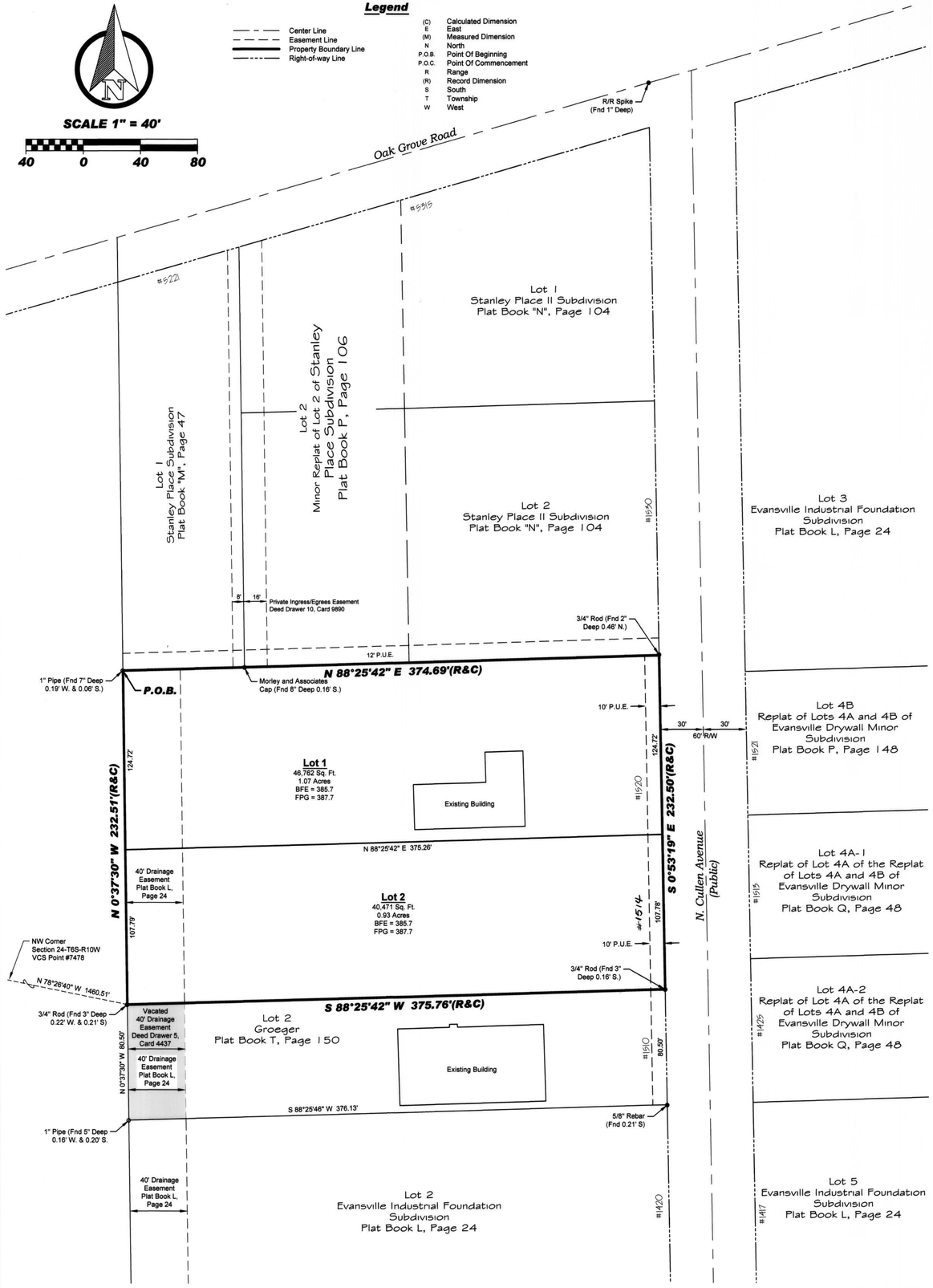
Groeger II



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 **Groeger II**.

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.

Owner:

By: Gretchen Byers 1/27/15
Date

LGB Properties, LLC
Gretchen Byers
199 Quail Crossing Drive
Boonville, IN 47601

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, and Gretchen Byers for LGB Properties, 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 27th day of January, 2015.

My Commission Expires:

August 5, 2018 — Bret A. Sermersheim
Notary Public

Notary Resides in
Vanderburgh
County, Indiana

Bret A. Sermersheim
(Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

General Notes

Basements: The Vanderburgh County Building Commissioner must approve all basements.

Flood Plain Data: The subject property lies within the 1% annual chance zone (AE) as site plots by scale on the Flood Insurance Rate Map Number 18163C0201D, dated March 17, 2011. BFE = 385.7 FPG = 387.7.

Compaction Certification: Within Flood Zone "A", a Soils Engineer shall certify the compaction, methods, and suitability of fill in the area of the building pad and shall delineate the lot as 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.

Utilities: Sanitary Sewer and Water are available by the Evansville Water and Sewer Utility Department. Gas, electric and telephone are available at the site.

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.

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exist on his or her property in proper working order including:

A. Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
B. Keeping all parts of the storm water drainage system operating as designed and constructed; and free of all trash, debris, and obstructions to the flow of water.
C. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
D. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the City Engineer's Office.
E. 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 easement which lies on his or her property.
F. Notice: 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.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley & Assoc I.D. #0023."

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, January 12, 2015 (Subdivision review).

President

Attest Executive Director

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

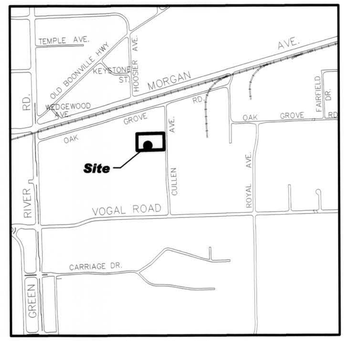
Executive Director

PLAT RELEASE DATE: Feb. 11, 2015

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Feb. 11, 2015 (DATE)
JOE GRIES AUDITOR
632 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 02.11.15 3:47P
PLAT BOOK T
PAGE 161
INSTR# 2015R0000 3215
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

Boundary Description

A replat of Lot One of Groeger, as per plat thereof, recorded in Plat Book T, Page 150, in the Office of the Recorder of Vanderburgh County, Indiana, being part of the Northwest Quarter of Section 24, Township 6 South, Range 10 West in Knight Township, City of Evansville, Vanderburgh county, Indiana and being more particularly described as follows:

Beginning at the northwest corner of said Lot One, thence along the north line thereof, North 88 degrees 25 minutes 42 seconds East 374.69 feet to the northeast corner of said Lot One; thence along the west right-of-way line of Cullen Avenue, South 00 degrees 53 minutes 19 seconds East 232.50 feet to the southeast corner of said Lot One; thence along the south line thereof, South 88 degrees 25 minutes 42 seconds West 375.76 feet to the southwest corner of said Lot One; thence along the west line thereof, North 00 degrees 37 minutes 30 seconds West 232.51 feet to the Point of Beginning, containing 87,233 square feet, 2.00 acres.

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,; that this plat correctly represents a survey completed by me or under my direct supervision; that all monuments shown exist at locations as noted.

Witness my hand and seal this 27th day of January, 2015.

Bret Alan Sermersheim

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

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

T·161

APC Docket No. 1-MS-2015

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:
	9400.4.001A
Drawn By: BAS	Date: 1/27/2015
Filename: 9400 secondary Plat.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

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