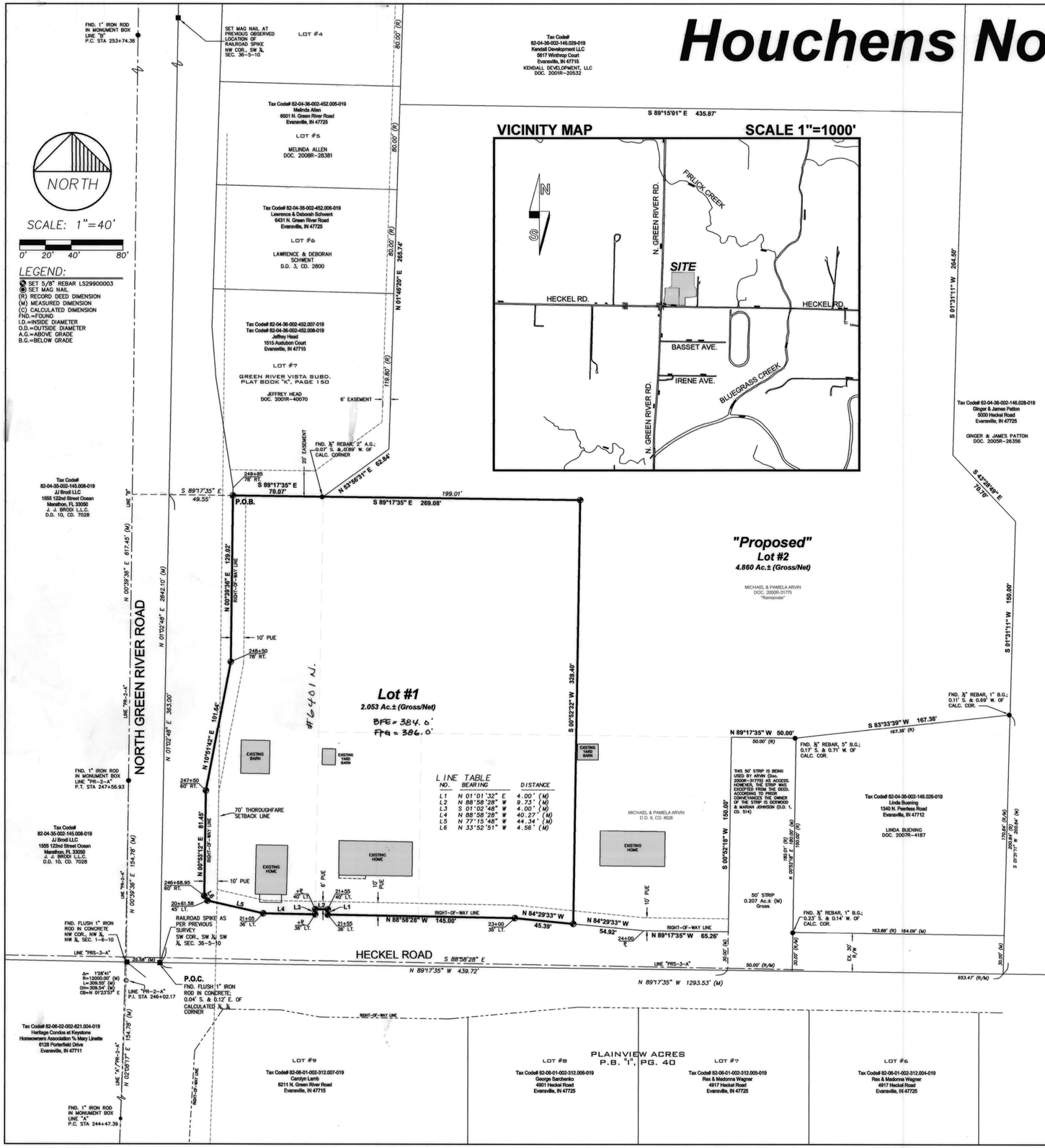
Houchens North Section I



BOUNDARY DESCRIPTION

CROSS REF. WARRANTY DEEDS 2014R0000 9101, 9102 & 9103

Part of the Southwest Quarter of the Southwest Quarter of Section 36, Township 5 South, Range 10 West of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest corner of said Quarter, Quarter Section; thence along the West line of said Quarter, Quarter Section, North 01°02'48" East 363.00 feet; thence along the extended South line of Green River Vista Subdivision, as per plat thereof, recorded in Plat Book "K", page 150 in the office of the Recorder of Vanderburgh County, Indiana, South 89°17'35" East 49.55 feet to the true point of beginning; thence continue along the extension of said subdivision line

1st: South 89°17'35" East 269.08 feet; thence

2nd: South 00°52'32" West 328.40 feet to the North right-of-way line of Heckel Road; thence along said right-of-way line for the following 7 (seven) courses

3rd: North 84°29'33" West 45.39 feet; thence

4th: North 88°58'28" West 145.00 feet; thence

5th: North 01°01'32" East 4.00 feet; thence

6th: North 88°58'28" West 9.73 feet; thence

7th: South 01°02'48" West 4.00 feet; thence

8th: North 88°58'28" West 40.27 feet; thence

9th: North 77°15'48" West 44.34 feet to the Easterly right-of-way line of North Green River Road; thence along said right-of-way for the following 4 (four) courses

10th: North 33°52'51" West 4.56 feet; thence

11th: North 00°53'12" East 81.45 feet; thence

12th: North 10°51'42" East 101.64 feet; thence

13th: North 00°39'36" East 129.02 feet to the point of beginning and containing 2.053 acres more or less.

General Notes

1. UTILITIES: Water is available by the Evansville Water and Sewer Utility. Sanitary Sewers are available by means of extension.

2. OSDS Utility Statement: Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.3.

3. FLOOD PLAIN DATA: The entire subject property is located within a Special Flood Hazard Area Zone "AE" as per Flood Insurance Rate Map 18163 C 0140 D, dated March 17, 2011. According to the Flood Insurance Study (FIS) report the Base Flood Elevation (BFE) for the subject site is 384.0 NAVD (1988 Datum). As a result the Flood Protection Grade (FPG) (as per the State and County Governing Agencies) is 386.0 NAVD (1988 Datum).

4. TEMPORARY EROSION CONTROL (during construction): Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top, or wheat, within 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 5 days of disturbance of soil which must remain in place until final grading and seeding. Developer is responsible for submitting an erosion control plan with the necessary state and local agencies if more than one acre of ground is to be disturbed during construction.

5. SITE CONDITIONS: No obstructions shall be placed within the natural watercourse on this site.

6. NOISE SENSITIVE STATEMENT: It is understood by the Owners that the real property, as described within, lies in close proximity to an operating airport and that operation of the airport and the takeoff and landing of aircraft may generate high noise levels.

7. MAILBOX STRUCTURES: No brick or other non-breakaway mailbox structures can be placed in County Road Rights-of-way.

Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on and that all monuments shown to exist at all locations as noted.

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 it is required by law.

Witness my hand and seal this 25th day of Nov., 2013.

Donald E. Gries
Indiana Registration No. LS 29900003

DONALD E. GRIES REGISTERED No. LS29900003 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE

I, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Houchens North Section I**.

Easement Dedications

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.

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

Jimmie Gipson
Jimmie Gipson, CEO
Jr. Food Stores, Inc.
700 Church Street
Bowling Green, KY 42101

NOTARY CERTIFICATE

STATE OF Kentucky)
) ss:
COUNTY OF Warren)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 19th day of December, 2013.

My commission expires 01-25-2017

Stephanie D. Waters
Signature

Printed Name: Stephanie D. Waters

Notary Resides in Warren County, Kentucky (State)

STEPHANIE D. WATERS NOTARY PUBLIC ID NO. 482134 MY COMMISSION EXPIRES 1-25-2017 STATE AT LARGE, KY

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 July 9, 2013 (at Subdivision review).

President

Attest Executive Director

PLAT RELEASE

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

Executive Director

April 21, 2014
Plat Release Date

OFFICIAL SEAL

T-127
APC# 22-MS-2013

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
04-21-2014 (DATE)
JOE GRIES AUDITOR
1772 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 04.21.14 3:50p
PLAT BOOK I
PAGE 127
INSTR# 2014R0000 9107
Z TULEY RECORDER
VANDERBURGH COUNTY

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

Houchens North Section I
N. GREEN RIVER & HECKEL RD.
Jr. Food Stores, Inc.
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.H.
CHECKED D.E.G.
SCALE: 1"=40'
DATE: 06/05/13
PROJECT NO.: S-9524
REVISIONS
SHEET NO.: 1 OF 1

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