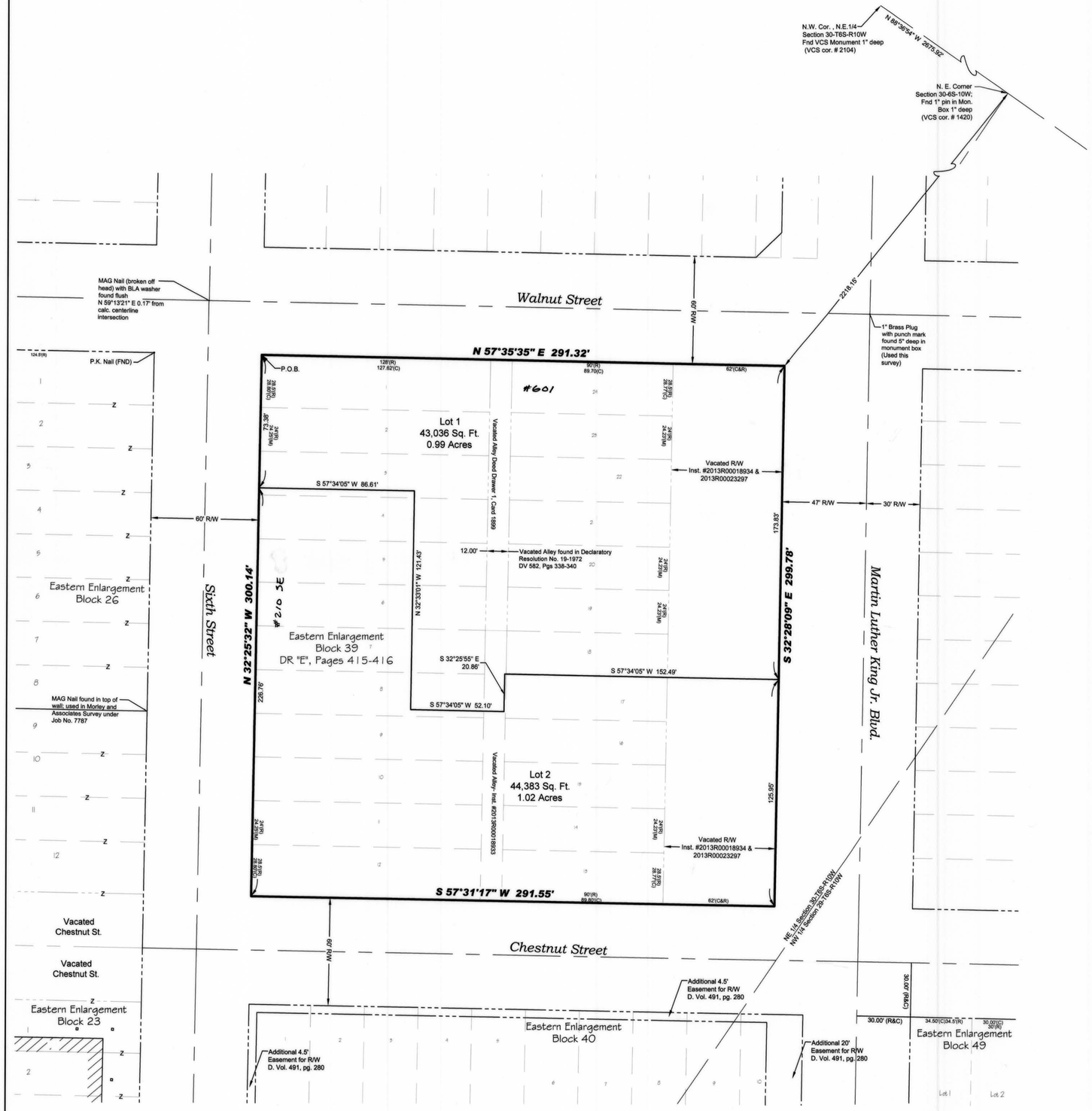
Hotel Minor
Subdivision

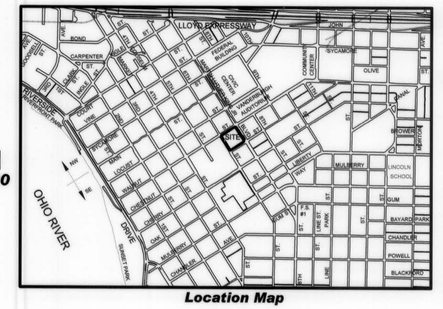


SCALE 1" = 30'

30 0 30 60

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
06-27-2014 (DATE)
JOE GRIES AUDITOR
3136 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 06.27.14 11:22A
PLAT BOOK T
PAGE 137
INSTR# 2014R000 14402
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

General Notes

Flood Plain Data: No part of the within described tract of land lies within that special Flood Zone A as said tract plots on Community Panel No. 180257 0177 D, being Map No. 18163C0117D, of the Flood Insurance Rate Maps for Evansville, Vanderburgh County, Indiana, dated March 17, 2011.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within fifteen (15) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Utilities: Evansville Water and sanitary sewer exist on all of the proposed lots.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID #0023" or as noted.

Basis of Bearings: Indiana State Plane West 1302

Reference Survey: *Inst.#2014R00013859. There have been no change of matters from said survey that would affect the property.*

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 Hotel Minor Subdivision. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.

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:
City of Evansville for the use and benefit of its
Department of Redevelopment

By: Randall K. Aleman

Randall K. Aleman 6/25/14 (Printed Name)
City of Evansville-Department of Redevelopment
306 Civic Center Complex
One N. W. Martin Luther King Jr. Blvd.
Evansville, IN 47708

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 the said Owners and Subdividers, Randall K. Aleman for the City of Evansville for the use and benefit of its Department of Redevelopment, 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 25th day of June, 20 14.

My Commission Expires:
August 5, 2018 Brett A. Sermersheim Notary Public

Notary Resides in
Vanderburgh County, Indiana Brett A. Sermersheim (Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

Boundary Description

All of Block 39, the vacated alley running through said Block 39, and all of vacated Seventh Street lying northeast of and adjacent to said Block 39 in the Eastern Enlargement of the City of Evansville, as per plat thereof, recorded in Deed Record E, Pages 415 and 416, transcribed of record in Plat Book A, Pages 142, 143, and 144, and re-transcribed of record in Plat Book E, Pages 16, 17, and 18 all in the office of the Recorder of Vanderburgh County, Indiana, being part of the Northeast Quarter of Section 30, Township 6 South Range 10 West in Pigeon Township, City of Evansville, Indiana and being more particularly described as follows:

Beginning at the westernmost corner of said Block 39; thence along the northwest line of said Block 39, being the southeasterly line of Walnut Street, North 57 degrees 35 minutes 35 seconds East 291.32 feet to the north most corner of said vacated Seventh Street; thence along the southwesterly line of vacated Seventh Street, South 32 degrees 28 minutes 09 seconds East 299.78 feet to a point on the southeasterly line of said Block 39; thence along said southeasterly line, South 57 degrees 31 minutes 17 seconds West 291.55 feet to the most southerly corner of said Block 39, said point being on the northeasterly line of S. E. Sixth Street; thence along the southwesterly line of said Block 39, being said northeasterly line of S.E. Sixth Street, North 32 degrees 25 minutes 32 seconds West 300.14 feet to the point of beginning containing 87,419 square feet (2.01 acres)

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, and that all monuments shown exist at locations.

Witness my hand and seal this 25th day of June, 2014.

Bret Alan Sermersheim
Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585

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

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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, June 16, 2014 (Subdivision Review).

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: JUNE 27, 2014

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OFFICIAL SEAL EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN COMMISSION

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: Brett A. Sermersheim

Secondary Plat

Designed By:	Job Number:
?	9020.3.001A
Drawn By:	Date:
BAS	6/25/2014
Filename: 9020-Minor sub-june 2014-secondary.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585
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