feet to the East corner of Lot 37 in said Extension of Cherry Street Addition, thence along the Southeastery line of said Lot 37, South 57 degrees 36 minutes 06 seconds West 130.00 feet to the Northeastery line of Southeast 10th Street; thence along said Northeastery line of 10th Street, North 32 degrees 28 minutes 34 seconds West 291.54 feet to the point of beginning, containing 313,360 square feet or 7.19 acres.

Subject to any easements, agreements, right-of-ways and restrictions of record.

Old Erie

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
08/21/2018
BRIAN GERTH AUDITOR
4223

RECEIVED FOR RECORD
DATE Aug 8 2018 11:52 AM
PLAT BOOK U-160
PAGE 160
INSTR 20180019084
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

Owner's Certificate
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 **Old Erie**

Strips or areas of land, of the dimensions shown on this plat and marked E.W.S.U.E. (Evansville Water and Sewer Utility Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department a permanent Sanitary Sewer Utility Easement and Water Utility Easement and right-of-way over the Real Estate described herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewage and or water, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, except for what is existing, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from the top edge of the bank of any such lake or pond.

Strips or areas of land, of the dimensions shown on this plat and marked I.E.E. (Ingress-Egress Easement), are hereby granted for the benefit of the lots in this subdivision to access their through Lot 2. Maintenance of the easement shall be by agreement made between the individual lot owners.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision and from said easements for necessary construction, maintenance or reconstruction.

The Housing Authority of the City of Evansville Advantix Development Corporation

By: Tim Martin, Director of Operations
500 Court Street
Evansville, IN 47708

By: Tim Martin, COO
500 Court Street
Evansville, IN 47708

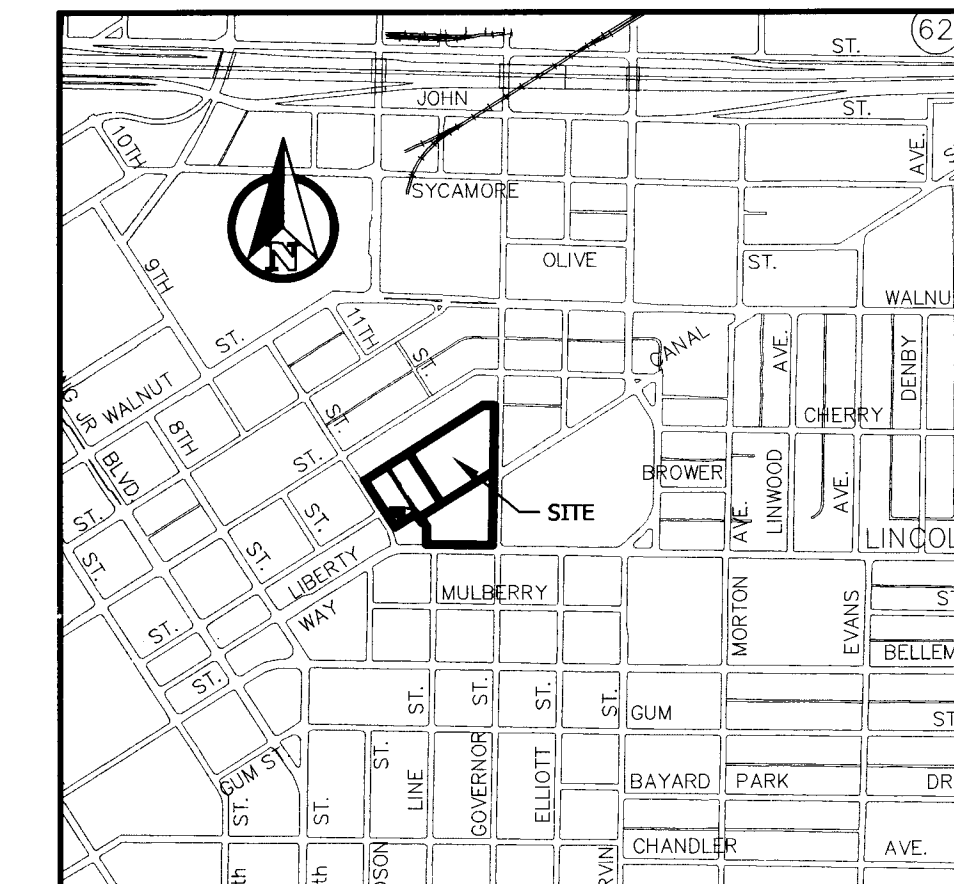
Evansville RCF, LP

By: David Cocagne, Manager
121 W. Wacker Dr. Suite 400
Chicago, IL 60601

General Notes

Access: Any access for Lot 2 along Governor Street shall be as far north of Lincoln Avenue as is possible. Any access for Lot 2 along Lincoln Avenue shall be as far west of Governor Street as possible.

- Basements:** Any basements must be approved by the Vanderburgh County Building Commissioner.
- Flood Hazard Statement:** No part of the site is located in Flood Hazard Zone AE as said tract plots by scale on Flood Insurance Rate Map for Vanderburgh County Indiana, Community Panel 181 of 275, being Map Number 18163C0181D, Effective March 17, 2011. All first floor grades shall conform to local and state enforced building codes.
- Property Corner Markers:** All corners not already marked will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley & Assoc. I.D. #0023."
- Utilities:** Sewer is available at the site by the Evansville Water and Sewer Utility. Water is available at the site by the Evansville Water and Sewer Utility.
- Reference Survey:** Inst. #2017R00025676
- 12' Alley Vacation:** 12' Alley running parallel to S.E. 10th Street, between Cherry Street and Lincoln Avenue was vacated per Ordinance Number G-2018-12, dated April 16, 2018 and recorded as Instrument Number 2018R00007880 in the Office of the Recorder of Vanderburgh County, Indiana.
- Sidewalks:** Sidewalks exist at this location and it was determined at SUBDIVISION REVIEW on September 11, 2017 that this subdivision currently meets the minimum requirements for the installation of sidewalks as per the Evansville Municipal Code 17.05.150(B)(2).



Location Map

Legend

Building Setback Line	(C)	Calculated Dimension
Center Line	Cd	Card
Easement Line	D.R.	Deed Record
Property Boundary Line	Doc	Document
Right-of-way Line	Dr	Drawer
	E	East
	(Fnd)	Found
	Inst	Instrument
	R/W	Right-of-Way
	(M)	Measured Dimension
	N	North
	Pg	Page
	P.O.B.	Point Of Beginning
	P.O.C.	Point Of Commencement
	R	Range
	(R)	Record Dimension
	S	South
	T	Township
	W	West

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, October 12, 2017.

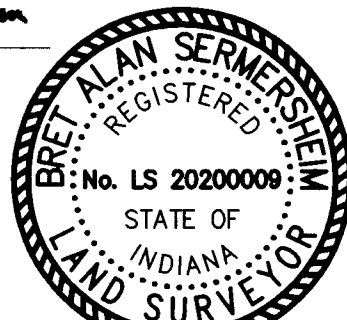


President: [Signature]
Attest Executive Director: Ron London
Plat Release for APC Docket No. S.S.2017
The Secondary Plat complies with the Ordinance and is released for Recording.
Executive Director: Ronald S. London
PLAT RELEASE DATE: August 20, 2018

Surveyor's Certificate

I, Bret Alan Sermersheim, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed by me or under my direct supervision on October 11, 2017 and that all monuments shown exist at locations as noted.
Witness my hand and seal this 13th day of August, 2018.

Bret Alan Sermersheim
Bret Alan Sermersheim, P.S.
Indiana Registration No. LS20200009
MORLEY
4800 Rosebud Lane
Newburgh, IN 47630
Phone: (812) 464-5885
Fax: (812) 464-2514
brets@morleycorp.com

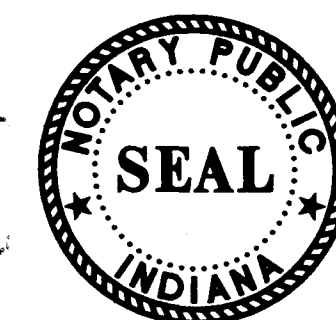


Affirmation Statement

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.

Signature: Bret Sermersheim
Bret Sermersheim

Secondary Plat
Designed by: BAS Job Number: 10032.4.001A
Drawn by: TWC Date: 8-13-2018
10032 Secondary Plat
MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS
4800 Rosebud Ln., Newburgh, IN 47630
812.464.5885 Phone 812.464.2514 Fax
morleycorp.com



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 Tim Martin for The Housing Authority of the City of Evansville and Advantix Development Corporation, the said Owners and Subdividers, who 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 17 day of August, 2018

My Commission Expires: 6.20.19

Vanderburgh Christina
Notary Public

Notary Resides in: Vanderburgh Carlin M.H. Houle
County, Indiana (Typed or Printed Name)

Notary Certificate

STATE OF ILLINOIS, COUNTY OF DeKalb ss:

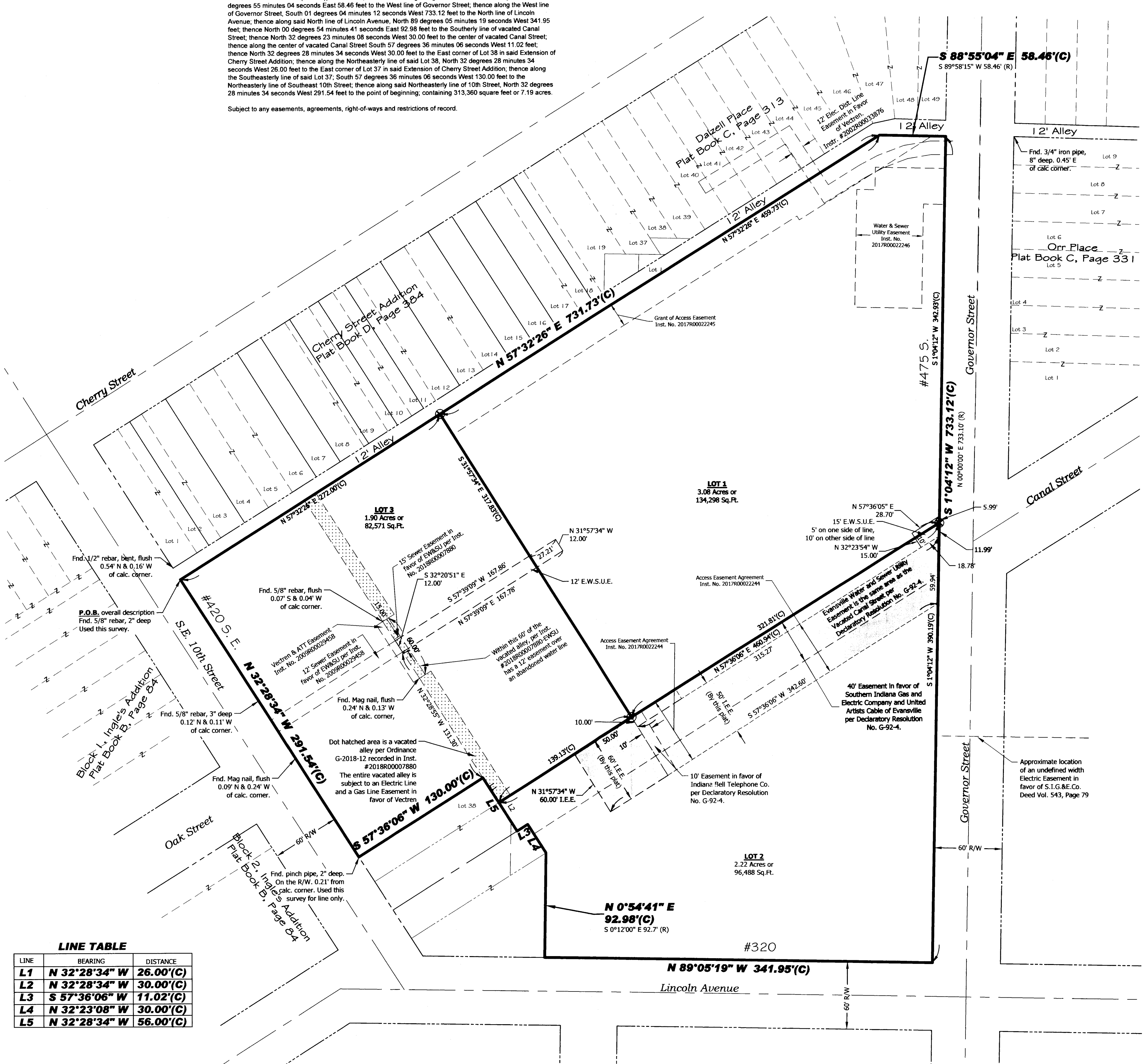
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Cocagne, as Manager for Evansville RCF, LP, the said Owners and Subdividers, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 16th day of August, 2018

My Commission Expires:

David Cocagne
Notary Public

Notary Resides in: Evansville
County, Indiana (Typed or Printed Name)



LINE	BEARING	DISTANCE
L1	N 32°28'34" W	26.00'(C)
L2	N 32°28'34" W	30.00'(C)
L3	S 57°36'06" W	11.02'(C)
L4	N 32°23'08" W	30.00'(C)
L5	N 32°28'34" W	56.00'(C)