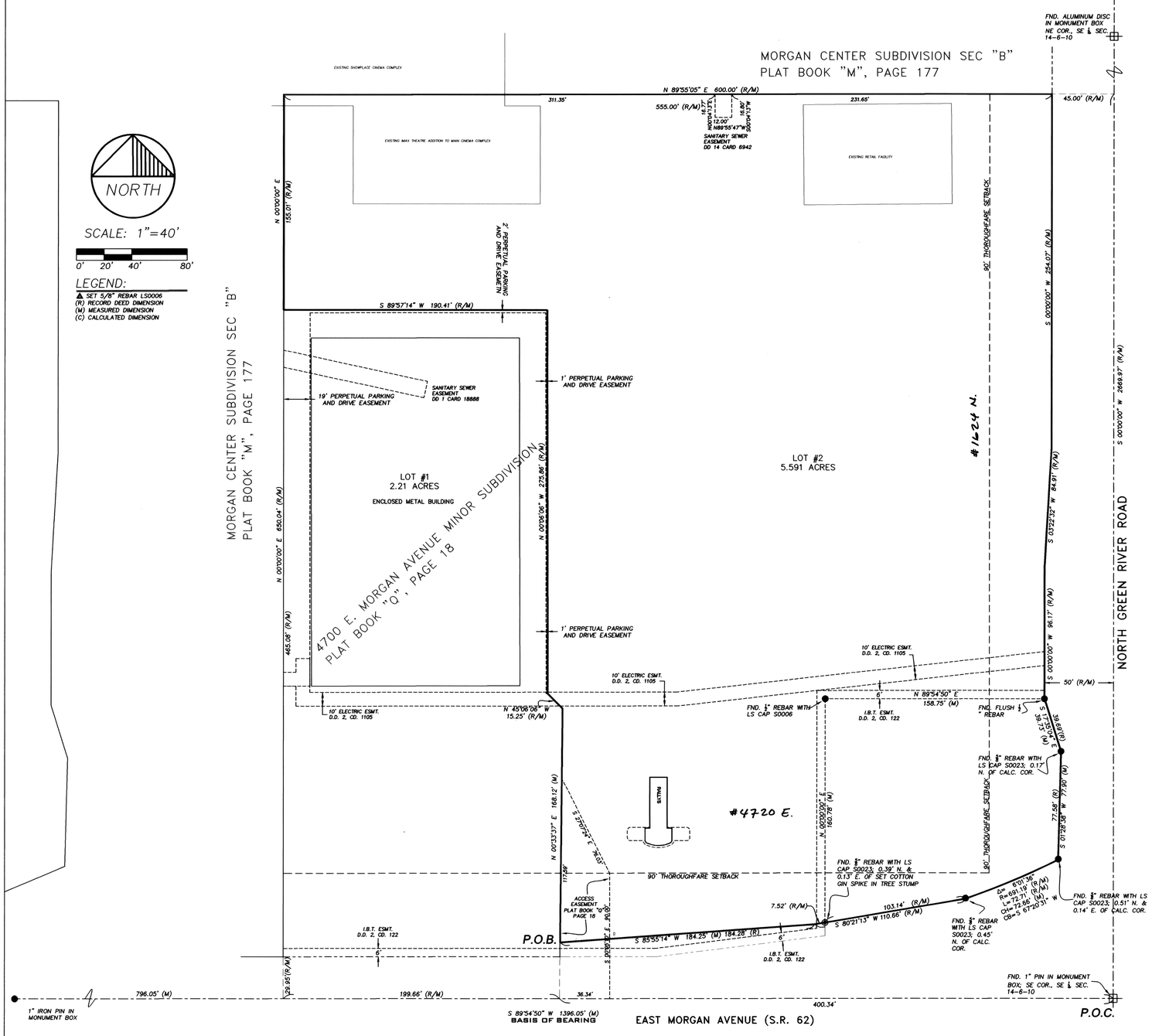
4700 E MORGAN AVENUE REPLAT OF LOT 2



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 October 13, 2009 at Subdivision Review.

President

Attest Executive Director

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

Executive Director

JAN. 11, 2012
Plat Release Date

SURVEYOR'S CERTIFICATE:

I, Donald E. Gries, 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 August 11, 2008, and that all monuments shown exist at the locations as noted.
Witness my hand and seal this 15th day of December, 2011.

I, Donald E. Gries, hereby 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.

Donald E. Gries L.S.
Indiana Registration No. S-29900003

Andy Easley Engineering, Inc.
1133 West Mill Road
Evansville, IN, 47710

ALL LOT CORNERS SHALL BE MONUMENTED WITH A NO. 5 REBAR 24" IN LENGTH, WITH A PLASTIC IDENTIFICATION CAP INSCRIBED WITH "DONALD E. GRIES, LS 29900003", UNLESS NOTED OTHERWISE.

OWNERS' CERTIFICATE:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AND DESIGNATE THE SAME AS 4700 E MORGAN AVENUE REPLAT OF LOT 2.

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

NORTH PARK CINEMAS, INC.
PAUL W. STIELER, PRESIDENT
4200 THIRD AVENUE
EVANSVILLE, IN 47710

NOTARY CERTIFICATE:

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), NORTH PARK CINEMAS, INC. by Paul Stieler, its President, and in such capacities, acknowledged 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 this 16th day of December 2011.

My Commission Expires: 11/22/2014

Notary resides in Vanderburgh County, Indiana.

Patricia E. Keith
Notary Public
Patricia E. Keith
(typed or printed name)

Access Statement:

The existing curb cut of the southbound lane of Green River Road that served the property commonly known as #1614 N. Green River Road, shall be closed to vehicle ingress/egress. All other curb cuts serving the property shall remain.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN. 11, 2012 (DATE)
JOE GRIES
165 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 01-11-12 3:28 PM
PLAT BOOK T
PAGE 21
INSTR# 2012R0000 1008
Z TULEY RECORDER
VANDERBURGH COUNTY

GENERAL NOTES

1. Utilities: City of Evansville water service is available. Vectren Gas and Electric service are also available. Sanitary Sewer facilities are available by Evansville Water and Sewer Utility.

2. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% 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. The developer/permit holder shall be responsible for erosion control as each lot is developed. Erosion must be controlled on the lot on which the erosion occurs and sedimentation must be contained on the lot on which it originates.

3. Flood Plain Data: NO portion of the property is located in the Special Flood Hazard Area (SFHA) Zone "A" according to FIRM panel 18163C0201D dated March 17, 2011 for Vanderburgh County and Incorporated Areas, Indiana.

4. The Individual Property Owner shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system and its easements within or attached to this subdivision and outside of the county accepted road right of ways including:
(1) Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin and easements in accordance with applicable ordinances.
(2) Keeping all parts of the storm water drainage system operating at all times as designed and as constructed; free of all trash, debris and obstructions to the flow of water.
(3) Keeping the channel, embankments, shoreline, and bottom of waterways and waterways free of all erosion and sediment.
(4) Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's office and/or the County Engineer's Office and in compliance with the County Drainage Ordinance.
(5) Preventing all persons or parties from causing any unauthorized alterations, obstructions or detrimental actions from occurring to any part of the storm water drainage system and easements within or attached to this subdivision.
(6) Notice: any pipe, fence wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

5. Perpetual Parking and Drive Easments in addition to the Access Easement are platted as per 4700 E. Morgan Avenue Minor Subdivision as recorded in Plat Book "Q", Page 18 in the office of the Recorder of Vanderburgh County, Indiana and remain subject to said plat's maintenance and access agreements.

BOUNDARY DESCRIPTION

Part of Lot 2 in 4700 E. Morgan Avenue Minor Subdivision, as per plat thereof, recorded in Plat Book "Q", page 18 in the office of the Recorder of Vanderburgh County, Indiana and Part of the East Half 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 said Half, Quarter Section; thence along the South line of said Half, Quarter Section and the South line of said Minor Subdivision, South 89°54'50" West 400.34 feet; thence along the Western boundary of Lot 2 in said Minor Subdivision for the following 6 (six) courses, North 00°33'37" East 40.14 feet to the true point of beginning; thence

1st: North 00°33'37" East 168.12 feet; thence

2nd: North 45°06'06" West 15.25 feet; thence

3rd: North 00°06'06" West 275.86 feet; thence

4th: South 89°57'14" West 190.41 feet; thence

5th: North 00°00'00" East 155.01 feet to the Northwest corner of said Lot 2; thence along the North boundary of said Lot 2

6th: North 89°55'05" East 555.00 feet to the West right-of-way line of North Green River Road; thence along said right-of-way line for the following 5 (five) courses

7th: South 00°00'00" West 254.07 feet; thence

8th: South 03°22'32" West 84.91 feet; thence

9th: South 00°00'00" West 96.17 feet; thence

10th: South 17°35'04" East 39.73 feet; thence

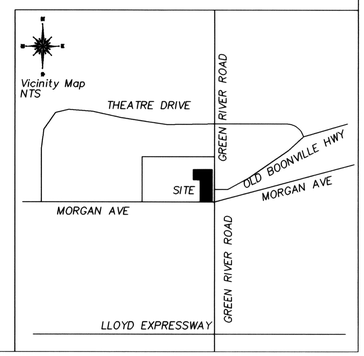
11th: South 01°28'58" West 77.90 feet to the Northern right-of-way of East Morgan Avenue (a.k.a. S.R. 62); thence along said right-of-way for the following 3 (three) courses

12th: Southwesterly 72.71 feet along a curve concave to the Northwest, through a central agle of 06°01'36", having a radius of 691.19 feet with a chord bearing and distance of South 67 20'31" West 72.68 feet; thence

13th: South 80°21'13" West 110.66 feet; thence

14th: South 85°55'14" West 184.25 feet to the true point of beginning and containing 5.591 acres more or less.

T-21
APC# 28-MS-2009



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

SECONDARY PLAT
REPLAT OF LOT 2
4700 E MORGAN AVE SUBDIVISION
EVANSVILLE, IN

SHEET NO.: 1 OF 1
DATE: 09-08-09
PROJECT NO.: 842
REVISIONS
DRAWN BY: JWS
CHECKED BY: DEG
SCALE: 1" = 40'

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