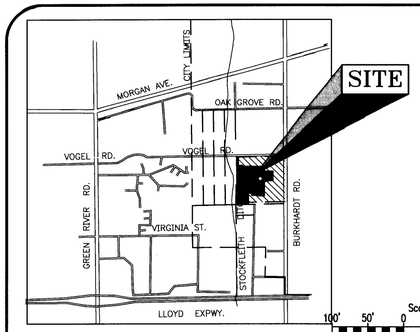
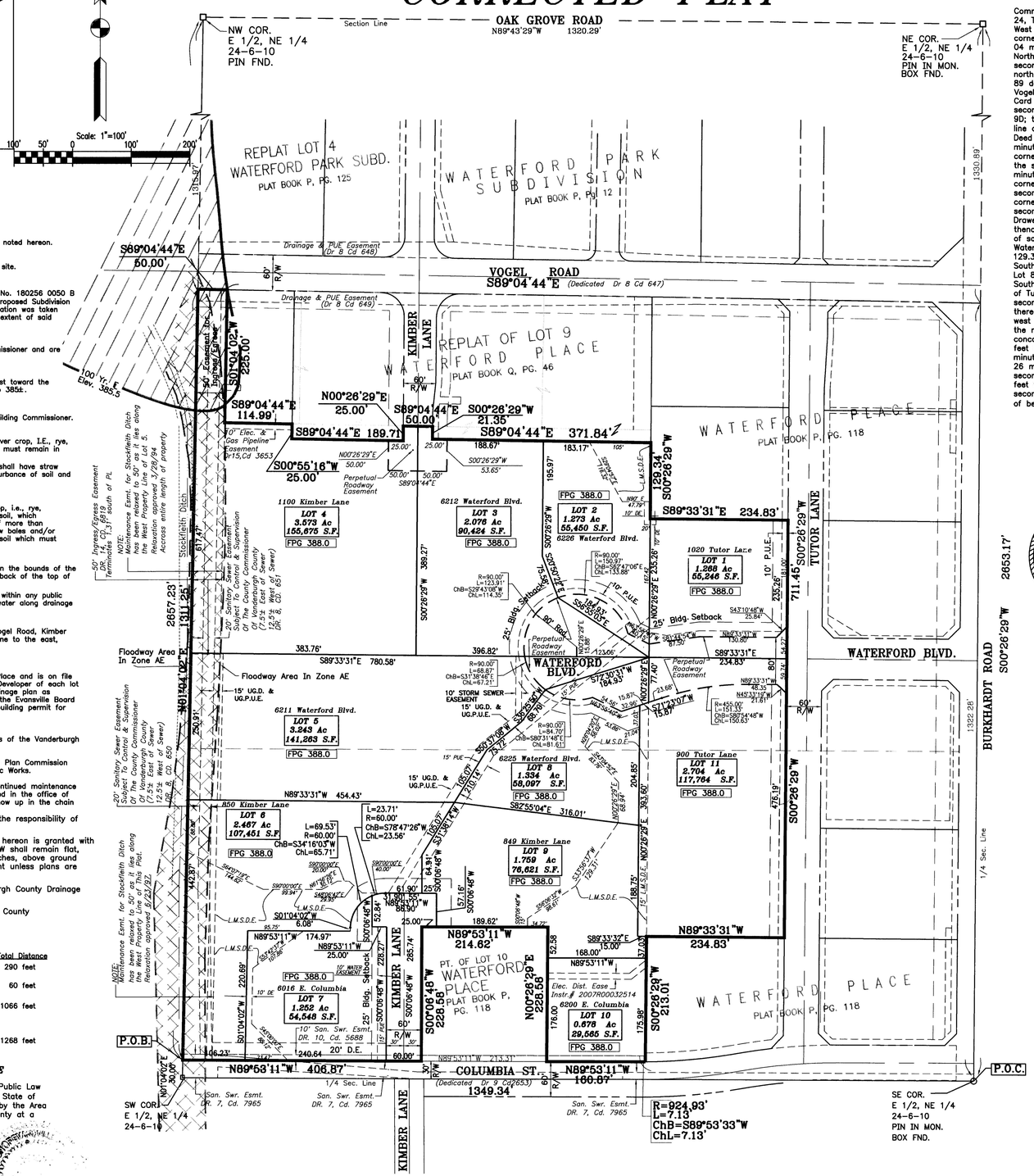
WATERFORD PLACE SECTION 2 CORRECTED PLAT



LOCATION MAP

KNIGHT TWP.
VANDERBURGH CO.
SEC. 24, T 6 S – R 10 W

Scale: 1"=100'



GENERAL NOTES:

ZONING:
The Subject property is zoned C2; abutting property is zoned as noted hereon.

UTILITIES:
Water & Sanitary Sewer are available or will be extended to the site.

FLOOD PLAIN DATA:
Per F.I.R.M., Vand. County, Indiana (unincorporated areas) Panel No. 180256 0050 B dated March 19,1982, a small portion of the west side of the proposed Subdivision is within the designated 100 year flood zone "A". This determination was taken from the F.I.R.M., and may or may not accurately represent the extent of said 100 year flood noted thereon as elev. 385.5' MSL.

MINIMUM FLOOD PROTECTION GRADES (FPG):
Have been established by the Vanderburgh County Building Commissioner and are shown hereon.

SITE TOPOGRAPHY:
The site is very flat with less than a 1% slope from East to West toward the Stockleith Ditch. The elevations throughout range from 383± to 385±.

BASEMENTS:
Any basements must be approved by the Vanderburgh County Building Commissioner.

TEMPORARY EROSION CONTROL: (during construction)
- Slopes of 0% to 6% shall be mulched and seeded with a cover crop, I.E., rye, red top, or wheat, within 45 days of disturbance of soil and 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 blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding.

EROSION CONTROL FOR DITCHES:
Slopes 0% to 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 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.

PUBLIC UTILITY AND DRAINAGE EASEMENTS:
Above ground parts of public utilities are not to be located within the bounds of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales.

Individual lot owner shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easement.

ROAD GRADES:
Waterford Blvd. & Kimber Lane grades will not exceed 2%. Vogel Road, Kimber Lane to the North, Columbia Street to the south and Tutor Lane to the east, shown hereon are existing county roadways.

STORM DRAINAGE
A drainage plan has been submitted for the original Waterford Place and is on file at the office of the Vanderburgh County Surveyor. The Owner/Developer of each lot contained within the platted area must either adhere to the drainage plan as approved or may design a new drainage plan and submit it to the Evansville Board or their representative for approval prior to the issuance of a building permit for the subject lot.

The plan must meet the following criteria:

1.) It shall be prepared in accordance with the requirements of the Vanderburgh County Drainage Ordinance (latest revision).

2.) It must be approved by the Evansville–Vanderburgh Area Plan Commission Site Review Committee and the Evansville Board of Public Works.

3.) All required easements, as deemed necessary for the continued maintenance of said drainage facilities, shall be executed and recorded in the office of the Recorder of Vanderburgh County so that they will show up in the chain of title for the subject property.

4.) All maintenance of said drainage facilities shall be the responsibility of the lot owner, for which they serve.

The relaxation of the 75' drainage easement to 50' shown hereon is granted with the stipulation that all land within remaining legal drain R/W shall remain flat, grassy maintenance pathways with no open cuts, pipe trenches, above ground installations, or other obstructions to maintenance equipment unless plans are submitted to and approved by the County Surveyor.

Final Storm Drainage Plans were Approved by the Vanderburgh County Drainage Board on April 1, 2008.

Road Construction Plans were Approved by the Vanderburgh County Commissioners on August 5, 2008.

ACCEPTANCE OF STREET IMPROVEMENTS
Date of Acceptance August 27, 2009

Waterford Place Section 2	Total Distance
Kimber Lane from Columbia Street to 290 feet north of Columbia Street	290 feet
Kimber Lane from 243 feet south of Vogel Road to 303 feet south of Vogel Road	60 feet
Waterford Boulevard from Tutor Lane to and including roundabout	1066 feet
Waterford Place	
Tutor Lane from Vogel Road to Columbia Street	1268 feet

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 April 10, 2008.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: March 30, 2010

BOUNDARY DESCRIPTION

Waterford Place Section 2 as recorded in Plat Book "S", Page 124, also being a part of the East Half of the Northeast Quarter of Section 24, Township 6 South, Range 10 West; Knight Township, Vanderburgh County, also being a part of Lot 10 and all of Lot 11 of Waterford Place Subdivision, the plat of which is recorded in Plat Book P, Page 118 in the Office of the Recorder of Vanderburgh County, Indiana, and a part of Lots 9D and 9E in the Replat of Lot 9 of Waterford Place Subdivision, the plat of which is recorded in Plat Book Q, Page 46 in the office of said Recorder, more particularly described as follows:

Commencing at the southeast corner of the East half of the Northeast Quarter of Section 24, Township 6 South, Range 10 West; thence North 89 degrees 53 minutes 11 seconds West along the south line of said half quarter section 1,349.34 feet to the southwest corner of the East Half of the Northeast Quarter of said section; thence North 01 degree 04 minutes 02 seconds East 1311.25 feet along the west line of said Lots 10, 9E, and 9D to the northwest corner of said Lot 9D and the south Right Of Way of Vogel Road; thence South 89 degrees 04 minutes 44 seconds East 50.00 feet along said south Right Of Way of Vogel Road to the northwest corner of the tract of land described in Deed Drawer 13, Card 4905 in the office of said Recorder; thence South 01 degree 04 minutes 02 seconds West 225.00 feet along the west line of said tract to the south line of said Lot 9D; thence South 89 degrees 04 minutes 44 seconds East 114.99 feet along said south line of Lot 9D to the northwest corner of the tract of land described as Parcel 1 in Deed Drawer 14, Card 9557 in the office of said Recorder; thence South 00 degrees 55 minutes 16 seconds West 25.00 feet along the west line of said tract to the southwest corner thereof; thence South 89 degrees 04 minutes 44 seconds East 189.71 feet along the south line of said tract to the southeast corner thereof; thence North 00 degrees 26 minutes 29 seconds East 25.00 feet along the east line of said tract to the southeast corner of Lot 9C in said Replat of Lot 9; thence South 89 degrees 04 minutes 44 seconds East 50.00 feet along the north line of the aforesaid Lot 9E to the southwest corner of Lot 9B in said Replat of Lot 9; thence South 00 degrees 26 minutes 29 seconds West 21.35 feet along the west line of the tract of land described in Deed Drawer 13, Card 994 in the office of said Recorder to the southwest corner thereof; thence South 89 degrees 04 minutes 44 seconds East 371.84 feet along the south line of said tract to the southeast corner thereof and the west line of Lot 8 of said Waterford Place Subdivision; thence South 00 degrees 26 minutes 29 seconds West 129.34 feet along the west line of said Lot 8 to the southwest corner thereof; thence South 89 degrees 33 minutes 31 seconds East 234.83 feet along the south line of said Lot 8 to the southeast corner thereof and the west Right Of Way of Tutor Lane; thence South 00 degrees 26 minutes 29 seconds West 711.45 feet along said west Right Of Way of Tutor Lane to the southeast corner of lot 11; thence North 89 degrees 33 minutes 31 seconds West 234.83 feet along the south line of said lot 11 to the southwest corner thereof; thence South 00 degrees 26 minutes 29 seconds West 213.01 feet along the west line of lot 12 to the north Right of Way of Columbia Street; thence 7.13 feet along the north Right of Way of Columbia Street being along a nontangent curve to the right, concave to the north, said curve having a radius of 924.93 feet and a chord of 7.13 feet bearing South 89 degrees 53 minutes 33 seconds West; thence North 89 degrees 53 minutes 11 seconds West 160.87 feet along said Right of Way ; thence North 00 degrees 26 minutes 29 seconds East 228.58 feet; thence North 89 degrees 53 minutes 11 seconds West 214.62 feet; thence South 00 degrees 06 minutes 48 seconds West 228.58 feet to north Right Of Way of Columbia Street; thence North 89 degrees 53 minutes 11 seconds West 406.87 feet along said north Right Of Way of Columbia Street to the point of beginning and containing 22.086 Acres (962,080 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 3/10/06 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 17th day of MAR, 2010

JAMES A. FARNY REGISTERED No. S80040551 STATE OF INDIANA LAND SURVEYOR

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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
March 30 2010 (DATE)
BILL FLUTY AUDITOR
1369 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 03-30-2010 9:46 A
PLAT BOOK S
PAGE 159
INSTR# 2010R000 06597
Z TULEY RECORDER
VANDERBURGH COUNTY

OWNERS' 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 Waterford Place Section 2 Corrected Plat. All Right of Way and Perpetual Roadway Easements shown hereon are for the purpose of Grantor's construction of a roadway and appurtenances thereto built to City standards and the Grantee's acceptance of said roadway for maintenance operation, reconstruction, and repair thereupon. Appurtenances may include, but not limited to, drainage facilities, drainage swales, slopes and like features necessary for said roadway. All roads shown in Right of Way and Perpetual Roadway Easements not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities 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 "UG.D.&UG.P.U.E." (Underground Drainage & Underground Public Utility Easement) are dedicated for conveyance of subsurface water drainage and for the maintenance and operation of underground portion of public utility facilities, including flush with surface level manholes and vaults that do no impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability, in the use of said easements.

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 provide, 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.

Strips or areas of land, of the dimensions shown on this plat and marked "L.M.&S.D.E." (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Detention Easement.

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 of Lot 8

Lotfi Hadad, MD (President)
Evansville Medical Building B LLC
2200 Kenyon Ct.
Newburgh, IN 47630

Owner of Lot 9

Lotfi Hadad, MD (President)
Evansville Medical Offices C LLC
2200 Kenyon Ct.
Newburgh, IN 47630

Owner of Lot 10

Lotfi Hadad, MD (Member)
KH LLC
7235 Green River Rd.
Evansville, IN 47725

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 17th day of MARCH, 2010.

My Commission Expires: 2-10-2017

Notary Resides in VANDERBURGH County, Indiana

Notary Public Terry A. Campbell
TERRY A. CAMPBELL
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

Owner of Lots 1, 2, 7

Decem Investments, Inc.
Sanford E. Schen, MD (President)
10287 Wexford Court
Newburgh, IN 47630

Owner of Lot 11

Waterford Commons LLP
By Decem Investments, Inc.
Sanford E. Schen, MD (Managing Partner)
10287 Wexford Court
Newburgh, IN 47630

Owner of Lots 3, 4, 5

Evansville IN VA 2009 LLC
Mark Theder, Member
889 E. Johnsor St.
Fond du Lac, WI 54935

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 29th day of MARCH, 2010.

My Commission Expires: 2-10-2017

Notary Resides in VANDERBURGH County, Indiana

Notary Public Terry A. Campbell
TERRY A. CAMPBELL
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

NOTARY CERTIFICATE
STATE OF Wisconsin, COUNTY OF Milwaukee) 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 24th day of March, 2010.

My Commission Expires: 06/13/2013

Notary Resides in Milwaukee County,

Notary Public Erin B. Schenauer
(typed or printed name)

S-159
ΔPC # 6-5-2008