DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

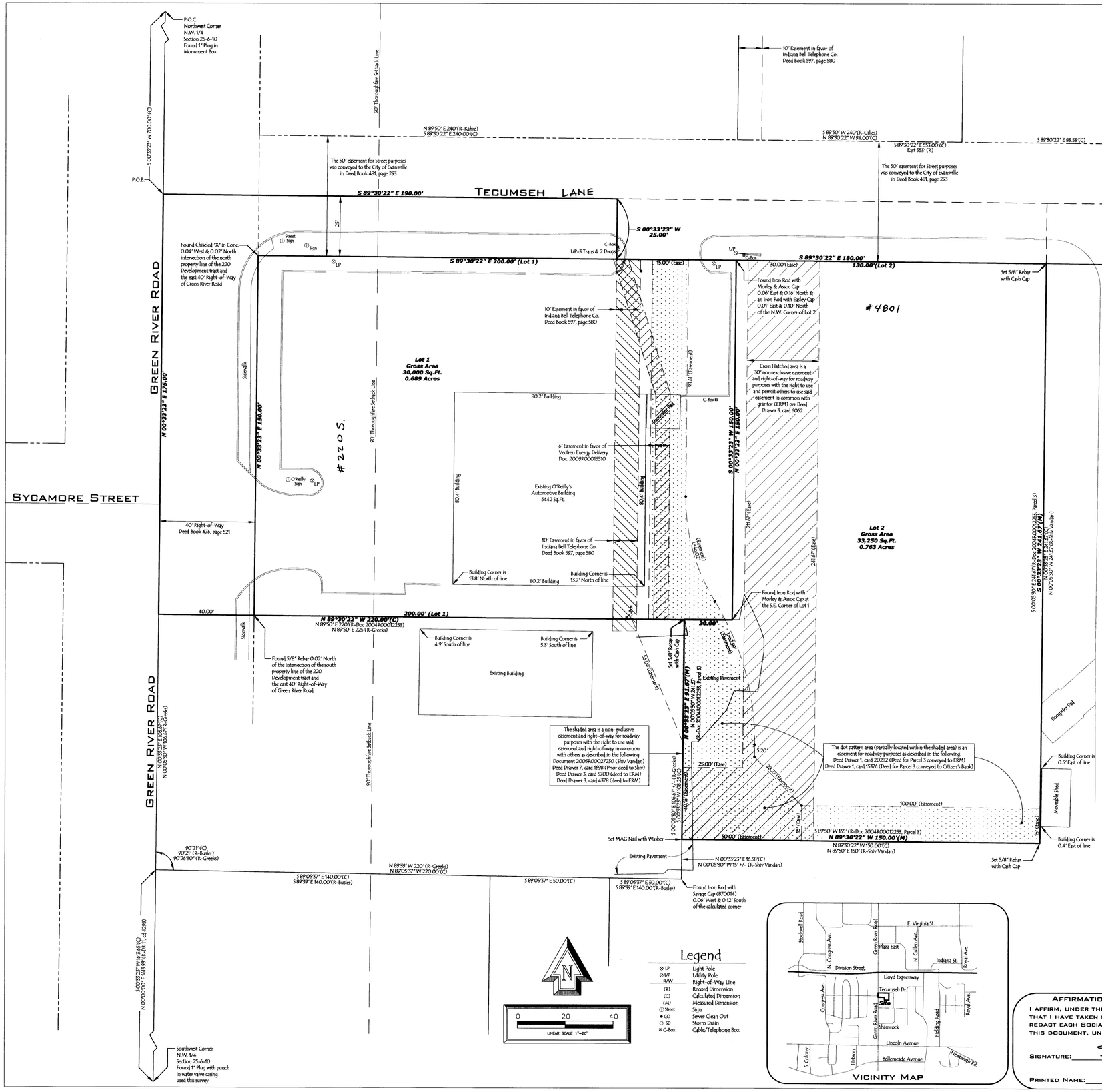
April 29, 2010 (DATE)

BILL FLUTY AUDITOR

2012 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 04.29.10 3:47 PM
PLAT BOOK "S"
PAGE 160
INSTR# 2010 R 00009405
Z TULEY RECORDER
VANDERBURGH COUNTY

220 Development Subdivision



Legend

⊗ LP	Light Pole
⊙ UP	Utility Pole
R/W	Right-of-Way Line
(R)	Record Dimension
(C)	Calculated Dimension
(M)	Measured Dimension
Ⓘ Street	Sign
● CO	Sewer Clean Out
○ SD	Storm Drain
■ C-Box	Cable/Telephone Box

VICINITY MAP

Boundary Description

Part of the Northwest Quarter of the Northwest Quarter of Section 25, Township 6 South, Range 10 West, in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of said Section 25; thence along the west line of said Quarter Section, South 00 degrees 33 minutes 23 seconds West 700.00 feet to a point on the extended centerline of Tecumseh Drive and being the point of beginning; thence along the extended centerline and the centerline of Tecumseh Drive, South 89 degrees 30 minutes 22 seconds East 190.00 feet; thence parallel with the west line of said Quarter Section, South 00 degrees 33 minutes 23 seconds West 25.00 feet to a point on the south 25-foot right-of-way line of Tecumseh Drive; thence along the south line of Tecumseh Drive, South 89 degrees 30 minutes 22 seconds East 180.00 feet; thence parallel with the west line of said Quarter Section, South 00 degrees 33 minutes 23 seconds West 241.67 feet; thence North 89 degrees 30 minutes 22 seconds West 150.00 feet; thence parallel with the west line of said Quarter Section, North 00 degrees 33 minutes 25 seconds East 91.67 feet; thence North 89 degrees 30 minutes 22 seconds West 220.00 feet to a point on the west line of said Quarter Section; thence along the west line of said Quarter Section, North 00 degrees 33 minutes 25 seconds East 175.00 feet to the point of beginning and containing a gross area of 74,000 square feet (1.699 acres)

Subject to a 40-foot right-of-way for Green River Road per Deed Book 476, page 521.

Also, subject to a 25-foot right-of-way for Tecumseh Drive per Deed Book 481, page 295.

Also, subject to a 6-foot easement in favor of Vectren Energy Delivery of Indiana, Inc. per Document 2009R00016510.

Also, subject to a 10-foot easement in favor of Indiana Bell per Deed Book 597, page 580.

Subject to a 50-foot non-exclusive easement and right-of-way for roadway purposes per Deed Drawer 5, card 6062.

Also, subject to a variable width roadway easement described in Deed Drawer 5, card 4378, Deed Drawer 5, card 5700 and Deed Document Number 2005R00027250.

Also, subject to a variable width roadway easement described in Deed Drawer 1, card 20282.

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

Owner's Certificate

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designate the same as 220 Development Subdivision. All road rights-of-ways shown and not previously dedicated are hereby dedicated to public use.

Cross Access Easement. The owners of Lots 1 and 2, as platted herein, shall allow traffic to cross over and through each lot. Access across each lot is limited to existing or proposed curb cuts, drives and drive aisles through parking lots. No obstructions shall be placed within these traveled ways to prevent traffic from using the shared access areas. The Cross Access Easement is for the benefit of Lots 1 and 2 only, along with their successors and assigns. Maintenance, including financially, shall be the responsibility of each lot owner and shall be limited to the portions of the traveled way that exists on their respective lots.

Owner & Developer:

Michael Metcalf, Member
220 Development, LLC
4060 E. Valley Pass
Haubstadt, IN 47659

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 owner of the real estate shown and described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

Witness my hand and seal this 22ND day of APRIL 2010.

9-26-2015
My Commission expires:

Notary Public

Notary Resides in VANDERBURGH County, Indiana

SCOTT D. BUEDEL
Typed or printed name

SCOTT D. BUEDEL
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMMISSION EXPIRES September 26, 2015

Surveyor's Certificate

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 16th day of April, 2010.

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715

SCOTT D. BUEDEL REGISTERED LS29900031 STATE OF INDIANA LAND SURVEYOR

General Notes

Access: Lot 1 has direct access to both Green River Road and Tecumseh Ln. Lot 2 has direct access to Tecumseh Ln. and also Green River Road through the Cross Access Easement.
Improvements on Lot 1 and Lot 2 are required to be interconnected.

Utilities: Gas, Electric, Water and Sanitary Sewer utilities are available on site and in the adjoining public roads.

Erosion: 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 the soil, which must remain in place until final grading and shaping. Slopes 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 the soil which must remain in place until final grading and seeding.

Ditch slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance.
Ditch slopes of 2% to 8% shall be sodded and/or stabilized with an erosion control blanket at completion of grading.
Ditch slopes greater than 8%, for a ditch length of 100 feet or more, shall require rip-rap or other approved stabilization at the completion of grading.

Flood: According to the Flood Insurance Rate Maps for Evansville, Indiana, Community Panel Number 180257 0005 B, dated October 15, 1981, the subject property does not lie within the limits of the 100 year flood zone.

Survey: Bearings shown on this survey are based on a previous survey by Morley and Associates, Inc. dated January 20, 2004 (Job Number 5874-1A) for O'Reilly Automotive, Inc.

It is noted that the the north boundary of the subject property, on the Morley survey, is shown to be along the south line of Tecumseh for all three of the properties currently owned by 220 Development, LLC. However, the deed to Parcel 1, in Document 2004R00012255, also includes the south 25 feet of Tecumseh Drive. Therefore, the overall boundary was changed to include the south half of Tecumseh Drive, along the north side of Parcel 1, as described in Document 2004R00012255.

Monuments: Monuments either exist as noted or have been set at all exterior boundary corners and interior lot corners. Monuments set are 5/8" Rebar with plastic cap stamped "Cash Waggner & Associates #00086"

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, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on June 9, 2009 at Subdivision Review.

President

Blaine Oliver
Attest Executive Director

The Secondary plat complies with the Ordinance and is released for recording.

Blaine Oliver
Executive Director

April 29, 2010
Plat Release Date

APC OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

S-160
apc# 11-MS-2009

Affirmation Statement

I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

SIGNATURE:

PRINTED NAME: Scott D. Buedel

CASH WAGGNER & ASSOCIATES, PC
CONSULTING ENGINEERS • LAND SURVEYORS
WWW.CASHWAGGNER.COM

414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401-5561

216 W. SIXTH STREET
SUITE 106
JASPER, IN 47546
PH: 812.634.5015