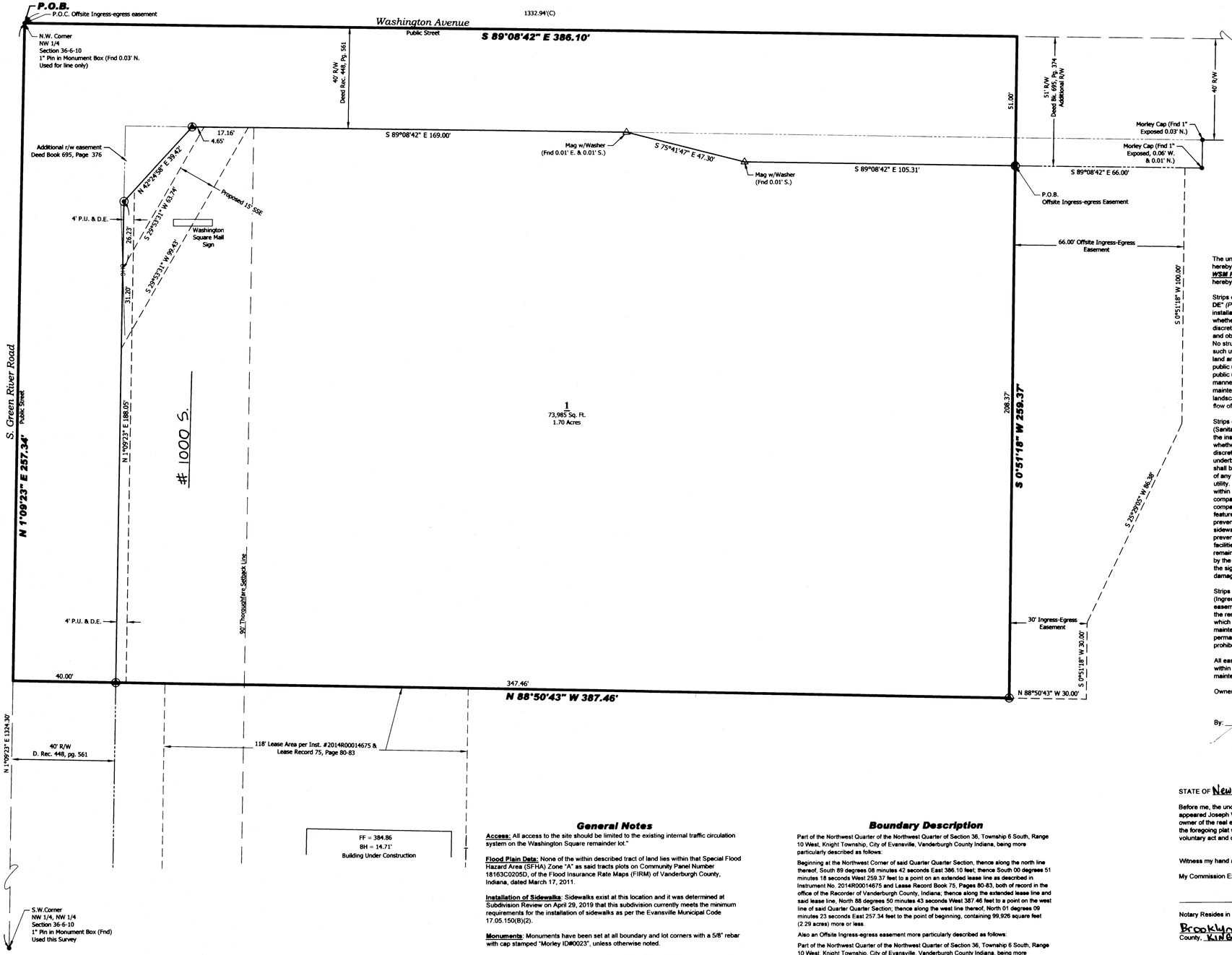
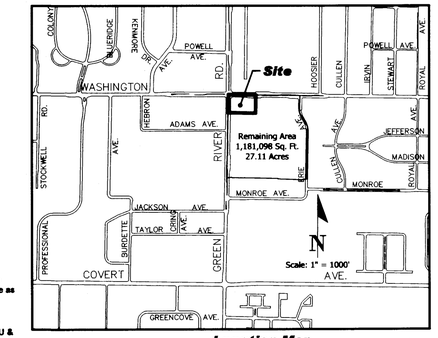
WSM Park



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
5/17/2019 (DATE)
BRIAN GERTH AUDITOR
17916 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 5/17/2019 1:07PM
PLAT BOOK V
PAGE 005
INSTR# 2019R00009650
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY



Location Map

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 ***WSM Park***. 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 "PU & DE" *(Public Utility and Drainage Easement)*, are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions and for conveyance of surface water and/or subsurface water. No structures other than what is existing at the time of this plat and other than such utility facilities and drainage facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility. Any public utility facility placed within the easment shall not be placed in such a manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "SSE" (Sanitary Sewer Easement), are hereby dedicated to the public sewer utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of said public utility company, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, or any other utilities shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement for utility service connections or crossing by any utility. Any building, structure, fence, obstructions or encroachments located within said areas of land are subject to removal by the permitted sewer utility company without liability in the use of said easements and the permitted sewer company shall not be required to replace, restore or repair any non-permitted feature, obstruction, or encroachment in the use of said easements. Nothing shall prevent the use of any portion of this easement for driveways parking lots and sidewalks constructed with any type of material or surface and nothing shall prevent the use of any portion of this easement for crossings by storm drainage facilities. Existing Washington Square Mall Sign on site will be permitted to remain inside of Sanitary Sewer Easement and can not be removed or modified by the utility company. Owners of the Sign shall be able to make modifications to the sign for the maintenance, operation, and repair of sign so long as it does not damage any utility facilities.

Strips or areas of land, of the dimensions shown on this plat and marked "IEE" (Ingress and Egress Easement), are hereby dedicated as a non-exclusive easement for ingress and egress to the owner of Lot 1 across the parent tract of the remaining Washington Square Mall property. The owner of the property upon which the Offsite Ingress-egress easement 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/Developer: Evansville Holdings, LLC.

By: _____
Joseph Weinberg, Managing Member
1159 39th Street
Brooklyn, NY 11218

Notary Certificate

STATE OF New York COUNTY OF Kings) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph Weinberg, as Managing Member for Evansville Holdings 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 16 day of May, 2019

My Commission Expires: 09/17/2022

_____ Notary Public

Notary Resides in Brooklyn, NY County, Kings

SAMAR TARIQ (Typed or Printed Name)

SAMAR TARIQ
Notary Public - State of New York
NO. 01TA6380929
Qualified in Kings County
My Commission Expires Sep 17, 2022

General Notes

Access: All access to the site should be limited to the existing internal traffic circulation system on the Washington Square remainder lot."

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 18163C0205D, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

Installation of Sidewalks: Sidewalks exist at this location and it was determined at Subdivision Review on April 29, 2019 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 ID#0023", unless otherwise noted.

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 the replat has absolutely no effect on any private covenants and restrictions that may or may not exist.

Public Utilities - Sewer: Sanitary Sewer is available and will be provided by the Evansville Water & Sewer Utility.

Public Utilities - Water: Water is available and is provided by the Evansville Water & Sewer Utility.

Variance: APC Docket Number VAR-2019-037 requesting a variance of the Zoning Ordinance, as per 18.140.080(c), was Approved by the Board of Zoning Appeals on May 16, 2019. This Variance was to allow for the relaxation of: The Off premise sign on site to be located 627 feet instead of the required 1000 feet from another off premise sign along a controlled access thoroughfare.

Reference Survey: Surveyor's Plat Drawer, Card 1810, being Inst. #2002R00002136

Boundary Description

Part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 6 South, Range 10 West, Knight Township, City of Evansville, Vanderburgh County Indiana, being more particularly described as follows:

Beginning at the Northwest Corner of said Quarter Quarter Section, thence along the north line thereof, South 89 degrees 08 minutes 42 seconds East 386.10 feet; thence South 00 degrees 51 minutes 18 seconds West 259.37 feet to a point on an extended lease line as described in Instrument No. 2014R00014675 and Lease Record Book 75, Pages 80-83, both of record in the office of the Recorder of Vanderburgh County, Indiana; thence along the extended lease line and said lease line, North 88 degrees 50 minutes 43 seconds West 387.46 feet to a point on the west line of said Quarter Quarter Section; thence along the west line thereof, North 01 degrees 09 minutes 23 seconds East 257.34 feet to the point of beginning, containing 99,926 square feet (2.29 acres) more or less.

Also an Offsite Ingress-egress easement more particularly described as follows:

Part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 6 South, Range 10 West, Knight Township, City of Evansville, Vanderburgh County Indiana, being more particularly described as follows:

Commencing at the Northwest Corner of said Quarter Quarter Section; thence along the north line thereof, South 89 degrees 08 minutes 42 seconds East 386.10 feet; thence South 00 degrees 51 minutes 18 seconds West 51.00 feet to the point of beginning, said point being on the south line of Washington Avenue; thence along said South line, South 89 degrees 08 minutes 42 seconds East 66.00 feet; thence South 00 degrees 51 minutes 18 seconds West 100.00 feet; thence South 25 degrees 29 minutes 05 seconds West 86.38 feet, thence South 00 degrees 51 minutes 18 seconds West 30.00 feet; thence North 88 degrees 50 minutes 43 seconds West 30.00 feet, thence North 00 degrees 51 minutes 18 seconds East 208.37 feet to the point of beginning.

Legend

———	Building Setback Line	(C)	Calculated Dimension
— — —	Center Line	E	East
— — —	Easement Line	(Fnd)	Found
———	Property Boundary Line	(M)	Measured Dimension
———	Right-of-way Line	N	North
		Pg	Page
		R	Range
		(R)	Record Dimension
		S	South
		T	Township
		W	West
⊙	5/8" Rebar with cap stamped "Morley ID#0023" (Set)		
▲	Mag Nail with Washer stamped "Morley ID#0023" (Set)		
⊗	Chiseled "X" (Set)		

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 April 29, 2019 at Subdivision Review.

President: Stacey Stevens

Blaine Oliver for
Attest Executive Director: Ronald S. London

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA

Plat Release for APC Docket No.: MIN-2019-020

Secondary Plat complies with the Ordinance and is released for Recording.

Blaine Oliver for
Executive Director: Ronald S. London

PLAT RELEASE DATE: 5/17/2019

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 on March 19, 2001 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.
Bret Sermersheim

Witness my and hand seal this 15th day of May, 2019.

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

BRET ALAN SERMERSHEIM — REGISTERED — No. LS 20200009 — STATE OF INDIANA — LAND SURVEYOR

Secondary Plat	
Designed By: B.A.S.	Job Number: 10728.4.001A
Drawn By: J.E.V.	Date: 5/15/2019
Filename: 10728 Secondary Plat	

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