

P.O.C.
NW Cor. E 1/2, SW 1/4,
Section 24, T6S, R10W
6" x 6" stone (fnd 4" exposed)
Point #2851 per VCS

1/4 Section Line

N 89°01'58" W 1333.64'(M)

S 89°01'58" E 280.01'(C) 280'(R)

74.56'(R&C)

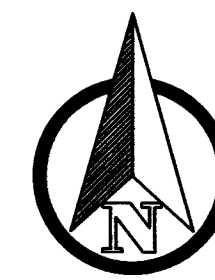
Firm 0066 Cap
(fnd flush)
0.15N, 0.07'E

Firm 0066 Cap
(fnd flush)
0.03'S, 0.06'E

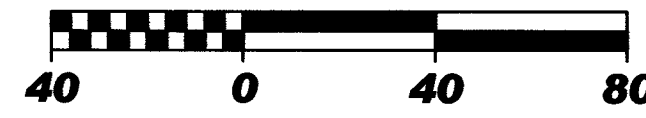
NE Cor. E 1/2, SW 1/4,
Sec 24, T6S, R10W
4" x 4" stone (fnd flush)
Point #2065 per VCS

DAILY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
2/25/2021
DATE
BRIAN GERTH AUDITOR
389
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 2/25/2021 9:24AM
PLAT BOOK Y
PAGE 085
INSTR# 2021R00004952
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

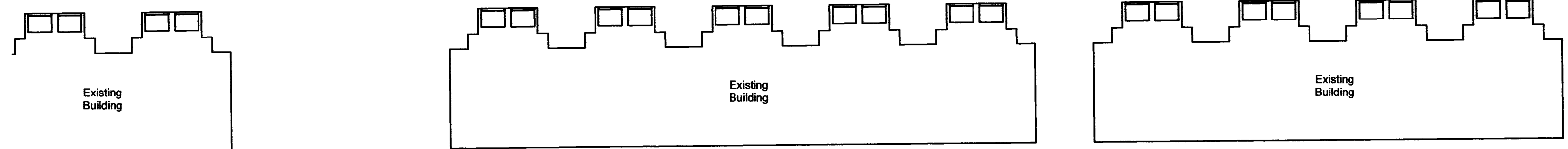


SCALE 1" = 40'

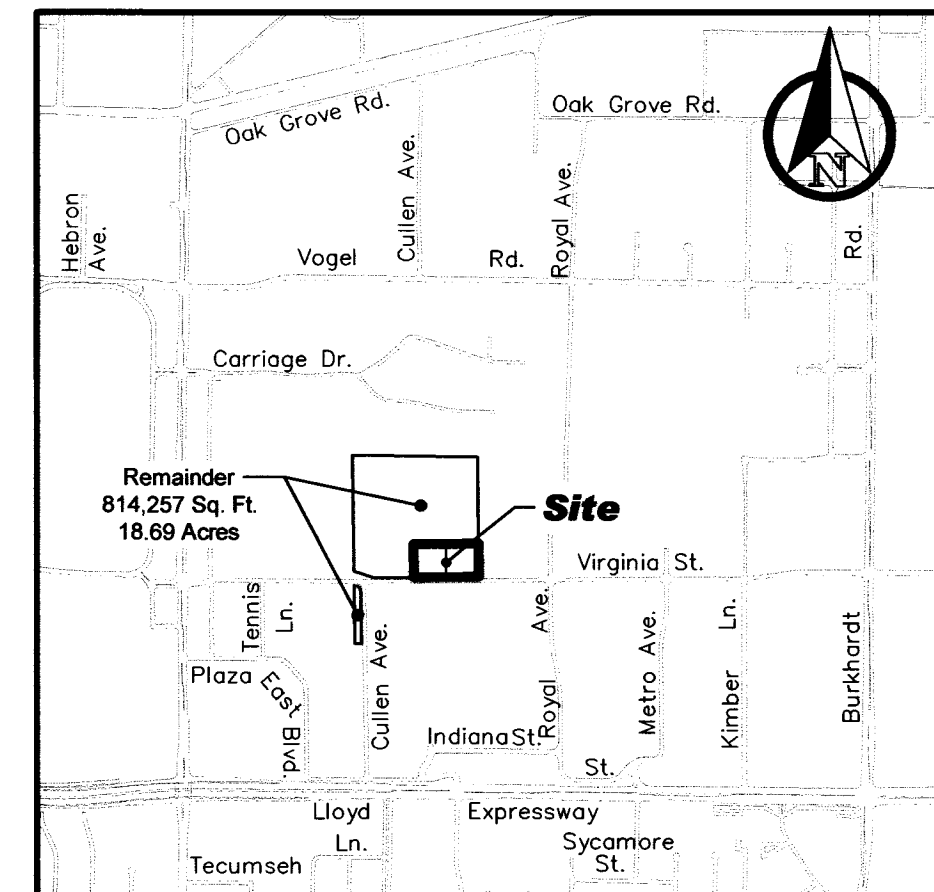


Legend

- Center Line
Easement Line
Property Boundary Line
Right-of-way Line
5/8" Rebar with cap stamped
"Morley ID#0023" (Set)
Stone (Found)
Calculated Dimension
Card
Deed Record
Document
Drawer
East
Found
Instrument
Measured Dimension
North
Point of Beginning
P.O.C.
Range
Record Dimension
South
Township
West



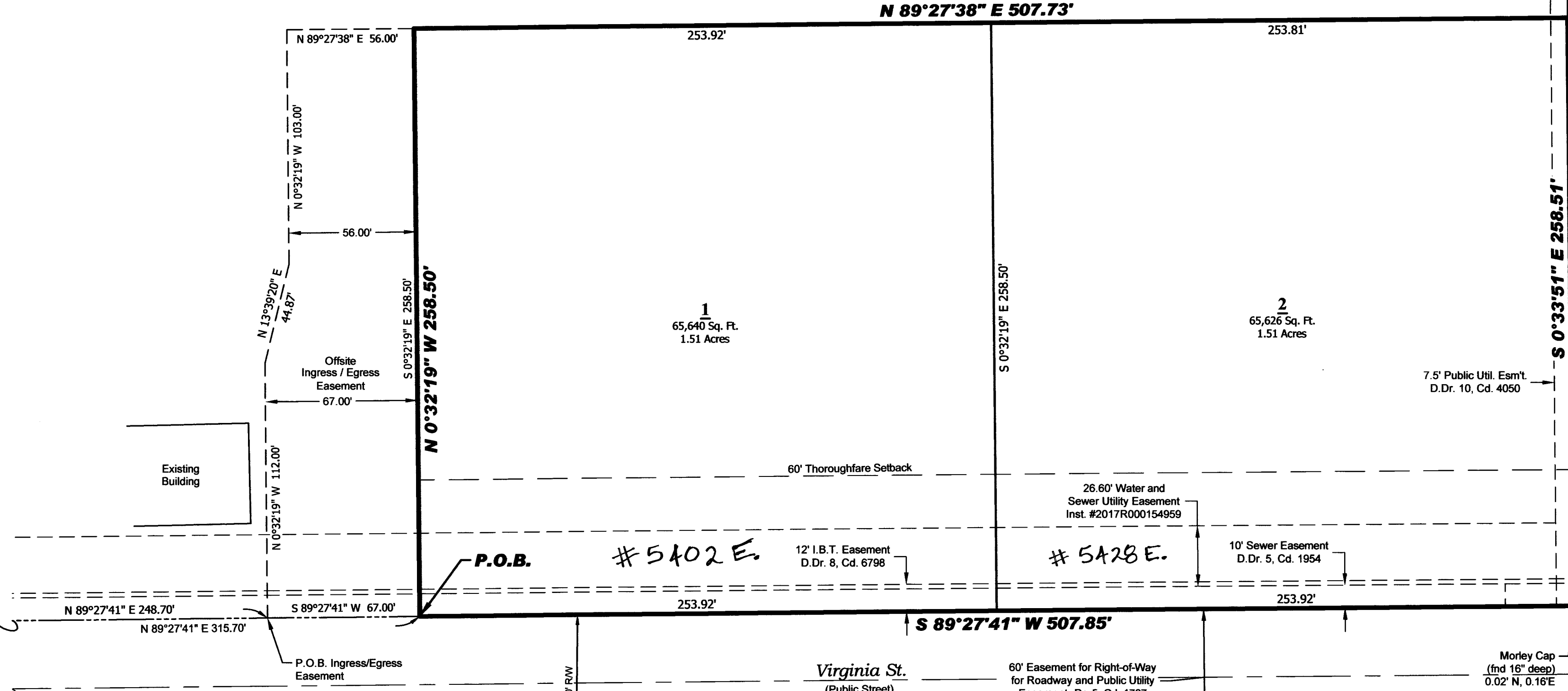
Richmond Park Commercial



Boundary Description

Part of the East Half of the Southwest Quarter of Section 24, Township 6 South, Range 10 West, Vanderburgh County, Indiana being more particularly described as follows: Commencing at the Northwest Corner of the East Half of the Southwest Quarter of said Section 24, thence along the west line thereof, South 00 degrees 50 minutes 13 seconds East 910.63 feet to the north right-of-way line of Virginia Street; thence along the north right-of-way line of Virginia Street the following 2 calls: South 71 degrees 34 minutes 54 seconds East 159.50 feet; thence North 89 degrees 27 minutes 41 seconds East 315.70 feet to the POINT OF BEGINNING; thence North 00 degrees 32 minutes 19 seconds West 258.50 feet; thence North 89 degrees 27 minutes 38 seconds East 507.73 feet to a point on the east line of a tract of land conveyed to Spurling Development, LLC recorded in Instrument Numbers 2016R00010370 and 2016R00010371 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the east line, South 00 degrees 33 minutes 51 seconds East 258.51 feet to the north right-of-way line of Virginia Street; thence along said north right-of-way line, South 89 degrees 27 minutes 41 seconds West 507.85 feet to the point of beginning containing 131,265 square feet (3.01 acres) more or less.

Also, an Offsite Ingress-egress easement more particularly described as follows: Part of the East Half of the Southwest Quarter of Section 24, Township 6 South, Range 10 West, Vanderburgh County, Indiana being more particularly described as follows: Commencing at the Northwest Corner of the East Half of the Southwest Quarter of said Section 24, thence along the west line thereof, South 00 degrees 50 minutes 13 seconds East 910.63 feet to the north right-of-way line of Virginia Street; thence along the north right-of-way line of Virginia Street the following 2 calls: South 71 degrees 34 minutes 54 seconds East 159.50 feet; thence North 89 degrees 27 minutes 41 seconds East 248.70 feet to the POINT OF BEGINNING; thence North 00 degrees 32 minutes 19 seconds West 112.00 feet; thence North 13 degrees 39 minutes 20 seconds East 44.87 feet; thence North 00 degrees 32 minutes 19 seconds West 103.00 feet; thence North 89 degrees 27 minutes 38 seconds East 56.00 feet; thence South 00 degrees 32 minutes 19 seconds East 258.50 feet to the north right-of-way line of Virginia Street; thence along said north right-of-way line, South 89 degrees 27 minutes 41 seconds West 67.00 feet to the point of beginning, containing 15,948 square feet (0.37 acres) more or less.



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 January 11, 2021 at Subdivision Review.



President: [Signature]
Attest Executive Director: Ronald S. London

Plat Release for APC Docket No. MIN-2021-002

Secondary Plat complies with the Ordinance and is released for Recording.
Executive Director: Ronald S. London
PLAT RELEASE DATE: 2/25/2021

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 Richmond Park Commercial. 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 for the purpose of ingress, egress and regress to and from Lot 1. The owner of the property on which the drive is located 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 Lot 1.

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: Spurling Development, LLC

By: [Signature]
Andrew T. Spurling Member
3201 N. Green River Rd.
Evansville, IN 47715

Notary Certificate

STATE OF INDIANA, COUNTY OF [Blank] ss:
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Andrew T. Spurling for Spurling Development, 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 19th day of February, 2021.

My Commission Expires: 2/4/2027
Notary Resides in Henderson, Indiana
Notary Public: Michele S. Nally
Michele S. Nally (Typed or Printed Name)



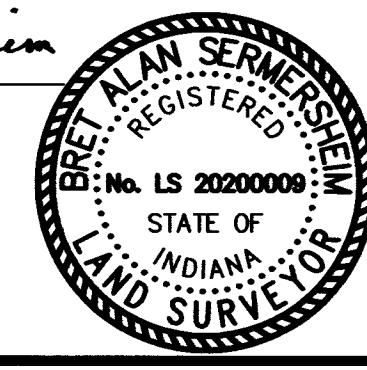
Surveyor's Certificate

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 April 15, 2016 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 19th day of February, 2021.

Bret Alan Sermersheim
Prepared By: Bret Alan Sermersheim, P.S.
MORLEY
4800 Rosebud Lane
Newburgh, IN 47630
Phone: (812) 464-9585
Fax: (812) 464-2514
brets@morleycorp.com



Secondary Plat

Designed By: B.A.S. Job Number: 9749.4.006A
Drawn By: J.E.V. Date: 2/19/2021
Filename: 9749 Minor-Secondary



General Notes

- Access: Lot 1 shall have access from the offsite Ingress / Egress Easement. Lot 2 shall have access from Virginia St. and drive must line up with existing commercial drive on south side of Virginia Street.
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 18163C0201D of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.
Installation of Sidewalks with Certificate of Occupancy:
(i) Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk(s) on the purchased lot or lots within five years from the date of purchase or acquisition of interest.
(ii) The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which the owner still holds title within 10 years from the date the plat is recorded.
(iii) No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk on that lot is installed.
(iv) Sidewalks installed in a new subdivision must be installed to the standards meeting the latest edition of the Evansville Municipal Code and all applicable standards required by the Americans with Disabilities Act (ADA) and the regulations there under.
(v) 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 or contractors in accordance with the provisions of IC 36-1-6-2 and any amendment or reconfiguration thereof, with both the direct and administrative costs of such correction being a lien against the property and being eligible to be placed on the tax duplicate by the County Auditor in accordance with the procedures prescribed by state law.

- 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 plat has absolutely no effect on private covenants and restrictions that may or may not exist.
Public Utilities - Sewer: Sanitary Sewer is available and is 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 Number 2017R00006072
REMINDER: WD 2021R00004952

