CJSH PLAZA

U.27

APC# 11-MS-2016

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
05.25.16 (DATE)
BRIAN GERTH AUDITOR
2680 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05.25.16 11:36A
PLAT BOOK U
PAGE 27
INSTR# 2016R00013632
Z TULEY RECORDER
VANDERBURGH COUNTY

38
MISTY BROWN
DOC. 2003R-22770
82-06-14-015-124.038-027
Brown, Misty M
1831 Newton Ave
Evansville, IN 47715

FND. 5/8" REBAR W/FELDBUSH CAP; 0.31' S. & 0.22' E. OF CALC. LOT COR.

12' Ameritech Esmt. D.D. 9, Cd. 1573

EVANSVILLE TEACHERS FEDERAL CREDIT UNION VOL. 691, PG. 50

82-06-14-017-146.008-027
Evansville Teachers Federal Credit Union
4401 Theater Dr
Evansville, IN 47715

FND. FLUSH 1/2" REBAR

N 89°55'19" E 154.59'

154.59'

P.O.B.

S 89°55'19" W 1171.40'

FND. FLUSH PK NAIL NE COR., SE 1/4, SE 1/4, SEC. 14-6-10

334.20'

Green River Rd.

1000.40'

N 00°00'37" W 1334.60'

8' esmt.

82-06-14-015-124.037-027
Ma, Tian Z & Ling Tang T/E
5636 Vogel Rd
Evansville, IN 47715

TIAN MA & TANG LING
DOC. 2006R-19906

37

10' p.u.e.

10' p.u.e.

12' p.u.e.

165.37'

Lot #1

0.587 Ac.± (M)
25,580.8 sq. ft.±

165.36'

Lot 1B
Replat of Lot 1 in Morgan Center Subd. Sec. "B"
P.D. "MS", Pg. 69

EVA COX
D.D. 11, CD. 2294

82-06-14-014-154.002-027
Cox, Eva P Trustee
825 Wiltshire Dr
Evansville, IN 47715

LLOYD & LESLIE JAMES
DOC. 2006R-35786

82-06-14-015-124.055-027
James, Lloyd E & Leslie E JTRS
1817 Newton Ave
Evansville, IN 47715

SHEPHERD ADDITION NO. 2
PLAT BOOK "K", PAGE 71

36

#4414
(Maxwell Ave)

8' esmt.

WALTER & KAREN WOODS

82-06-14-015-124.036-027
Woods, Walter R & Karen S
1813 Newton Ave
Evansville, IN 47715

N 00°04'18" E 330.74'

S 89°55'09" W 154.79'

S 00°00'02" W 330.72'

12.00' UDE

STORMWATER RUNOFF FROM ANY IMPROVEMENT ON EITHER LOT IN THIS SUBDIVISION SHALL BE DIRECTED TO THE SOUTHEAST CORNER OF THIS SUB TO THE EXISTING STORMWATER FACILITIES AND MAY BE SUBJECT TO A CONTROLLED RELEASED RATE.

35

BOWLES TRUST
DOC. 2012R-6438

82-06-14-015-124.035-027
Bowles, Amanda Nicole Trust
H Keith Bolsch Trustee
1809 N Newton Ave
Evansville, IN 47715

12' esmt.

Lot #2

0.588 Ac.± (M)
25,614.7 sq. ft.±

6'

82-06-14-015-124.034-027
Adams, Timothy J & Tacy Jo H/W
1801 Newton Ave
Evansville, IN 47715

TIMOTHY & TACY ADAMS
D.D. 14, CD. 7148

AN ACCESS AND UTILITY EASEMENT RECORDED AS DOCUMENT # 2016R00013633 GRANTS AN EASEMENT OF 24' IN WIDTH ACROSS LOT 2 FOR THE BENEFIT OF AND TO PROVIDE INGRESS/EGRESS AND WATER SERVICE TO LOT 1

82-06-14-014-154.002-027
Cox, Eva P Trustee
825 Wiltshire Dr
Evansville, IN 47715

12' p.u.e.

34

N 00°04'13" E 1000.49' (R-C)
1000.85' (R-Vol. 691, Pg. 50)
N 00°04'18" E 1000.49' (M)

#4400

12.00' UDE

10' bld. setback

82-06-14-014-136.013-027
North Park Cinemas Inc.
4200 Third Ave
Evansville, IN 47710

8' esmt.

FND. 3/8" I.D. IRON PIPE, 4" B.G.; 0.52' N. & 0.29' E. OF CALC. COR.

S 89°55'00" W 155.00'

FND. 1/2" REBAR, 5" B.G. IN CONCRETE; 0.77' N. & 0.30' E. OF CALC. COR.

Maxwell Ave.

50' r/w (public)

FND. 1/2" REBAR, 6" B.G.; 1.70' N. & 0.08' E. OF CALC. COR.

SHEPHERD ADD. NO. 4
P.B. "K", PG. 144

MORGAN AVE., LLC
DOC. 2011R-6283

82-06-14-014-136.016-027
82-06-14-015-127.002-027
Morgan Ave LLC
7801 Cedar Ridge Dr
Evansville, IN 47715

Lot 16
Morgan Center Subd. Sec. "B"
P.B. "M", Pg. 177

MORGAN AVE., LLC
DOC. 2011R-6283

82-06-14-014-136.016-027
82-06-14-015-127.002-027
Morgan Ave LLC
7801 Cedar Ridge Dr
Evansville, IN 47715

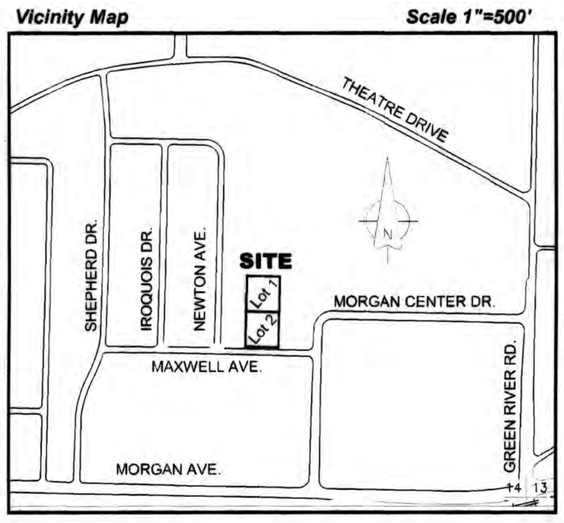
Lot 15
Morgan Center Subd. Sec. "B"
P.B. "M", Pg. 177

CJSH LLC
DOC. 2009R-29185

82-06-14-014-136.015-027
CJSH LLC
1700 Morgan Center Dr.
Evansville, IN 47715

N 00°04'18" E 669.75'

Vicinity Map ***Scale 1"=500'***



FND. 1" IRON ROD IN MONUMENT BOX ON SECTION LINE

1327.42'
S 89°55'05" W 1396.05'

CALCULATED SE COR., SE 1/4, SE 1/4, SEC. 14-6-10 (FND. RE-SET REBAR W/ALUM VCS CAP; 0.23' S. & 0.25' W. OF CALC. COR.)

Morgan Ave.

82-06-14-014-136.014-027
Weyher, PTNR Weyher ETAL Thomas &
1147 E Bnvl New Harmony Rd
Evansville, IN 47725-8301

BOUNDARY DESCRIPTION

A re-plat of Lot 1A in the re-plat of Lot 1 in Morgan Center Subdivision Section "B", as per plat thereof, recorded in Plat Drawer MS, card 69 in the office of the Recorder of Vanderburgh County, Indiana and being a part of the Southeast Quarter of Section 14, Township 6 South, Range 10 West of the 2nd P.M., lying in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 14, Township 6 South, Range 10 West of the 2nd P.M.; thence along the East line of said Quarter, Quarter Section, North 00°00'37" West 1000.40 feet to the Northeast corner of Morgan Center Subdivision Section "B", as per plat thereof, recorded in Plat Book "M", page 177 in the office of the Recorder; thence along the North line of said subdivision, South 89°55'19" West 1171.40 feet to the Northeast corner of Lot 1A in the re-plat of Lot 1 in Morgan Center Subdivision Section "B", also being the true point of beginning; thence along the East line of said Lot 1A

1st: South 00°00'02" West 330.72 feet to the Southeast corner of said Lot 1A; thence along the South line of said Lot 1A

2nd: South 89°55'00" West 155.00 feet to the Southwest corner of said Lot 1A; thence along the West line of said Lot 1A

3rd: North 00°04'18" East 330.74 feet to the Northwest corner of said Lot 1A; thence along the North line of said Lot 1A

4th: North 89°55'19" East 154.59 feet to the true point of beginning and containing 1.175 acres more or less.

CROSS-REFERENCES: RECORDED 05.25.16 11:36AM
2016R00013633 ACCESS AND UTILITY EASEMENT AGREEMENT
" " " 13634 WARRANTY DEED
" " " 13635 WARRANTY DEED

N
W E
S

0' 20' 40'

LEGEND:

○ SET 5/8" REBAR LS29900003
(R) RECORD DEED DIMENSION
(M) MEASURED DIMENSION
(C) CALCULATED DIMENSION
FND.=FOUND
I.D.=INSIDE DIAMETER
O.D.=OUTSIDE DIAMETER
A.G.=ABOVE GRADE
B.G.=BELOW GRADE

P.O.C.
CALCULATED SE COR., SE 1/4, SE 1/4, SEC. 14-6-10 (FND. RE-SET REBAR W/ALUM VCS CAP; 0.23' S. & 0.25' W. OF CALC. COR.)

General Notes

1. UTILITIES: Evansville Water & Sewer Utility - Sanitary Sewers are available to both Lots 1 and 2. Water service is available to Lot 2. Water service is **not** available to Lot 1.

2. FLOOD PLAIN DATA: No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0201 D, Community Panel 180257 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 (SWP3) 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 (SWP3) 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 vegetated 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. SITE CONDITIONS: No obstructions shall be placed within the natural watercourse on this site.

5. NOISE SENSITIVE STATEMENT: The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant effects from aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects from the aircraft operations.

6. APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number 14-SW-2016 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved at Subdivision Review on 03/14/2016.

7. Lot 1 Access: An Access and Utility Easement Agreement recorded as Document Number 2016R00013633 grants an easement of 24 feet in width over and across Lot #2 for the benefit of and to provide ingress/egress and water service to Lot #1

Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 5/4/16 and that all monuments shown to exist at all 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 this 11th day of May, 2016.

DONALD E. GRIES REGISTERED No.LS29900003 STATE OF INDIANA LAND SURVEYOR

Donald E. Gries
Indiana Registration No. LS 29900003

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **CJSH Plaza**.

Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked **PUE** (Public Utility 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. 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 a public utility, without liability, in the use of said easements by said utility.

Strips of area of land, of the dimensions shown on this plat and marked **UDE** (Underground Drainage Easement), are hereby dedicated for conveyance of subsurface water; provided however, that public utilities are hereby permitted to cross such Underground Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water and further provided that such Underground Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so land as any damage caused to a drainage facility is repaired by the utility company. 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 subsurface water.

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.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Curt John, Member/Manager
CJSH LLC, an Indiana limited liability company
1700 Morgan Center Drive
Evansville, IN 47715

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 6th day of May, 2016.

My commission expires Feb 8, 2017

~~Patricia E. Keith~~ Nancy A. Branham
Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

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 March 14, 2016 (at Subdivision review).

President

Attest Executive Director

PLAT RELEASE

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

Executive Director

May 25, 2016
Plat Release Date

OFFICIAL SEAL

SHEET NO.:	DATE:	DRAWN BY:
1 OF 1	02/23/16	J.R.F.
	PROJECT NO.: S-9912-A	CHECKED D.E.G.
	REVISIONS	SCALE: 1"=20'

MINOR SUBDIVISION
MAXWELL AVENUE
CLIENT: ETFCU
VANDERBURGH COUNTY, INDIANA

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710