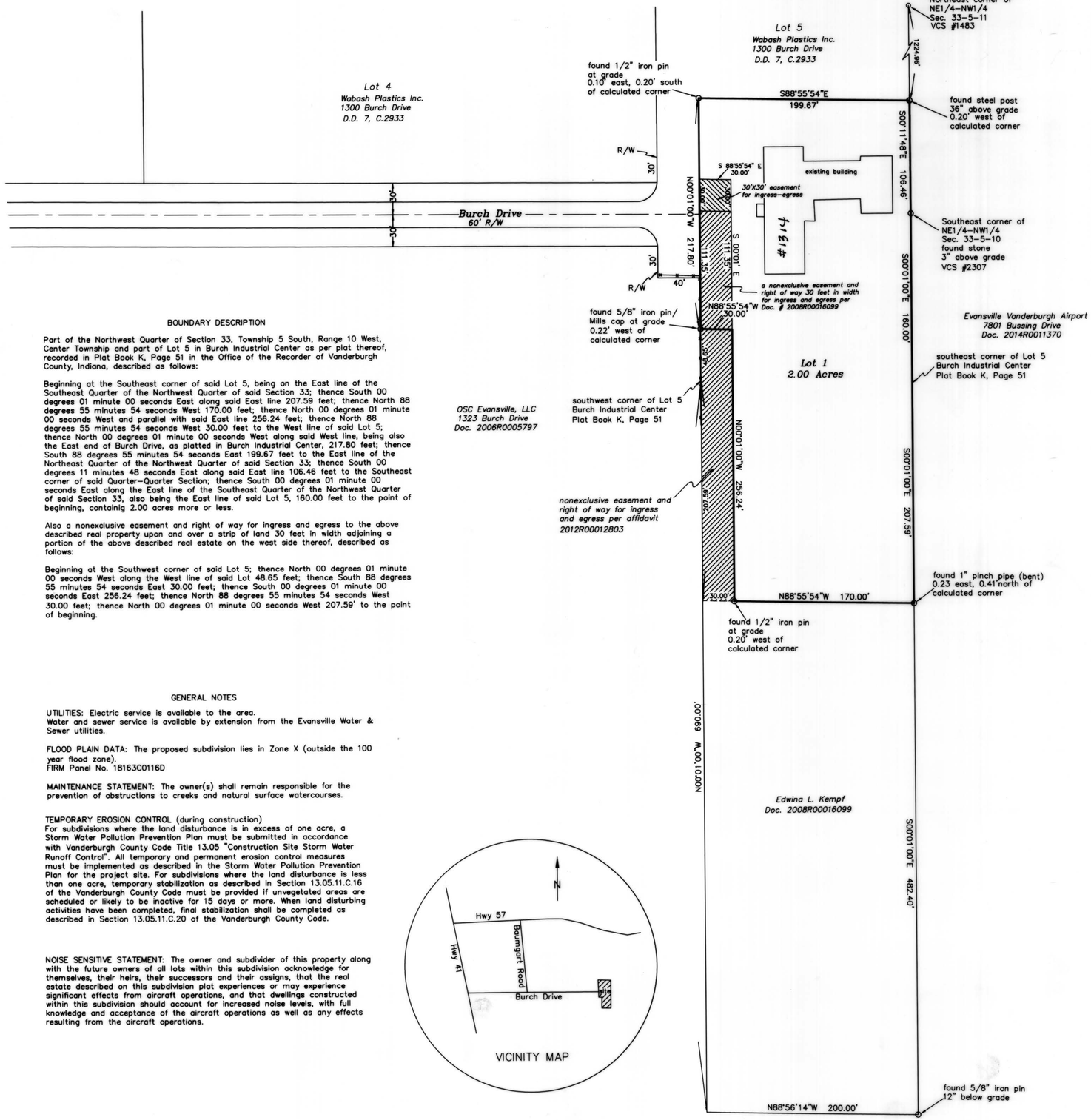
Hall Lima



BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 33, Township 5 South, Range 10 West, Center Township and part of Lot 5 in Burch Industrial Center as per plat thereof, recorded in Plat Book K, Page 51 in the Office of the Recorder of Vanderburgh County, Indiana, described as follows:

Beginning at the Southeast corner of said Lot 5, being on the East line of the Southeast Quarter of the Northwest Quarter of said Section 33; thence South 00 degrees 01 minute 00 seconds East along said East line 207.59 feet; thence North 88 degrees 55 minutes 54 seconds West 170.00 feet; thence North 00 degrees 01 minute 00 seconds West and parallel with said East line 256.24 feet; thence North 88 degrees 55 minutes 54 seconds West 30.00 feet to the West line of said Lot 5; thence North 00 degrees 01 minute 00 seconds West along said West line, being also the East end of Burch Drive, as platted in Burch Industrial Center, 217.80 feet; thence South 88 degrees 55 minutes 54 seconds East 199.67 feet to the East line of the Northeast Quarter of the Northwest Quarter of said Section 33; thence South 00 degrees 11 minutes 48 seconds East along said East line 106.46 feet to the Southeast corner of said Quarter-Quarter Section; thence South 00 degrees 01 minute 00 seconds East along the East line of the Southeast Quarter of the Northwest Quarter of said Section 33, also being the East line of said Lot 5, 160.00 feet to the point of beginning, containig 2.00 acres more or less.

Also a nonexclusive easement and right of way for ingress and egress to the above described real property upon and over a strip of land 30 feet in width adjoining a portion of the above described real estate on the west side thereof, described as follows:

Beginning at the Southwest corner of said Lot 5; thence North 00 degrees 01 minute 00 seconds West along the West line of said Lot 48.65 feet; thence South 88 degrees 55 minutes 54 seconds East 30.00 feet; thence South 00 degrees 01 minute 00 seconds East 256.24 feet; thence North 88 degrees 55 minutes 54 seconds West 30.00 feet; thence North 00 degrees 01 minute 00 seconds West 207.59' to the point of beginning.

GENERAL NOTES

UTILITIES: Electric service is available to the area.
Water and sewer service is available by extension from the Evansville Water & Sewer utilities.

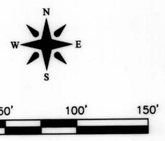
FLOOD PLAIN DATA: The proposed subdivision lies in Zone X (outside the 100 year flood zone).
FIRM Panel No. 18163C0116D

MAINTENANCE STATEMENT: The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.

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 Vanderburgh County Code Title 13.05 "Construction Site 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 Section 13.05.11.C.16 of the Vanderburgh County Code must be provided if unvegetated areas are scheduled or likely to be inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Section 13.05.11.C.20 of the Vanderburgh County Code.

NOISE SENSITIVE STATEMENT: The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant effects from aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.

VICINITY MAP



1 inch = 50 feet

LEGEND

O – found monument as noted

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 23 2015 (DATE)
JOE GRIES AUDITOR
1267 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 03.23.15 3:27p
PLAT BOOK T
PAGE 168
INSTR# 2015R0000 6274
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 Hall Lima.

30 Foot X 30 Foot Ingress-Egress Easement
The area of land, shown on this plat and marked "30'X30' easement for ingress-egress" along the western boundary of Lot 1, is hereby dedicated as an ingress-egress easement for the use and benefit of the lot located south of Lot 1 as described in Document Number 2008R00016099 in the Office of the Recorder of Vanderburgh County, Indiana.

Michael Lima
Manager of Hall-Lima Investments, LLC
1314 Burch Drive
Evansville, IN 47725

Teresa G. Hall-Lima
General Manager of Hall-Lima Investments, LLC
1314 Burch Drive
Evansville, IN 47725

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS:

LINDSEY LAMORIA OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires November 14, 2018

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.

Lindsey LaMoria

Witness my hand this 19th day of March, 2015.

My commission expires November 14, 2018

LINDSEY LAMORIA OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires November 14, 2018

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 Feb. 9, 2015 (at subdivision review).

President

Attest Executive Director

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN OFFICIAL SEAL

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

Executive Director

Mar. 23, 2015
Plat Release Date

T-163
APC # Z-MS-2015

SURVEYOR'S CERTIFICATE

I, Stephen C. Noelle, 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 represents a survey completed by me and that all monuments shown exist at 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.

Stephen C. Noelle
Indiana Regsitration Number 29800013

Mar 19 2015
Date

STEPHEN C. NOELLE REGISTERED No. 29800013 STATE OF INDIANA LAND SURVEYOR

STEPHEN C. NOELLE
3001 BLACKBURN ROAD
MT. VERNON, INDIANA 47620
812-838-3740