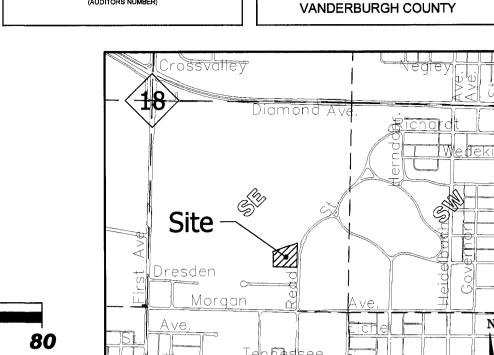
Read Street 1712

No. 2

A replat of Lot 2 in Read Street 1712, being a Replat of Lot 1 in the Replat of part of Blocks 2, 7, 8, & 9 in William W. Morgan's plat of Lots 1, 2, 3, 4, & 5 in Maxwell's Subdivision, as per plat thereof, recorded in Plat Book P, Page 136



BEARINGS are based upon Indiana West State Plane Coordinates (NAD83), established by RTK GPS observations using INDOT VRS network



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

BRIAN GERTH AUDITOR

RECEIVED FOR RECORD

DATE 2/13/2019 9:51AM

INSTR# 2016/26000 2778

DEBBIE STUCKI RECORDER

PLAT BOOK 1

Legend

Property Boundary Line Found x.xx' from calculated

Range Right-of-Way

Esm't Easement E East FPG Flood Protection Grade Inst. Instrument (M) Measured Dimension

D.Dr. Deed Drawer

N North P.O.B. Point Of Beginning Record Dimension

> South Township VCS Vanderburgh County Surveyor

VW Variable Width

OFFICIA, Attest Executive Director: Ronald S. London

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, December 10, 2018, at Subdivision Review

Plat Release for APC Docket No.: MIN-2018-036

Plat complies with the Ordinance and is released for Recording.

PLAT RELEASE DATE: 2/12/2019

Lot 2 in Read Street 1712, a Replat of Lot 1 in the Replat of part of Blocks 2, 7, 8, & 9 in William W. Morgan's plat of Lots 1, 2, 3, 4, & 5 in Maxwell's Subdivision, as per plat thereof, recorded in Plat Book P, Page 136 in the office of the Recorder of Vanderburgh County, Indiana, being part of the South Half of the East Half of the Southeast Quarter of Section 18, Township 6 South, Range 10 West, Pigeon Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the southeast corner of said Lot 2; thence along the perimeter of said Lot 2 the remaining calls, North 88 degrees 44 minutes 57 seconds West 311.02 feet; thence North 01 degrees 15 minutes 04 seconds East 112.68 feet; thence North 02 degrees 32 minutes 28 seconds West 86.28 feet; thence North 69 degrees 59 minutes 02 seconds East 203.95 feet; thence North 78 degrees 24 minutes 16 seconds East 43.74 feet; thence North 70 degrees 26 minutes 29 seconds East 94.08 feet; thence South 01 degrees 57 minutes 48 seconds West 315.92 feet to the point of beginning containing 1.87 Acres (81,450 sq.ft.).

Subject to all easements and rights-of-ways of record.

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, and further certify that this plat correctly represents a survey completed by me on January 15, 2019, and that all monuments shown exist at locations.

Witness my hand and seal this 4th day of February 2019.

Bret Alan Sermersheim, P.S. MORLEY 4800 Rosebud Lane Newburgh, IN 47630 Phone: (812) 464-9585 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.

Bret Sermersheim

Secondary 10655.1.001-/ BAS 2/04/2019 JEW

4800 Rosebud Ln., Newburgh, IN 47630 812.464.9585 Phone 812.464.2514 Fax

morleycorp.com

Centerline 8' SIGECO Esm't D.R. 575, pg. 425. Perpetual Easement for Sewer and I Wall Construction Limits of 100 Year Flood -Zone AE as parcel plots by scale on Comunnity Panel Number 18163C0177D dated March 11, 2011 `S 88°02'12" E 0.70 Acres 30,575 sq.ft. ——— Building Setback Line ---- Center Line BFE 378.0 — — — Easement Line Right-of-way Line Centerline Perpetual Easement to the City of Evansville D.R. 182, pg. 393. "Morley & Assoc. ID. #0023" Mag Nail with Washer stamped "Morley & Assoc. ID. #0023" W.W. Morgan P.B. C, pg 180 30'R/W Base Flood Elevation 1.17 Acres **Calculated Dimension** 50,875 sq.ft. BFE 378.0 ---- 12' Public Utility and Underground Drainage N 88°44'57" W 311.02' 12' Public Utility and — S 89°47'42" W 311.02'(R) Drainage Easement P.O.B. — Morley Cap (fnd flush) Garvin Industrial Park 0.06'N, 0.06'É Plat Book P, page 161 Lot Read Street 1712 Plat Book P, page 136 General Notes Flood Plain Data: Part of the within described tract of land lies within that Special Flood Hazard Area Zone "AE" as said tracts plots on Community Panel Number 180257 D 177, being Map Number 18163C0177D, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011. Installation of Sidewalks: Sidewalks exist at this location. Monuments: Monuments have been set at all boundary and lot corners with a 5/8" rebar with cap stamped "Morley & Assoc. ID#0023", unless otherwise noted. <u>Public Utilities - Sewer</u>: Sanitary Sewer is available and is provided by the Evansville (fnd flush) 0.05'S, 0.09'E <u>Public Utilities - Water</u>: Water is available on Lot 1 and is provided by the Evansville Basis of Bearing: Indiana State Plane Coordinate System - West Zone NAD 1983 Feet. Millner Industrial Drive Reference Survey: Inst #2019R00001485. there have been no changes of matter from said survey that would effect the subject property. **Outlot A:** Outlot A is a non-buildable lot and will be maintained by the owner of Outlot A. RR Spike (fnd flush) SE. corner Block 14 SE corner, SE 1/4, Plat Bk. C, Page 180 Section 18, T6S, R10W VCS Pt. No. 1818 VCS Pt. No. 1836

__ <u>Morgan</u> A<u>venue</u> 🗸

S 88°17'53" E 660.00'(R)

Morley Cap -

(fnd flush)

0.03'N, 5.11'E

- Morley Cap

(fnd flush)

0.17'N, 0.03'E Lot 5

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 *Read Street 1712*

Owner's Certificate

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 "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 Lot 1 across Outlot A as shown hereon. The owner of Outlot A 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

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.

Owner/Developer: Daniel V. Payne

1720 Read Street Evansville, IN 47710

Notary Certificate

STATE OF INDIANA, COUNTY OF WARRICK

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel V Payne, 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

Witness my hand and seal this 12 day of February , 20 19. My Commission Expires:

VANOERBURGH