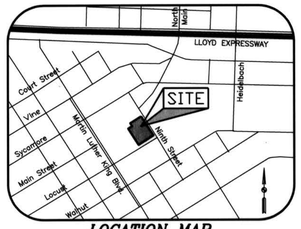
Professionals Plaza

minor subdivision



LOCATION MAP
SCALE: 1" = 1000'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov. 10 2014 (DATE)
BILL FLUTY AUDITOR
6244 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 11.10.14 1:06 M
PLAT BOOK T
PAGE 157
INSTR# 2014R0002536?
Z TULEY RECORDER
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

A part of Lot 1 of Carpenter's Addition to the City of Evansville (Bull's Head Property), the plat of which is recorded in Plat Book B, pages 125–126 in the Office of said Recorder, a part of the Northeast Quarter of Section 30, Township 6 South, Range 10 West, and a part of the Northwest Quarter of Section 29, Township 6 South, Range 10 West, all in Pigeon Township, Vanderburgh County, Indiana, described as follows:

Commencing at the western corner of Block 53 of the Eastern Enlargement to the City of Evansville, the plat of which is recorded in Deed Book E, pages 415–416 and transcribed of record in Plat Book A, pages 34–35 and retranscribed of record in Plat Book E, pages 16–18 in the Office of the Recorder of Vanderburgh County, Indiana, said corner being the intersection of the northeastern boundary of Martin Luther King Jr. Boulevard (formerly Seventh Street) and the southeastern boundary of Sycamore Street; thence North 57 degrees 13 minutes 40 seconds East 674.58 feet along said boundary of Sycamore Street to the southwestern boundary of Ninth Street; thence South 32 degrees 46 minutes 47 seconds East 353.97 feet along said boundary of Ninth Street to the northeasterly prolongation of the southeastern edge of an existing concrete walk and POINT OF BEGINNING of this description; thence continuing South 32 degrees 46 minutes 47 seconds East 319.07 feet along said boundary of Ninth Street to the northwestern boundary of Locust Street; thence South 57 degrees 11 minutes 24 seconds West 247.00 feet along said boundary of Locust Street; thence North 32 degrees 45 minutes 07 seconds West 270.39 feet to the back or southeastern side of an existing curb; thence North 57 degrees 13 minutes 11 seconds East 65.44 feet along said back of curb; thence North 33 degrees 00 minutes 07 seconds West 48.80 feet along an existing concrete expansion joint; thence North 57 degrees 13 minutes 03 seconds East 181.61 feet along the southeastern edge of a concrete walk and the prolongations thereof to the point of beginning and containing 1.741 acres, more or less.

GENERAL NOTES:

1.) UTILITIES: Water, gas, electric, sewer, and telephone utilities exist at the site.

2.) FLOOD PLAIN DATA: No portion of this property lies within the 100 year flood zone (Zone "A") as plotted by scale on the Flood Insurance Rate Map (FIRM) Number 18163C0177D dated March 17, 2011.

3.) TEMPORARY EROSION CONTROL: (during construction)
For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post–Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110 C(16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130(C) (1) of the Evansville Municipal Code.

4.) MONUMENTATION: Monuments have been set at all boundary and lot corners, where noted.

5.) The boundaries shown on this plat are based on the Boundary Retracement Survey recorded July 12, 2000 as Instrument 2000R00019755. Bearings are based on ties to control points from the Boundary Retracement Survey and ALTA/ACSM Land Title Surveys recorded December 18, 2009 as Instruments 2009R00033278, 2009R00033279, and 2009R00033280.

SURVEYOR'S CERTIFICATE

I, Perry E. Jones, 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 3, 2014 and that all monuments shown exist at the locations as noted.

AFFIRMATION STATEMENT
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Witness my hand and seal the 6th day of November, 2014.

Perry E. Jones
Perry E Jones
Indiana Registration No. 9600016
Lochmueller Group, Inc.
6200 Vogel Road
Evansville, IN 47715

PERRY E. JONES — REGISTERED — NO. 9600016 — STATE OF INDIANA — LAND 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 October 6, 2014 (at Subdivision Review)

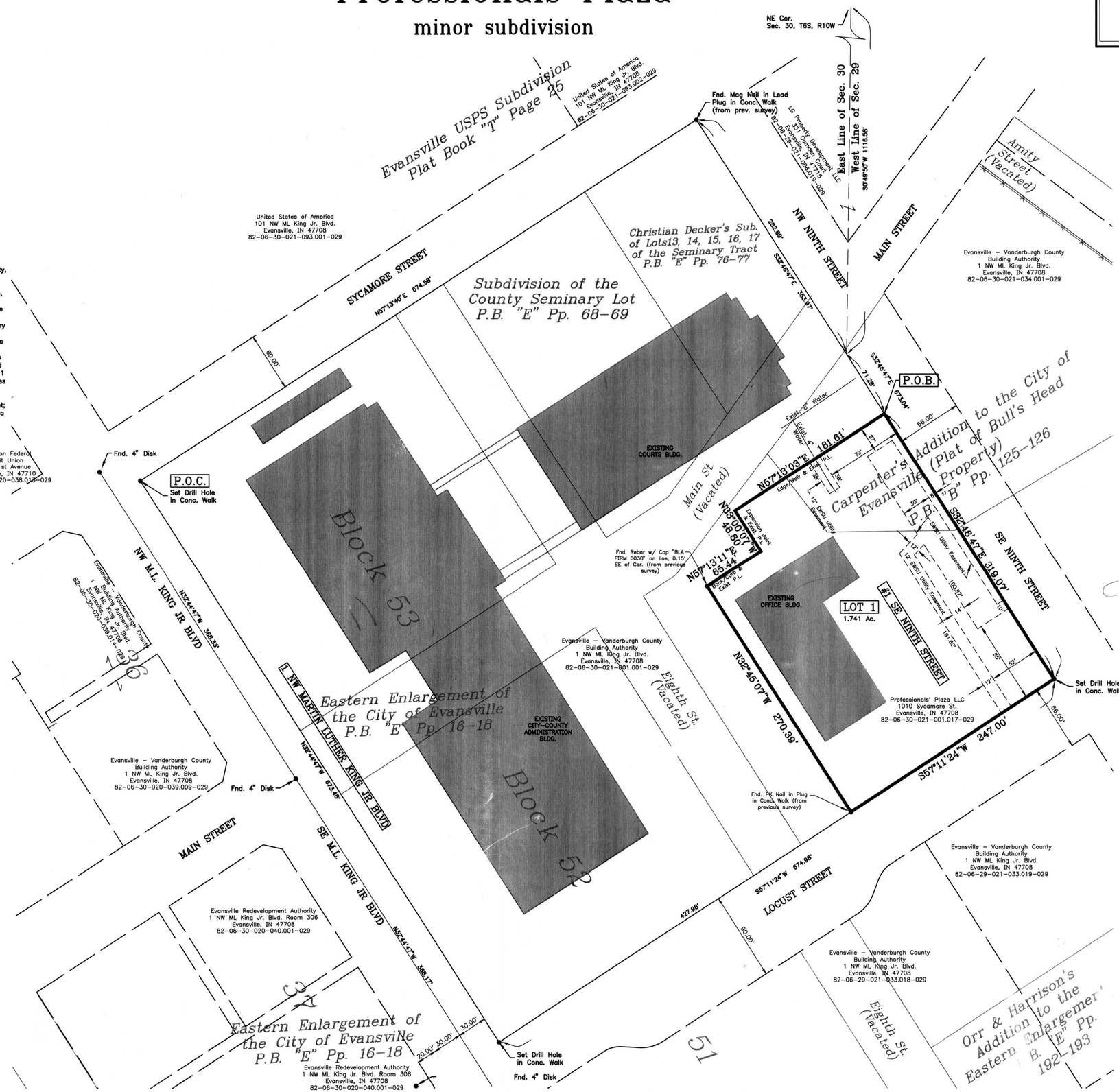
President

Attest Executive Director

SECONDARY PLAT complies with the ordinance and is released for recording.

Executive Director

Nov. 10, 2014
Plat Release Date



OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate and designate same as Professionals Plaza minor subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked EWSU Utility Easement, are hereby dedicated to the Evansville Water and Sewer Utility (EWSU) for the installation, maintenance, operation, enlargement and repair of utility facilities, including storm drainage utilities, whether above ground or below ground, with the right to trim or remove, at the discretion of EWSU, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by EWSU, without liability, in the use of said easements by said utility. All easements are dedicated with the right of ingress and egress over the lot within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Owner of Lot 1
Scott A. Danks, Agent
Professionals' Plaza LLC
1010 Sycamore St.
Evansville, IN. 47708

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), 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 the 7th day of November, 2014.

My Commission Expires:
2-10-2017
Notary Resides in:
Vanderburgh
County, Indiana
Terry A. Campbell
Notary Public
Terry A. Campbell
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

T·157
APC # 29-MS-2014

RECORDER
VANDERBURGH COUNTY
Z TULEY
2014R00026042
11/20/2014 2:28 PM
RECORDING FEES: 12.00
PAGES: 1

8 1 0 0 6 0 5
Tx:4083138

SURVEYOR'S AFFIDAVIT

I, Perry E. Jones, being first sworn under oath, depose and say that:

1. I am a licensed land surveyor in the State of Indiana and that the plat of Professionals Plaza minor subdivision, recorded as Plat Book T, page 157, Instrument 2014R00025367 in the office of the Recorder of Vanderburgh County, Indiana, was prepared by me.

2. Said plat included an "Auditor's Stamp" in the upper right corner thereof stating that the plat was "duly entered for taxation subject to final acceptance for transfer", with blank fields to be completed by the Auditor of said County.

3. Said Auditor's Stamp incorrectly named Bill Fluty as the Auditor of said County.

4. The Auditor of said County as of the date of recording of said plat was Joe Gries.

5. Said Auditor's Stamp was intended to name the current Auditor of said County, as of the date of recording of said plat, being said Joe Gries.

Further affiant sayeth not.

Perry E. Jones

Perry E. Jones, R.L.S.
Indiana Registration No. 9600016
November 18, 2014

STATE OF INDIANA COUNTY OF VANDERBURGH, ss:

SUBSCRIBED AND SWORN to before me, a Notary Public in and for said County and State, personally appeared Perry E. Jones, and he being first duly sworn by me upon his oath, says that the facts alleged in the foregoing instrument are true to the best of his knowledge and belief.

Signed and sealed this 18th day of November, 2014.

Terry A. Campbell

Terry A. Campbell, Notary Public
Residing in Vanderburgh County, Indiana
My Commission expires: February 10, 2017

THIS INSTRUMENT PREPARED BY LOCHMUELLER GROUP, INC. Perry Jones
6200 Vogel Road, Evansville, IN 47715

I affirm, under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Perry E. Jones

Perry E. Jones