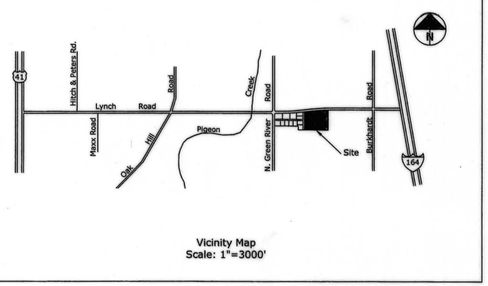
HERITAGE PARK PHASE 2



Vicinity Map
Scale: 1"=3000'

STATE OF INDIANA
NOTARY PUBLIC
Commission Expires 4/17/2014
Resident of Vanderburgh County
Donna Marie Marquis

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as Heritage Park Phase 2. All roads shown, and not previously dedicated, are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (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 "DE" (Drainage Easement), are hereby 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 a 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 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 "LM&SDE" (Lake Maintenance & Storm Detention Easement), are hereby dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance & Storm Detention Easements.

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.

All owners of lots in this subdivision shall, by virtue of such ownership, hold the City of Evansville and Vanderburgh County harmless from any and all liability in regards to the function and existence of the retention basin.

Lots 1/2, 3, 4, 5, 6
JAMES F. VINCENT, II, T/C
9200 PETERSBURG ROAD
EVANSVILLE, IN 47725

Lots 1, 2, 3, 4, 5, 6
KEITH A. HINDERLITER, T/C
7720 RIVER RIDGE LANE
EVANSVILLE, IN 47720

Lot 7
TECH CENTER, LLC
JOHN CINELLI, PRESIDENT
3701 COMMUNICATIONS WAY
EVANSVILLE, IN 47715

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the Jim F. Vincent, II and Keith A. Hinderliter, said OWNERS and Subdividers who acknowledge the execution of the forgoing 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 23rd *day of* March, 2012

My Commission Expires: 4/25/2015 — Notary Public: Deborah A Rake

Notary Resides in Vanderburgh *County, Indiana* — (typed or printed name)

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Cinelli, said President and Subdivider who acknowledge the execution of the forgoing 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 26 *day of* March, 2012

My Commission Expires: 4/17/2014 — Notary Public: Donna Marquis

Notary Resides in Vanderburgh *County, Indiana* — (typed or printed name)

GENERAL NOTES

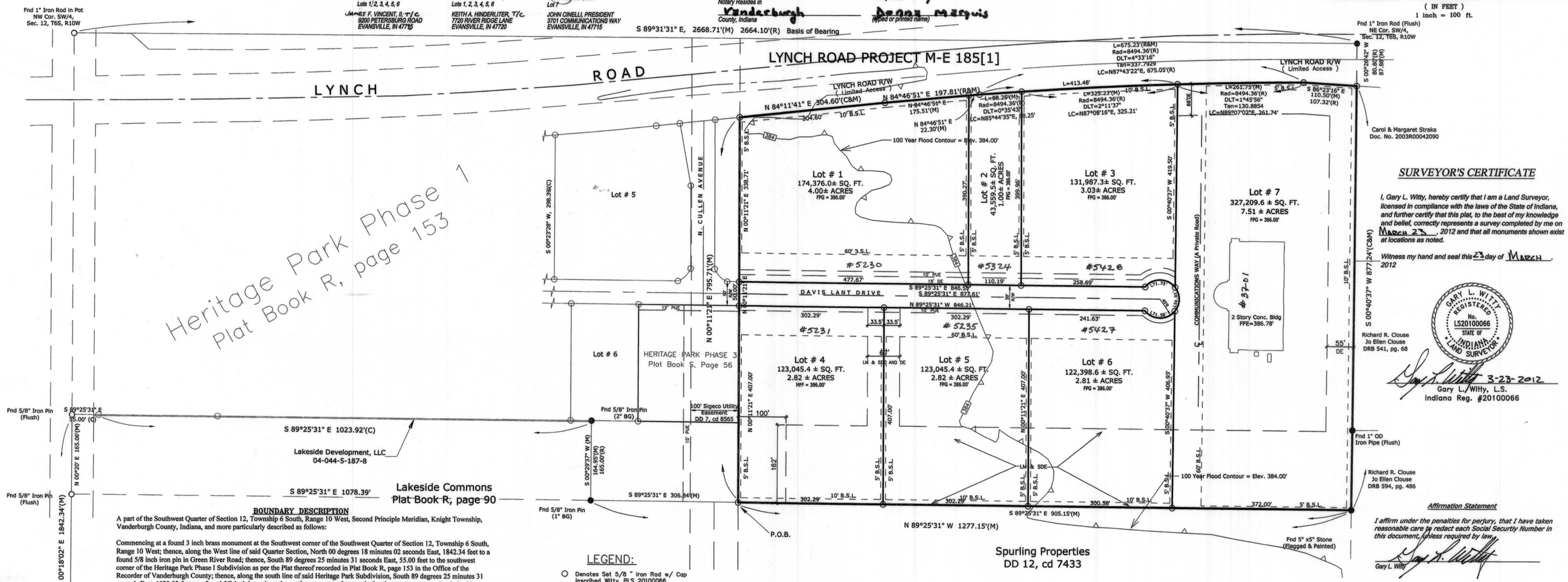
Access	All lots must only access internal streets.
Utilities	Sewer, water, gas, electric and telephone are available.
Flood Plain Data	A portion of the site falls within the 100 year flood zone 'AE' as scaled from FIRM Map Number 18163C0140D dated March 17, 2011. Affected Lots are denoted as " FPG = 386.00' ", and require a minimum finish floor elevation of 386.00' MSL. All lots within this subdivision require contacting the Building Commissioner's Office prior to placement of any structures on these lots to confirm that the minimum finish floor required has not been modified based on new or updated hydraulic information.
Compaction Certification	Within Flood Zone "A", a soils engineer shall certify the compaction, methods, and suitability of fill in the area of the building pads and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on the soil conditions.
Temporary Erosion Control	Slopes 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye or wheat, within fifteen (15) days of disturbance of soil, which must remain in place until permanent erosion and sediment control measures are in place. Slopes of more than 6% shall be mulched and seeded at a uniform minimum density of 70% and have a silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until permanent erosion and sediment control measures are in place.
Communications Way	Communications Way is a Private Road and therefore, all maintenance and upkeep shall be the responsibility of the Owner of record of Lot 7 in HERITAGE PARK PHASE 2.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 1, 2012 (DATE)
JOE GRIES AUDITOR
2204 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05.01.12 2:36 PM
PLAT BOOK T
PAGE 34
INSTR# 2012R0001762
Z TULEY RECORDER
VANDERBURGH COUNTY

N
W E
S

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 12, Township 6 South, Range 10 West, Second Principle Meridian, Knight Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a found 3 inch brass monument at the Southwest corner of the Southwest Quarter of Section 12, Township 6 South, Range 10 West; thence, along the West line of said Quarter Section, North 00 degrees 18 minutes 02 seconds East, 1842.34 feet to a found 5/8 inch iron pin in Green River Road; thence, South 89 degrees 25 minutes 31 seconds East, 55.00 feet to the southwest corner of the Heritage Park Phase I Subdivision as per the Plat thereof recorded in Plat Book R, page 153 in the Office of the Recorder of Vanderburgh County; thence, along the south line of said Heritage Park Subdivision, South 89 degrees 25 minutes 31 seconds East, 1023.92 feet to a found 5/8 inch iron pin at the northeast corner of a parcel of real property conveyed to Lakeside Development, LLC; thence, South 00 degrees 29 minutes 37 seconds West, 164.95 feet (165.00 feet recorded) to a found 5/8 inch iron pin at a corner of The Lakeside Commons Subdivision as per the Plat thereof recorded in Plat Book R, page 90 in the Office of the Recorder of Vanderburgh County; thence, along the north line of said Lakeside Commons, South 89 degrees 25 minutes 31 seconds East, 306.84 feet to a set 5/8 inch rebar with a plastic cap inscribed with Witty, L.S. 20100066, hereinafter referred to as a set 5/8 inch rebar, on the north line of a parcel of real property described to Spurling Properties in Deed Drawer 12, card 7433 in the Office of the Recorder of Vanderburgh County, said point being the Point of Beginning; thence, along the prolongation of the east line of the Heritage Park Phase I Subdivision, North 00 degrees 11 minutes 21 seconds East, 795.71 feet to a set 5/8 inch rebar at the northeast corner of said Heritage Park Phase I Subdivision and a point on the south right-of-way of the Lynch Road Project M-E 185[1]; thence, along said Lynch Road south right-of-way, North 84 degrees 11 minutes 41 seconds East, 304.60 feet to a set 5/8 inch rebar; thence, continuing along said Lynch Road right-of-way, North 84 degrees 46 minutes 51 seconds East, 197.81 feet to a set 5/8 inch rebar; thence, continuing along said Lynch Road right-of-way, Easterly 675.22 feet (675.23 feet recorded) along an arc to the right having a radius of 8494.36 feet and subtended by a long chord bearing North 87 degrees 43 minutes 22 seconds East, 675.05 feet to a set 5/8 inch rebar; thence, continuing along said Lynch Road right-of-way, South 86 degrees 23 minutes 16 seconds East, 110.50 feet (107.32 feet recorded) to a point on the east line of said quarter section; thence, along the east line of said quarter section, South 00 degrees 40 minutes 37 seconds West, 877.28 feet to a found 5 inch square stone at the northeast corner of the aforementioned Spurling Properties parcel; thence, along the north line of said Spurling Properties parcel, North 89 degrees 25 minutes 31 seconds West, 1277.16 feet to the Place of Beginning, containing 25.08 acres, more or less.

Together with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility known as Lynch Road and also as Project M-E 185 [1], to and from the owner's abutting lands, along the courses above that abut Lynch Road described as follows:

The 304.60 foot, the 197.81 foot, the 675.22 foot, the 110.50 foot courses in the above description. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

LEGEND:

- ○ Denotes Set 5/8 " Iron Rod w/ Cap inscribed Witty, PLS 20100066
- ● Denotes Found Monument
- (M) Denotes Measured Data
- (R) Denotes Recorded Data
- (C) Denotes Calculated Data
- P.O.B. Denotes Point of Beginning
- P.O.C. Denotes Point of Commencement
- LM & SDE Denotes Lake Maintenance and Storm Drainage Easement
- P.U.E. Denotes Public Utility Easement
- DE Denotes Drainage Easement
- Rad Denotes Radius
- L Denotes Length
- DLT Denotes Delta Angle
- LC Denotes Long Chord
- DRB Denotes Deed Record Book
- pg Denotes Page
- B.S.L. Denotes Building Setback Line
- X — Denotes Existing Chainlink Fence
- Denotes Subject Property Lines
- Denotes Center Line of Street
- 100 Denotes 100 year flood zone.
- * This survey performed by Electronic Distance Meter Open Traverse Method
- * Survey Date: April, 2005
- * Client: Broadway Summitt, L.L.C.
- * Elevation Datum: NGVD '29
- * Utilities shown or not shown on this drawing, of any and all types, above and below ground are not complete.

SURVEYOR'S CERTIFICATE

I, Gary L. Witty, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat, to the best of my knowledge and belief, correctly represents a survey completed by me on March 23, *2012 and that all monuments shown exist at locations as noted.*

Witness my hand and seal this 23 *day of* March, *2012*

GARY L. WITTY REGISTERED No. LS20100066 STATE OF INDIANA LAND SURVEYOR

3-23-2012
Gary L. Witty, L.S.
Indiana Reg. #20100066

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.

Gary L. Witty

The final drainage plans have been given approval by the Vanderburgh County Drainage Board at a meeting held on August 23, 2005.

The final road construction plans have been given approval by the Vanderburgh County Commissioners at a meeting held on June 28, 2005.

The final sanitary sewer plans have been given approval by the Evansville Water and Sewer Utility at a meeting held on April 19, 2005.

The final domestic water plans have been given approval by the Evansville Water and Sewer Utility at a meeting held on May 3, 2005.

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 14, 2005.

President — Attest Executive Director

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

Executive Director — Plat Release Date: May 1, 2012

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

Storm Maintenance:

The individual lot owners shall be responsible, including financially, for maintaining that part of the storm water system and its easements which exist on his or her property in proper working order including:

1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
2. Keeping all parts of the storm water system operating as designed and as constructed and free of all trash, debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
4. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water system and easement which lies on his or her property.
5. Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the Board of Public Works.

T-34
Apc. #10-3-2005