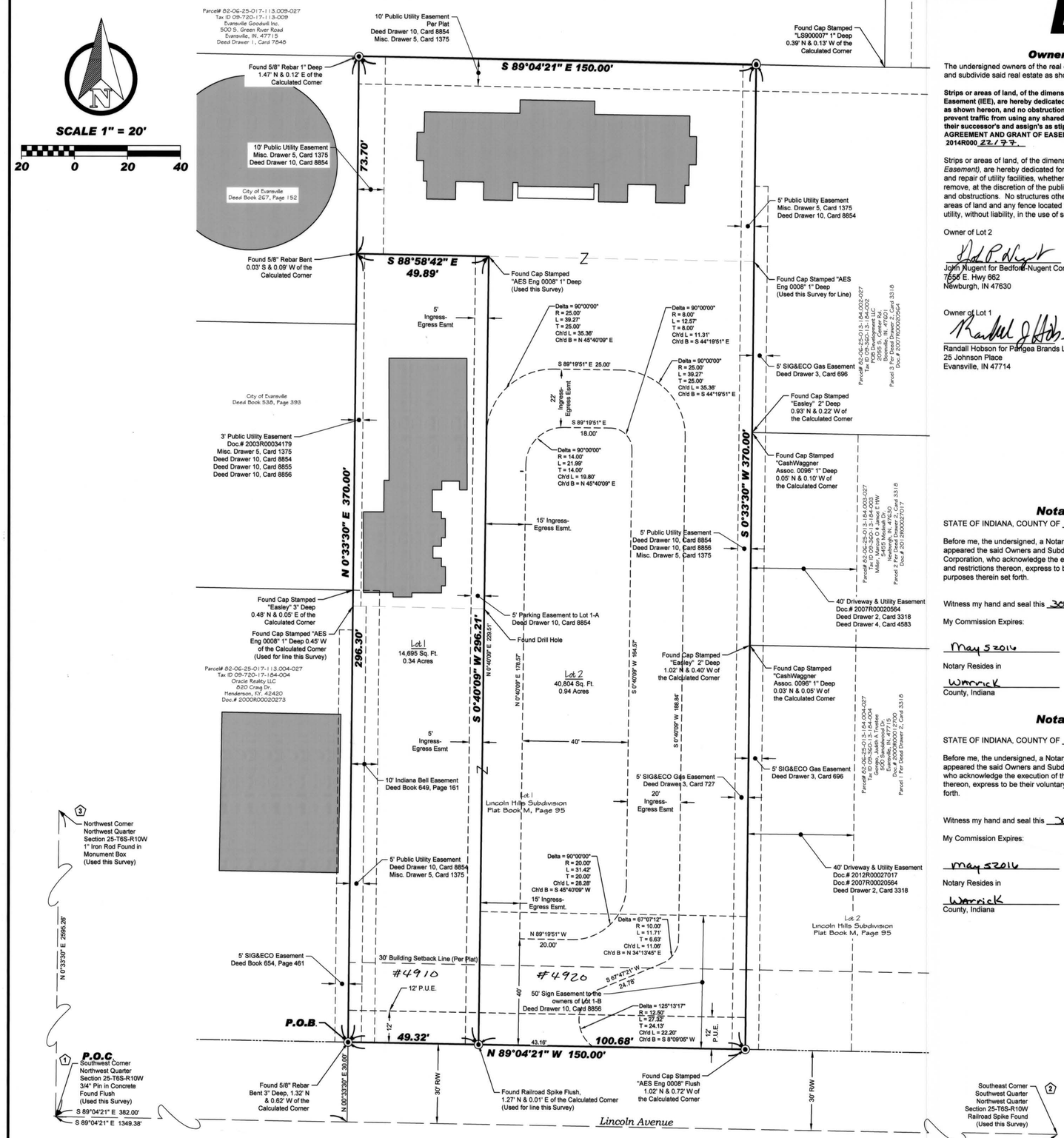
Lincoln Summit



Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Lincoln Summit.

Strips or areas of land, of the dimensions shown on this plat and marked Ingress-Egress Easement (IEE), are hereby dedicated for the benefit of the Owners of their respective property, as shown hereon, and no obstructions may be placed within the travel ways of the IEE to prevent traffic from using any shared access area. This IEE is for the benefit of the Owner's, their successor's and assign's as stipulated in the AMENDED AND RESTATED PARKING LOT AGREEMENT AND GRANT OF EASEMENTS, recorded as Document No. 2014R000 22177.

1 Oct. 2, 2014

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.

Owner of Lot 2

John Nugent for Bedford-Nugent Corporation
7555 E. Hwy 662
Newburgh, IN 47630

Owner of Lot 1

Randall Hobson for Pangea Brands LLC
25 Johnson Place
Evansville, IN 47714

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 said Owners and Subdividers, John Nugent for Bedford-Nugent Corporation, who acknowledge 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 30th day of September 20 14

My Commission Expires:

May 5 2016 — Notary Public

Notary Resides in Warrick County, Indiana — Sherri S. Hudson (Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

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 said Owners and Subdividers, Randall Hobson for Pangea Brands LLC, who acknowledge 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 30th day of September 20 14

My Commission Expires:

May 5 2016 — Notary Public

Notary Resides in Warrick County, Indiana — Sherri S. Hudson (Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

General Notes

Flood Plain Date: The within described tract of land does not lie within that special Flood Zone A as said tract plots on Community Panel No. 18163C0201D of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated March 17, 2011.

Temporary Erosion Control (during construction):
For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110 C(16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130(C) (1) of the Evansville Municipal Code.

~~Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within Fifteen (15) days of disturbance. Slopes of 2% to 8% shall be seeded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.~~

Utilities: Water and sewers are provided by the Evansville Water and Sewer Utility. Water is currently available and sewers are available by extension.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID #0023" or as noted.

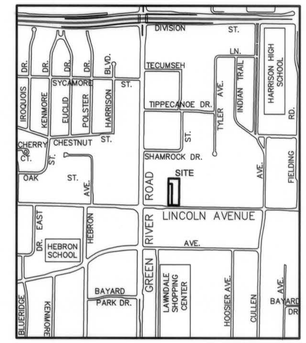
Basis of Bearings: Indiana State Plane West 1302.

Reference Survey: *Inst.# 2014R00014405*-There have been no change of matters from said survey that would affect the property.

CROSS REFERENCES:
1. WARRANTY DEED 2014R000 22174
2. CORPORATE WARRANTY DEED 2014R000 22175
3. AMENDED AND RESTATED PARKING LOT AGREEMENT AND GRANT OF EASEMENTS 2014R000 22177;
4. SURVEYOR'S PLAT DR 1, CP 1177

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 2, 2014 (DATE)
JOE GRIES AUDITOR
5357 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 10.02.14 2:43p
PLAT BOOK J
PAGE 152
INSTR# 2014R000 22176
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map
1" = 1000'

Boundary Description

Lot 1 in Lincoln Hills Subdivision, recorded in Deed Book M, Page 95, being Part of the Northwest Quarter of Section 25, Township 6 South, Range 10 West, Knight Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at a 3/4" Pin in Concrete found at the Southwest Corner of the Northwest Quarter of said Section 25; thence along the south line of said Quarter Quarter section, South 89 degrees 04 minutes 21 seconds East 382.00 feet to a point; thence North 00 degrees 33 minutes 30 seconds East 30.00 feet to the Southwest corner of said Lot 1, said point being the point of beginning; thence along the west line of said Lot 1, North 00 degrees 33 minutes 30 seconds East 370.00 feet to the Northwest Corner of said Lot 1; thence along the north line of said Lot 1, South 89 degrees 04 minutes 21 seconds East 150.00 feet to the Northeast Corner of said Lot 1; thence along the east line of said Lot 1, South 00 degrees 33 minutes 30 seconds West 370.00 feet to the Southeast corner of said Lot 1; thence along the south line of said Lot 1, North 89 degrees 04 minutes 21 seconds West 150.00 feet to the point of Beginning; containing 55,499 square feet or (1.274 acres).

Subject to all easements and rights of ways of record.

Surveyor's Certificate

I, Bret Alan Sermersheim, do 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 correctly represents a survey completed by me, and that all monuments shown exist at locations.

Witness my hand and seal this 26nd day of September, 2014.

Bret Alan Sermersheim
Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585
Fax: (812) 464-2514
brets@morleyandassociates.com

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 STATE OF INDIANA LAND SURVEYOR

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 16, 2014. (Sub-review)

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: Oct. 2, 2014

T·152

APC # 19-M3-2014

OFFICIAL SEAL COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN DEPARTMENT

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: Bret A. Sermersheim

Secondary Plat

Designed By:	Job Number:
B.A.S.	9080.4.002-A
Drawn By:	Date:
M.D.L.	9-26-2014
Filename:	
9080 Survey Base 2014.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585
www.morleyandassociates.com