



P.O.B.	Point of Beginning
P.U.E.	Public Utility Easement
D.E.	Drainage Easement
D&U.G.P.U.E.	Drainage and Underground Public Utility Easement
L.A. R/W	Limited Access Right-of-Way
BSL	Building Setback Line

### **Flood Information**

Part of the subject property does lie within the limits of the 100 year flood zone (Zone AE) as scaled on the Flood Insurance Rate Map for Vanderburgh County, Indiana, Map Number 18163C0205E, dated January 29, 2021.

### ***Bearing Basis***

Bearings used this survey are based on the recorded subdivision plat for Charlestown on the Lake Section 1, recorded in Plat Book Q, page 100 and Charlestown on the Lake Section 2, recorded in Plat Book R, page 66

## CURVE DATA

NUMBER	C-1	C-2	C-3
DELTA ANGLE	80°58'18"	31°59'37"	43°42'15"
CHORD DIRECTION	S 82°42'28" E	N 72°48'11" E	N 66°56'52" E
TANGENT	42.68	10.03	60.15
RADIUS	50.00	35.00	150.00
ARC LENGTH	70.66	19.54	114.42
CHORD LENGTH	64.93	19.29	111.66

NUMBER	C-4	C-5	C-6
DELTA ANGLE	43°42'15"	43°42'15"	43°42'15"
CHORD DIRECTION	N 66°56'52" E	N 66°56'52" E	N 66°56'52" E
TANGENT	40.10	50.13	50.13
RADIUS	100.00	125.00	125.00
ARC LENGTH	76.28	95.35	95.35
CHORD LENGTH	74.44	93.05	93.05

***All of Lot 23 and part of Lot 24 and Lot 25  
& 26 Charlestown Square on the Lake***

Part of Lot 26 in Charlestown Square on the Lake, Section 1, as per plat thereof, recorded in Plat Book Q, page 100 and all of Lot 23 and part of Lot 24 and Lot 25 in Charlestown Square on the Lake, Section 2, as per plat thereof, recorded in Plat Book R, page 66 in the Office of the Recorder of Vanderburgh County, Indiana and being more particularly described as follows:

beginning at the Northwest Corner of said Lot 25; thence South 21 Degrees 11 Minutes 42 seconds West 101.25 feet; thence South 59 Degrees 28 Minutes 38 Seconds East 225.06 feet; thence South 22 Degrees 39 Minutes 15 Seconds East 38.37 feet; thence South 30 Degrees 31 Minutes 22 Seconds West 119.50 feet; thence South 59 Degrees 28 Minutes 38 Seconds East 7.50 feet; thence South 30 Degrees 31 Minutes 22 Seconds West 55.00 feet to a point on the southwest line of said Lot 25; thence along the southwest line of said Lot 25, North 54 Degrees 50 Minutes 18 Seconds West 100.92 feet; thence along the southwest line of said Lot 25, 24 and 23, North 59 Degrees 28 Minutes 38 Seconds West 537.56 feet; thence along the southwest line of said Lot 23, North 42 Degrees 13 Minutes 19 Seconds West 18.94 feet to the westernmost corner thereof and being the beginning of a curve to the left having a central angle of 80 Degrees 58 Minutes 18 Seconds, a radius of 50.00 feet and a chord dimension of South 82 Degrees 42 Minutes 28 Seconds East 64.95 feet; thence along the north side of said Lot 25 and along the arc of said curve 70.66 feet to the beginning of a curve to the right having a central angle of 31 Degrees 59 Minutes 37 Seconds, a radius of 35.00 feet and a chord dimension of North 72 Degrees 48 Minutes 11 Seconds East 19.29 feet; thence along the north side of said Lot 23 and along the arc of said curve 19.54 feet; thence along the north side of said Lot 23 and 24, North 88 Degrees 48 Minutes 00 Seconds East 279.60 feet to the beginning of a curve to the left having a central angle of 43 Degrees 42 Minutes 15 Seconds, a radius of 150.00 feet and a chord dimension of North 66 Degrees 56 Minutes 52 Seconds East 116.66 feet; thence along the north side of said Lot 24 and along the arc of said curve 114.42 feet; thence along the north line of said Lot 24, North 45 Degrees 05 Minutes 44 Seconds East 7.10 feet to the point of beginning and containing a gross area of 2.231 acres, more or less.

Subject to all easements granted on the plat of Charlestown Square on the Lake, Section 1, as per plat thereof, recorded in Plat Book Q, page 100 and Charlestown Square on the Lake, Section 2, as per plat thereof, recorded in Plat Book R, page 66 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 15-foot Electric Line and Gas Pipe Line Easement in favor of Southern Indiana Gas and Electric Company (Vectren Energy Delivery) as recorded in Document 2008R00005480 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 12-foot Sewer Utility Easement in favor of The City of Evansville Water and Sewer Utility Department as recorded in Document 2011R00016529 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to the Limited Access rights conveyed to the State of Indiana in Deed Drawer 3, card 10236 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to the Limited Access rights conveyed to the State of Indiana in Deed Drawer 5, card 2404 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to all other easements, restrictions, covenants and rights-of-ways of record.

**Part of Lot 24, 25 & 26 Charlestown Square on the Lake**

Part of Lot 26 in Charlestown Square on the Lake, Section 1, as per plat thereof, recorded in Plat Book Q, page 100 and part of Lot 24 and Lot 25 in Charlestown Square on the Lake, Section 2, as per plat thereof, recorded in Plat Book R, page 66 in the Office of the Recorder of Vanderburgh County, Indiana and being more particularly described as follows:

beginning at the northwest corner of said Lot 25; thence along the north line of said Lot 25, North 45 Degrees 05 Minutes 44 Seconds East 192.93 feet to the beginning of a curve to the right having a central angle of 43 Degrees 42 Minutes 15 Seconds, a radius of 100.00 feet and a chord dimension of North 66 Degrees 56 Minutes 52 Seconds East 74.44 feet; thence along the north line of said Lot 25 and 26 and along the arc of said curve 76.28 feet; thence along the north line of said Lot 26, North 88 Degrees 48 Minutes 00 Seconds East 93.48 feet to the northeast corner thereof; thence along the east line of said Lot 26, South 00 Degrees 28 Minutes 49 Seconds East 717.03 feet to the southeast corner thereof; thence along the southwest line of said Lot 26 and 25, North 54 Degrees 50 Minutes 18 Seconds West 264.78 feet; thence North 20 Degrees 31 Minutes 22 Seconds East 55.00 feet; thence North 59 Degrees 28 Minutes 38 Seconds West 7.50 feet; thence North 20 Degrees 31 Minutes 22 Seconds East 119.50 feet; thence North 22 Degrees 39 Minutes 15 Seconds West 38.37 feet; thence North 59 Degrees 28 Minutes 38 Seconds West 225.06 feet; thence North 21 Degrees 11 Minutes 42 Seconds East 101.25 feet to the point of beginning and containing a gross area of 3.247 acres, more or less.

Subject to all easements granted on the plat of Charlestown Square on the Lake, Section 1, as per plat thereof, recorded in Plat Book Q, page 100 and Charlestown Square on the Lake, Section 2, as per plat thereof, recorded in Plat Book R, page 66 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 15-foot Electric Line and Gas Pipe Line Easement in favor of Southern Indiana Gas and Electric Company (Vectren Energy Delivery) as recorded in Document 2008R00005480 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to the Limited Access rights conveyed to the State of Indiana in Deed Drawer 3, card 10236 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to all other easements, restrictions, covenants and rights-of-ways of record.

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## REVISIONS

[illegible]

PROJECT:	5361
DRAWN BY:	Buedel
FILENAME:	Lot Line Adjustment-2022
SCALE:	1" = 40'

CLIENT:	EVANSVILLE LODGE, LLC
ADDRESS:	8221-8343 STAHL ROAD EVANSVILLE, IN 47715
BHEET TITLE:	LOT LINE ADJUSTMENT EXHIBIT LOT 23, 24 25 AND 26 CHARLESTON SQUARE ON THE LAKE VANDERBURGH COUNTY, INDIANA