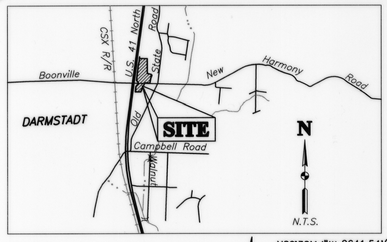
GRANT HILLS SOUTH
MINOR SUBDIVISION

GRANT HILLS COMMERCIAL PARK
Plat Book R-89



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
July 20, 2009 (DATE)
BILL FLUTY AUDITOR
3591 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07-20-09 10:43 AM
PLAT BOOK "S"
PAGE 138
INSTR# 2009 R 00019456
Z TULEY RECORDER
VANDERBURGH COUNTY

GENERAL NOTES

ZONING:
The subject property is zoned C-4;
abutting property is zoned C-4 to the North & West, Ag to the East & South

Flood Plain Data: Per F.I.R.M. panel number 180256 0015 C dated August 5,1991, Vanderburgh County, Indiana, No portion of the subdivision lies within the designated 100 year flood zone "A".

Utilities: Water service and sanitary sewers are available at the site Gas, electric and telephone are on or will be extended to the site.

Access: Access to Lot 1 will be by way of an existing curb cut onto said lot. Access to Lot 2 will be by way of an existing curb cut that has been constructed in line with Riley Drive to the north. An interconnect shall be constructed between the two drives to allow for better traffic circulation within.

Temporary Erosion Control: Slopes of 0% - 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) 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 straw bales and/or erosion control blankets in place within (5) days of disturbance of soil which must remain in place until final grading and seeding.

Site Topography: The Site has a rolling terrain sloping inward and then from north to south. A centrally located ditch has been piped as part of this project. The elevations throughout range from 442' to 425'.

Erosion Control for Ditches:
Slopes of 0% - 2% shall be mulched and seeded within 45 day of disturbance.
Slopes of 2% - 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
Slopes over 8% require rip rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: 3/4" x 30" rebars w/cap stamped BLA Firm 0030.

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on 06/17/08

Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utility on:4/04/08

Traffic Impact Study & all related improvements permitted by INDOT under two separate permits:
Permit #02VC00111, May 21,2002
Permit #02VD9002, August 21,2002

BOUNDARY DESCRIPTION

Lot 4 in Grant Hills Commercial Park, as per plat thereof, recorded in Plat Record R-89 in the office of the Recorder of Vanderburgh County, Indiana, and a part of the North Half of the Northwest Quarter of Section 17, Township 5 South, Range 10 West of the Second Principal Meridian, Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the northwest corner of the Northeast Quarter of said Section 17; thence South 89 degrees 21 minutes 18 seconds East 115.18 feet along the north line of said quarter section; thence South 18 degrees 35 minutes 02 seconds West 366.05 feet; thence North 89 degrees 04 minutes 41 seconds West 248.52 feet to the southeast corner of said Lot 4 of Grant Hills Commercial Park; thence North 89 degrees 43 minutes 36 seconds West 205.46 feet along the south line of said Lot 4 to a point on the Limited Access Right-of-way (LA R/W) for U.S. 41 North; thence North 6 degrees 10 minutes 54 seconds East 205.97 feet along said LA R/W; thence North 43 degrees 15 minutes 16 seconds East 115.99 feet along said LA R/W; thence North 0 degrees 25 minutes 00 seconds East 56.27 feet along a western boundary of said Grant Hills Commercial Park to the north line of the Northwest Quarter of said Section 17; thence South 89 degrees 38 minutes 14 seconds East 353.37 feet along the north line of said quarter section to the point of beginning and containing 3.774 acres (164379 square feet), more or less.

SURVEYOR'S CERTIFICATE

I, James A. Farny, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on 3/10/08 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 20th day of July, 2009.

James A. Farny
Indiana Registration No. S0551
Bernardin Lochmueller & Assoc., Inc.
6200 Vogel Rd.
Evansville, IN 47715

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 required by law.

James A. Farny

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

The owners of both Lots 1 and 2 as platted herewith shall grant commercial traffic access to cross over the parking lots, through the curb cuts along Boonville New Harmony Road and all other drives aisles and traveled ways. No obstructions may be placed within the aforementioned traveled ways to prevent the traffic from using the shared access areas. This access easement is for the benefit of the owners of lots 1 and 2, their successors and assigns.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (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 or areas of land, of the dimensions shown on this plat and marked " S.S.E " (Sanitary Sewer Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of sanitary sewer facilities. 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 utility, without liability, in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long 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 water.

Eugene A. Hahn, (Member)
Three J Properties, LLC
1136 Washington Square Mall
Evansville, IN 47715

Eugene A. Hahn, (Member)
US 41, LLC
1136 Washington Square Mall
Evansville, IN 47715

S-138
Apc# 28-MS-2008

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 20th day of July, 2009.

My Commission Expires:
3/26/2017
Notary Resides in
Gibson
County, Indiana
Notary Public
Kula C. Wathen
Kula C. Wathen
(typed or printed name)

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 September 9, 2008 at Subdivision Review.

President
Attest Executive Director

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

Executive Director
PLAT RELEASE DATE: July 20, 2009

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

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