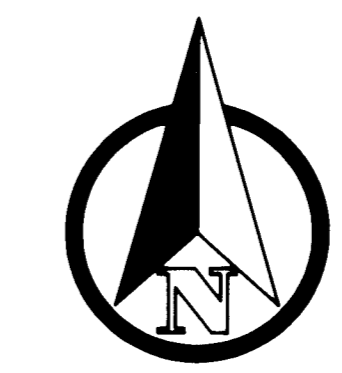
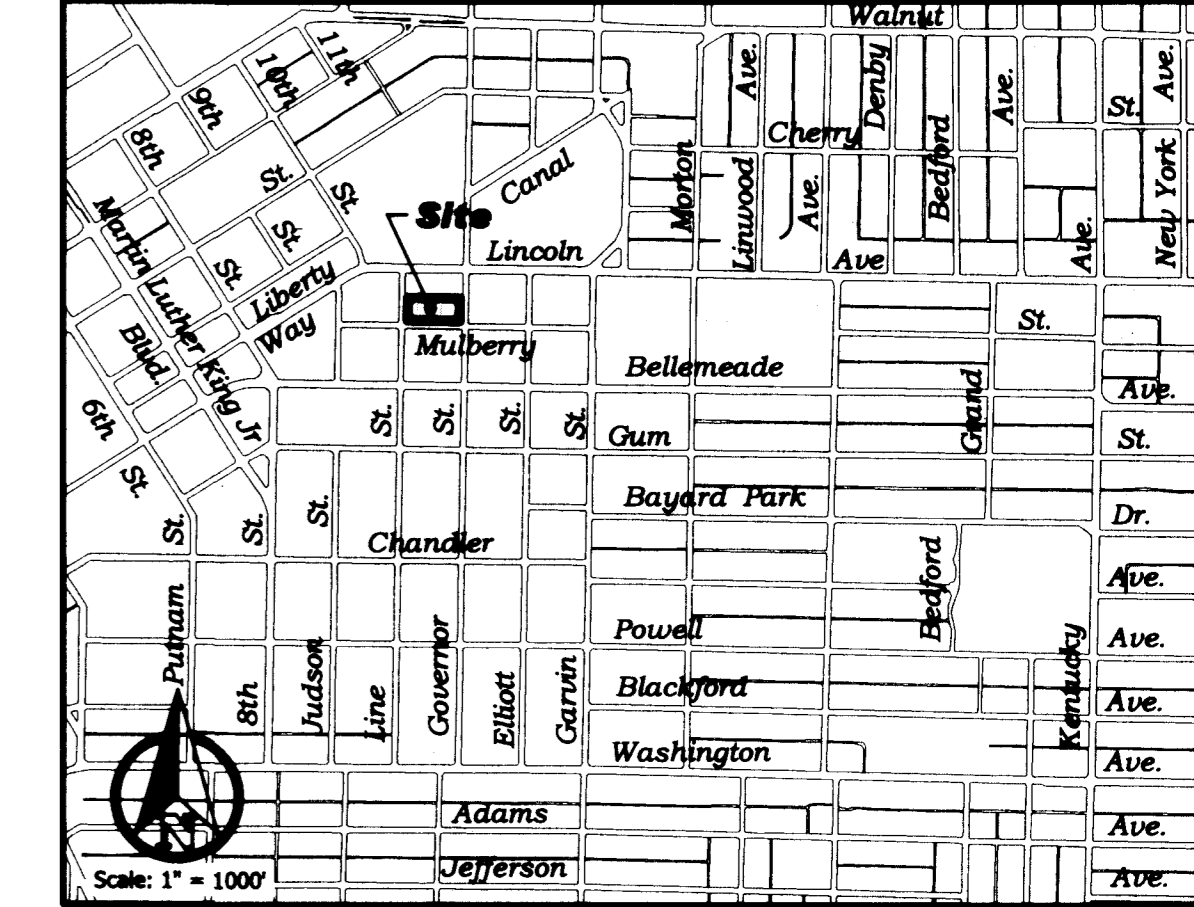


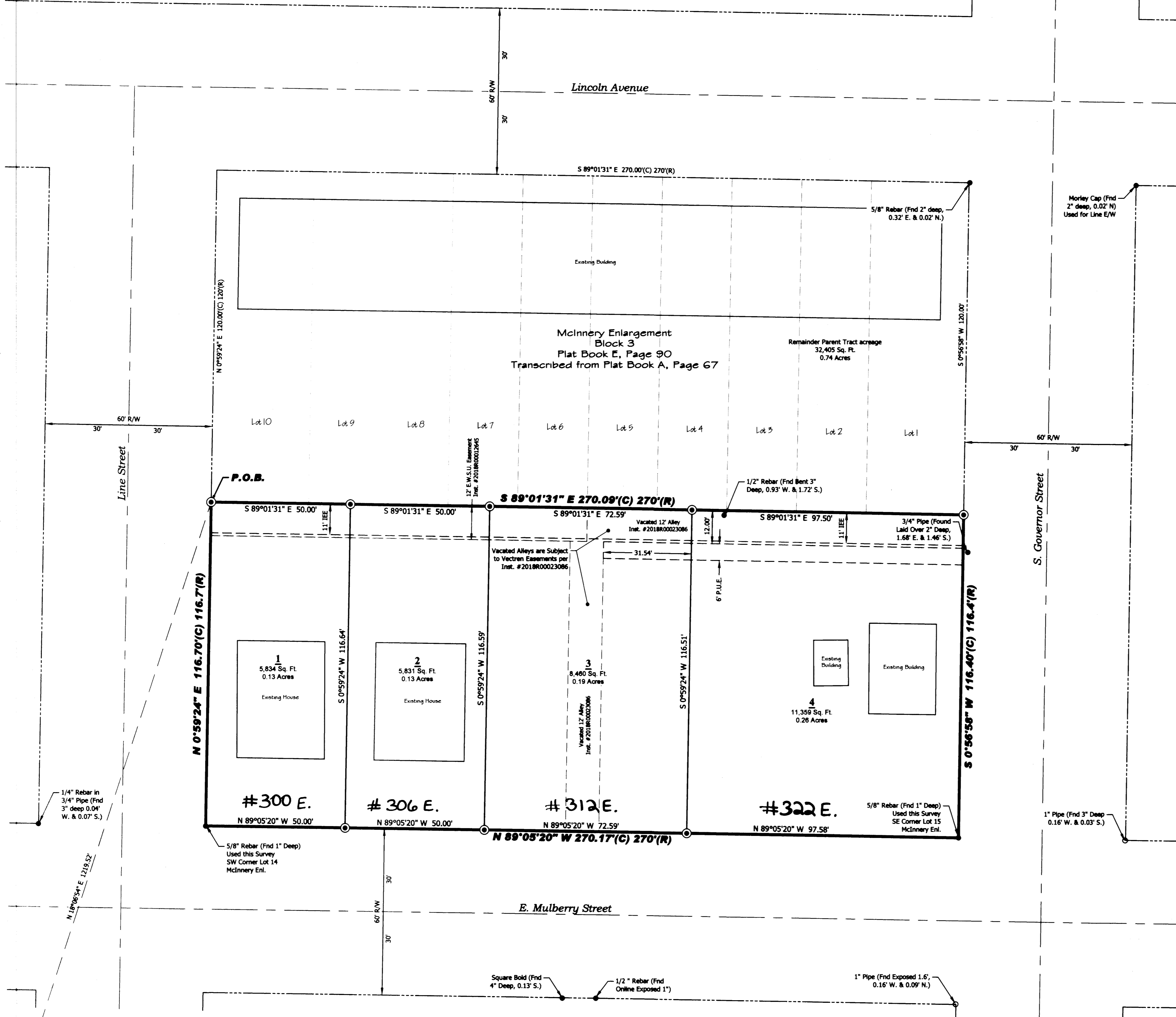
The Villas on Mulberry

A Replat of Lots 11-18 in McInnery Enlargement, Block 3, as per plat thereof, recorded in Plat Book A, Page 87, and transcribed of record in Plat Book E, Page 90 and also the alleys in said Block vacated by Instrument #2018R00023086 all of record in the Office of the Recorder of Vanderburgh County

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 4/14/20
 PLAT BOOK V. 050
 PAGE 050
 INSTR. 2020 Record 396
 RECEIVED FOR RECORD
 DATE APR 14 2020
 PLAT BOOK V. 050
 PAGE 050
 INSTR. 2020 Record 396
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



SCALE 1" = 20'
 20 0 20 40



General Notes
Access: All lots shall access ingress-egress easement at the rear of the lots. There shall be no direct access to Line St., Mulberry Street, or S. Governor St.
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 18163C0181D, of the Flood Insurance Rate Maps (FIRM) of Evansville, Vanderburgh County, Indiana, dated March 17, 2011.
Installation of Sidewalks: Sidewalks exist at this location and it was determined that this subdivision currently meets the minimum requirements for the installation of sidewalks as per the Evansville Municipal Code 17.05.150(B)(2).
Monuments: Monuments have been set at all boundary and lot corners with a 5/8" rebar with cap stamped "Morley DW0023", unless otherwise noted.
Prior Covenants and Restrictions: THE AREA PLAN COMMISSION does not participate in the creation or enforcement of 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: 2018R00025799

Boundary Description
 Lots 11-18 in McInnery Enlargement, Block 3, as per plat thereof, recorded in Plat Book A, Page 87, and transcribed of record in Plat Book E, Page 90 in the Office of the Recorder of Vanderburgh County. Also, the alleys in said Block vacated by Instrument #2018R00023086 recorded in said Office of the Recorder all being more particularly described as follows:
 Beginning at the southwest corner of Lot 10 in said McInnery Enlargement, Block 3; thence running along the south property lines of Lots 10 thru 1, said line also being the north line of said vacated alley. South 89 degrees 01 minutes 31 seconds East 270.09 feet to the southeast corner of Lot 1 in said McInnery Enlargement, Block 3, said point also being on the west right-of-way line of Governor Street; thence along the west right-of-way line of Governor Street, said line also being the east line of said vacated 12 foot alley and Lots 18 thru 15, South 00 degrees 56 minutes 58 seconds West 116.40 feet to the southeast corner of Lot 15 in said McInnery Enlargement, Block 3, said point also being the intersection of the west right-of-way line of Governor Street and the north right-of-way line of Mulberry Street; thence along the north line of Mulberry Street, said line also being the south line of Lots 15 and 14 and a vacated 12 foot alley, North 89 degrees 05 minutes 20 seconds West 270.17 feet to the southwest corner of Lot 14 in said McInnery Enlargement, Block 3, said point also being the intersection of the north right-of-way line of Mulberry Street and the east right-of-way line of Line Street; thence along the east right-of-way line of Line Street, said line also being the west line of Lot 14 thru 11 and said vacated 12 foot alley in said McInnery Enlargement, Block 3, North 00 degrees 59 minutes 24 seconds East 116.70 feet to the point of beginning, containing 31,483 square feet (0.72 acres) more or less.

Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law #306, 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 3, 2019.



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

Plat Release for APC Docket No.: MAJ-2018-012

Secondary Plat complies with the Ordinance and is released for recording.
 Executive Director: Ronald S. London
 PLAT RELEASE DATE: April 14, 2020

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 November 16, 2018 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 7th day of April, 2020.

Prepared By: Bret Alan Sermersheim, P.S.
MORLEY
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 464-9585
 Fax: (812) 464-2514
 bret@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 Alice Weathers, Executive Director for Community Action Program of Evansville and Vanderburgh County, Inc., 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 13th day of April, 2020
 My Commission Expires: August 6, 2026
Alice Weathers
 Notary Public
 Notary Resides in: Evansville
 County, Indiana: Vanderburgh
Bret A. Sermersheim
 (Typed or Printed Name)



Secondary Plat

Designed By: B.A.S. Job Number: 10502.1.001A
 Drawn By: J.E.V. Date: 5/11/2020
 10502 Secondary Plat

MORLEY
 ARCHITECTS | ENGINEERS | SURVEYORS
 4800 Rosebud Ln., Newburgh, IN 47630
 812.464.9585 Phone 812.464.2514 Fax
 morleycorp.com

Legend

--- Center Line	(C) Calculated Dimension
- - - Easement Line	(E) East
- - - Property Boundary Line	(Fnd) Found
- - - Right-of-way Line	(Inst.) Instrument
(M) Measured Dimension	(M) Measured Dimension
(N) North	(N) North
P.O.B. Point Of Beginning	P.O.B. Point Of Beginning
(R) Range	(R) Range
(RD) Record Dimension	(RD) Record Dimension
(S) South	(S) South
(T) Township	(T) Township
(W) West	(W) West

V. 050

S.W. Corner
 NE 1/4, SW 1/4
 Section 29-T6S-R10W
 2" Iron Pin (14" Deep)
 V.C.S. Point #3049