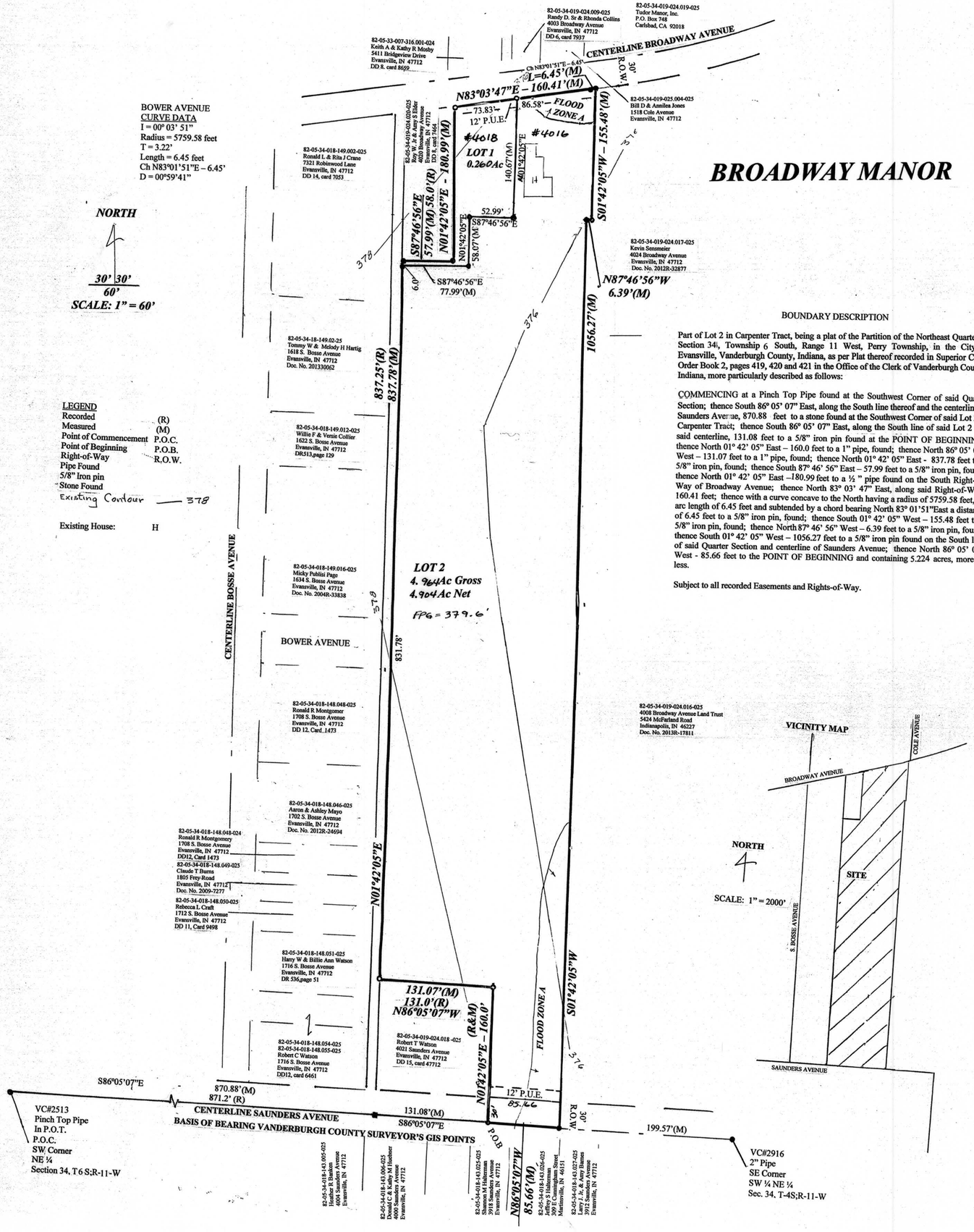

BROADWAY MANOR

BOUNDARY DESCRIPTION

Part of Lot 2 in Carpenter Tract, being a plat of the Partition of the Northeast Quarter of Section 34, Township 6 South, Range 11 West, Perry Township, in the City of Evansville, Vanderburgh County, Indiana, as per Plat thereof recorded in Superior Court Order Book 2, pages 419, 420 and 421 in the Office of the Clerk of Vanderburgh County, Indiana, more particularly described as follows:

COMMENCING at a Pinch Top Pipe found at the Southwest Corner of said Quarter Section; thence South 86° 05' 07" East, along the South line thereof and the centerline of Saunders Avenue, 870.88 feet to a stone found at the Southwest Corner of said Lot 2 of Carpenter Tract; thence South 86° 05' 07" East, along the South line of said Lot 2 and said centerline, 131.08 feet to a 5/8" iron pin found at the POINT OF BEGINNING; thence North 01° 42' 05" East – 160.0 feet to a 1" pipe, found; thence North 86° 05' 07" West – 131.07 feet to a 1" pipe, found; thence North 01° 42' 05" East - 837.78 feet to a 5/8" iron pin, found; thence South 87° 46' 56" East – 57.99 feet to a 5/8" iron pin, found; thence North 01° 42' 05" East –180.99 feet to a ½ " pipe found on the South Right-of-Way of Broadway Avenue; thence North 83° 03' 47" East, along said Right-of-Way, 160.41 feet; thence with a curve concave to the North having a radius of 5759.58 feet, an arc length of 6.45 feet and subtended by a chord bearing North 83° 01'51"East a distance of 6.45 feet to a 5/8" iron pin, found; thence South 01° 42' 05" West – 155.48 feet to a 5/8" iron pin, found; thence North 87° 46' 56" West – 6.39 feet to a 5/8" iron pin, found; thence South 01° 42' 05" West – 1056.27 feet to a 5/8" iron pin found on the South line of said Quarter Section and centerline of Saunders Avenue; thence North 86° 05' 07" West - 85.66 feet to the POINT OF BEGINNING and containing 5.224 acres, more or less.

Subject to all recorded Easements and Rights-of-Way.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Jul. 17, 2014 (DATE)
JOE GRIES AUDITOR
3478 (AUDITOR NUMBER)

RECEIVED FOR RECORD
DATE 07.17.14 10:59AM
PLAT BOOK T
PAGE 139
INSTR# 2014R0001582Z
Z TULEY RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE
We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **BROADWAY MANOR**.

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

Strips or areas of land, of the dimensions shown 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 public utility, without liability, in the use of said easements by said utility.

Owner

Kevin Sensmeier
4024 Broadway Avenue
Evansville, IN 47712

NOTARY CERTIFICATE:
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 9th day of July, 2014.

My commission expires Sept 10, 2014

Elizabeth Jane Bivins

Notary resides in Warrick, Indiana

NOTARY PUBLIC SEAL INDIANA

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 June 23, 2014 AT Sub Review.

President

Attest Executive Director

PLAT RELEASE
Secondary Plat complies with the Ordinance and released for recording.

Executive Director

July 17, 2014
Plat Release Date

APC OFFICIAL SEAL

GENERAL NOTES:

UTILITIES:
Water and Sanitary Sewers are available by the Evansville, Indiana Water and Sewer Utility Department.

FLOOD PLAIN DATA:
Part of this property lies within the 100 year flood zone (Zone"A") as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18163C0159D & 18163C0178D dated, March 7, 2011.
BASE FLOOD ELEVATION – 377.6
FLOOD PROTECTION GRADE – 379.6

TEMPORARY ERPSOION:
Slopes 0 % to 6% shall be mulched and seeded, i.e. rye, red top or wheat, within 15 days of disturbance of soil, which must remain in place until final grading and shaping.
Slopes of more thank 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.

SURVEYOR'S CERTIFICATE:
I, William Y. Bivins, hereby certify that I am 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 June 17, 2014, and that all monuments shown exist at all locations 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 required by law.

Witness my hand and seal this 9th day of July, 2014

William Y. Bivins
Indiana Registration No. LS 80910003

WILLIAM Y. BIVINS REGISTERED No. LS-80910003 STATE OF INDIANA LAND SURVEYOR

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APC # 22-MS-2014