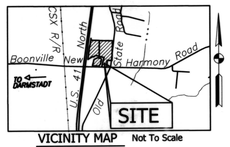
SCHNUCKS NORTH SUBDIVISION



VICINITY MAP Not To Scale

P.O.T. 469+04.5 Line "AA" Fnd. 1" Brass Plug

Jacqueline D. Gronou 13051 U.S. Highway 41 North Evansville, IN 47725

Center of Sec. 8, T5S, R10W Fnd 6" x 6" Sandstone Proj. 4" Monumented W. Line Of Golden Hill Subdivision

10' Public Util. Esmt. per plat of Golden Hill

S00°02'16"E 3.38'

82-04-08-009-120.006-030 Red Bank Development, L.L.C. 5011 Washington Ave. Suite 1 Evansville, IN 47715

S89°55'23"E 467.06

10' Public Util. Esmt. per plat of Golden Hill

82-04-08-008-065.030-030 Jacqueline D. Gronou 13051 U.S. Highway 41 North Evansville, IN 47725

S89°38'14"E 304.91

163.13'

141.78'

47.34'

21.42'

54.07'

15' LB

12' D.E.

"Sufficient Width" Easement for pole & wire line in favor of S.I.G.E.Co. DD 6 C 10267

Esmt. for Septic System D.R. 471, P. 81 Conc. filter tank extends approx. 1.5' beyond esmt. line

Lot 9
18,000 SFT
0.413 AC.

#13001 N.

Exist. 10' L.A.& W.

143.54'

94.60'

N06°11'00"E

S87°51'48"E 188.66'

6.53'

30' Building Setback

Jack-in-the-box 7.28'

12' S.S.E.

Ingress/ Egress & D.E.

P.U.E.

100.00'

N03°08'12"W 55.65'

T07°-07'E 80.73'

S02°08'12"E 55.65'

455+00 101' Rt

Lot 8
19,419 SFT
0.446 AC.

#12925 N.

48.94'

101.12'

52.44'

40' Ingress/ Egress & D.E.

15' P.U.E.

S87°51'48"E 203.53'

505.21'

12' D.E.

211.18'

N00°08'12"W 566.21'

E. LINE SW. 1/4 SEC. 8 N00°02'16"W 2656.83'

Lot 7
21,259 SFT
0.488 AC.

#12909 N.

N14°42'51"E

48.68'

454+00 88' Rt

52.62'

S87°51'48"E 217.85'

S02°08'12"W

Lot 6
22,138 SFT
0.508 AC.

#12901 N.

100.25'

Existing 85' L.A.& W.

S87°51'48"E 224.92'

R/W granted to State D.R. 280, P. 543

Lot 5
51,829 SFT
1.190 AC.

#12821 N.

158.31'

600.00'

N06°11'00"E

299.77'

25' Building Setback

105.21'

C1 L=51.19'

C4

C2 L=97.34'

C3 L=202.28'

C5 L=61.59'

C6 L=70.42'

C7 L=58.84'

C8 L=12.00'

C9 L=131.08'

C10 L=39.26'

C11 L=39.26'

N57°49'59"E 78.19'

55.28'

N57°49'59"E 42.91'

S32°10'01"E 24.88'

N59°33'49"W 152.67'

D.E. West Basin

150.66'

N57°49'59"E 213.04'

141.46'

Existing 85' L.A.& W.

U.S. 41 NORTH BOUND LANES

U.S. 41 SOUTH BOUND LANES

Lot 4
62,945 SFT
1.445 AC.

#12717 N.

147.36'

82-04-17-009-312.005-030 German American Bank fka Bank of Evansville

S62°46'00"W 83.37'

S11°32'12"W 288.35'

20' U.G.P.U.E.

12' S.S.E.

12' D.& U.G.P.U.E.

129.98'

448+00 86' Rt

N34°28'51"W 90.45'

Easement for pole & wire line in favor of S.I.G.E.Co. (unspecified width) DD 6 C 6783

Easement for pole & wire line in favor of S.I.G.E.Co. (unspecified width) DD 6 C 10277

Easement for pole & wire line in favor of S.I.G.E.Co. (unspecified width)DD 6 C 6786

Easement for pole & wire line in favor of S.I.G.E.Co.(unspecified width)DD 6 C 6787, D.D. 6 C 10270

50' Building Setback

60' Thoroughfare Setback

20' D & U.G.P.U.E.

129.97'

N89°35'00"W 360.13

230.16'

107.66'

N89°21'18"W 282.96'

175.30'

33.73'

R/W granted to State D.R. 280, P. 539

BOONVILLE-NEW HARMONY ROAD

N89°38'14"W

POB

N00°02'16"W 33.39'

POC

SE Corner SW 1/4 Sec 8, T5S, R10W Fnd. RR Spk. at Prev. Location 1"O.D. I.Pipe

S36°28'13"W 1.96'

N89°21'18"W

SW Cor. Sec. 8, T5S, R10W Fnd. Pin in Mon. Box 5" B.G.

S89°21'18"E 2641.09'(M)

SE Corner Sec 8, T5S, R10W Fnd Sandstone

Lot 1
GROSS AREA
= 415,583 SFT (9.540 AC.)

NET AREA
(LESS D.E. EAST BASIN.)
= 384,091 SFT (8.818 AC.)

Lot 2
19,515 SFT
0.448 AC

#630 E.

S89°28'16"W 63.25'

S89°28'16"W 87.97'

N00°31'40"W 8.50'

N89°00'04"E 116.96'

12' D.E.

104.05'

189.96'

S04°30'51"W 195.45'

85.81'

Exist. 50' R/W

Apparent Exist. R/W Taken from Road Plans F.A. Proj. 36 (1923) See R/W Vol. 1, pages 80, 88, and 89

OLD STATE ROAD

440.22'

S04°30'51"W

704.89'

S00°18'47"W

207.08'

182.07'

S00°18'47"W 4.74'

S85°29'09"E 25.00'

Exist. O/H Elec. Line (No Easement Documents Provided)

S04°30'51"W 73.59'

Exist. 25' R/W

S88°13'32"W 25.15'

16' EWSU WATER ESMNT.

S00°00'00"E 81.37'

#600 E. (BNH RD)

N89°48'12"E 80.33'

S00°00'00"E 372.37'

12' S.S.E.

12' D.E.

S87°51'48"E 174.13'

S72°00'00"E 102.24'

12' EWSU WATER ESMNT.

N89°19'51"E 113.50'

N89°19'51"W 125.56'

20' D.E.

54.44'

#544 E.

D.E. East Basin (31,492 SFT) (0.723 AC.)

82-04-14-009-087.030-030 Habermel Investment LLC Inst. 1999R0027950

82-04-08-009-067.029-030 Evansville Rescue Mission 1040 S. Boeke Road Evansville, IN 47725

82-04-08-009-121.004-030 Joe M. & Barbara Caldwell T/E 5 Jon Windsor Commons Dr Evansville, IN 47725

82-04-17-089-283.001-030 Fifth Third Mortgage Co. 12626 N. U.S. Highway 41 Evansville, IN 47725

82-04-17-089-352.001-030 Curry Park-Evansville 8972 Mud Creek Road Indianapolis, IN 46256

82-04-17-089-352.002-030 U.S. 41 L.L.C. 5011 Washington Ave, Suite 1 Evansville, IN 47715

82-04-17-089-085.022-030 82-04-17-089-085.011-030 Dolly L. Steagall 12620 Old State Rd. Evansville, IN 47725

82-04-17-089-085.002-030 Ralph J. & Delores R. Werle Trustees

Grant Hills South Minor Subdivision
Plat Book "S", Page 138

0 20 40 80
SCALE : 1" = 40'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Apr. 16, 2015 (DATE)
JOE GRIES AUDITOR
16614 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 04-16-15 3:03p
PLAT BOOK T
PAGE 171
INSTR# 2015R0000 8434
Z TULEY RECORDER
VANDERBURGH COUNTY

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. panel number 18163C0106D, Vanderburgh County, Indiana, dated March 17,2011 No portion of the subdivision lies within the designated 100 year flood zone.

Building Setbacks: All buildings on lots 6 thru 9 shall have a 30 foot setback, all other lots shall be setback a minimum of 25 feet from the lot line which is adjacent to the street. Any variance to a setback must be approved in writing by the building review committee. In no case can the front yard building setback be relaxed to a distance less than required by the zoning code.

Minimum First Floor Elevations: Will be established by the Vanderburgh County Building Commissioner. Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Utilities: Water service and sanitary sewers are available at the site and will be extended to serve all lots. Gas, electric and telephone are on or will be extended to the site.

Access: Access to lots 1-9 will be by way of An Ingress/Egress Easement Located on Lot 1.

No direct access to Boonville-New Harmony Road will be allowed from lots 3 & 4.

Lot 1 shall have access onto Boonville New Harmony Road and only one access along a stretch of Old State Road no less than 245 feet and no more than 500 feet from the intersection of Boonville New Harmony Road and Old State Road. No trucks shall be allowed to use the Old State Road entrance.

US 41 North is a limited access facility and no curb cuts will be allowed directly onto this State Route.

Truck traffic shall be prohibited at any access point to Lot 1 from Old State Road.

Internal Roads: All roads within the subdivision will be located in Ingress/Egress easements. All roads shall remain private roads and shall be maintained by the owner of lot 1.

The vacation of Riley Drive and Dixie Lane created through the recordation of Grant Hills Subdivision was vacated on March 4, 2015 to make way for the replat of this subdivision. The vacation of this R/W can be found in the Office of the Recorder in Vanderburgh County recorded in Instr. No. 2015R0004705, amended Ordinance No. CO.V-03-15-002.

Road Grades: Maximum road grades shall not exceed 10%.

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 left 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.

Site Topography: The Site has a rolling terrain sloping in general from north to south. The elevations throughout range from 470 feet to 435 feet.

Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: ½ inch x 30 inch rebars w/cap stamped BLA Firm 0030.

Note: A portion of the property shown hereon is subject to an easement for a lake spillway drainage easement executed on May 17, 1955. The original intent of this easement can be determined by reviewing Misc. Record Z page 593. The original spillway has been replaced with a storm water pipe that lies within the 12 foot Drainage Easement (DE) shown on the plat running north and south along Old State Road.

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: Mar. 17, 2015.
On Feb. 17th, 2015 the Vanderburgh County Drainage Board released any interest they have in the easements shown on the plat of Grant Hills as recorded in Plat Book R Pg 89.
The East Basin Shown Hereon to the Right of the 46 foot Ingress/Egress & D.E. has been approved by the Drainage Board at their 3-17-15 meeting with an additional capacity of 1594 cubic feet that can be utilized by the Owner of Tax Parcel 82-04-14-009-067.030-030 located East of said Basin

Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utility on: 04-16-2015.

Water Construction Plans were approved by the Evansville Water and Sewer Utility on: 04-16-2015.

Traffic Impact Study & all related improvements permitted by INDOT under two separate permits:
Permit #02VC00111, May 21,2002
Permit #02VD9002, August 21,2002

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	19°14'02"	152.50'	51.19'	50.95'	S07°28'48"E
C2	36°47'44"	152.50'	97.94'	96.26'	S35°29'41"E
C3	22°06'27"	152.50'	58.84'	58.48'	S64°56'47"E
C4	78°08'13"	152.50'	207.97'	192.22'	S36°55'54"E
C5	11°39'56"	302.50'	61.59'	61.48'	S81°49'58"E
C6	107°35'53"	37.50'	70.42'	60.52'	S33°51'29"E
C7	06°45'39"	259.50'	30.62'	30.60'	S23°18'47"W
C8	14°26'06"	305.50'	76.97'	76.76'	N19°28'34"E
C9	02°15'02"	305.50'	12.00'	12.00'	N11°08'00"E
C10	16°41'08"	305.50'	88.97'	88.65'	N18°21'03"E
C11	79°27'46"	94.50'	131.06'	120.81'	N49°44'23"E

BOUNDARY DESCRIPTION

A part of the South Half of the Southeast Quarter and part of the Southwest Quarter of Section 8, Township 5 South, Range 10 West and also part of the Northwest Quarter of Section 17, Township 5 South, Range 10 West of the Second Principal Meridian; a portion of this plat being a replat of Lots 1-3 of Grant Hills Commercial Park , as per plat thereof recorded in Plat book R, page 89; Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the east line of the southwest quarter of said section North 00 degrees 02 minutes 16 seconds West 33.39 feet from the southeast corner thereof; thence North 89 degrees 35 minutes 00 seconds West 360.13 feet along the north right of way line of Boonville New Harmony Road to a limited access right of way (LA R/W); thence North 34 degrees 28 minutes 51 seconds West 90.45 feet along said LA R/W; thence North 06 degrees 11 minutes 00 seconds East 600.00 feet along said LA R/W; thence North 14 degrees 42 minutes 51 seconds East 101.12 feet along said LA R/W; thence North 06 degrees 11 minutes 00 seconds Eas143.54 feet along said LA R/W; thence South 89 degrees 38 minutes 14 seconds East 304.91 feet; thence South 00 degrees 02 minutes 16 seconds East 3.38 feet; thence South 89 degrees 55 minutes 23 seconds East 467.06 feet to a point on the west right of way for Old State Road, said point also being North 89 degrees 55 minutes 23 seconds West 0.69 feet from the northeast corner of the original tract; thence South 04 degrees 30 minutes 51 seconds West 440.22 feet along the west right of way line of Old State Road; thence South 85 degrees 29 minutes 09 seconds East 25 feet along said right of way; thence South 04 degrees 30 minutes 51 seconds West 73.59 feet along said right of way; thence South 88 degrees 13 minutes 32 seconds West 25.15 feet along said right of way; thence South 04 degrees 30 minutes 51 seconds West 189.86 feet along said right of way; thence North 89 degrees 19 minutes 51 seconds West 125.56 feet; thence South 00 degrees 18 minutes 47 seconds West 207.08 feet to a point on the north right of way line of Boonville New Harmony Road; thence North 89 degrees 21 minutes 18 seconds West 282.96 feet along said north right of way line; thence South 36 degrees 28 minutes 13 seconds West 1.98 feet to the POINT OF BEGINNING, containing 16.099 acres (701,273 square feet).

SURVEYOR'S CERTIFICATE
I, James A. Farny, 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 on Sept. 28, 2010.

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 14th day of April, 2015.

James A. Farny
Indiana Registration No. LS 80040551

JAMES A. FARNY REGISTERED No. S80040551 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Schnucks

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and does replace the same as "SCHNUCKS NORTH SUBDIVISION. All roads shown within the platted boundary shall remain private and shall be maintained by the Owner of Lot No. 1.

The installation, maintenance, repair, and replacement of all stormwater drainage facilities, and erosion and siltation control measures for a project during the period of construction, and until final approval by the county engineer, shall be the responsibility of the land developer(s), and/or the property owner(s) of record.

The assignment of responsibility for the maintenance and repair of all stormwater drainage systems and facilities outside of county accepted road rights-of-way after the completion of the project, and final approval thereof by the county engineer, shall be the responsibility of the Owners of Lots 4 & 5 for the West Basin and the Owner of Lot 1 for the East Basin. Basin Maintenance shall include mowing grass, controlling weeds, maintaining the designated cover, keeping basins free of trash, debris and obstructions to the water flow and keeping basins free of all erosion and sedimentation.

The owner of Lot 1 hereby grants perpetual commercial traffic access to cross over the roadways, drive aisles and/or all other traveled ways located within the Ingress/Egress Easements (I.E.E)as shown herein, as well as the conveyance of surface water runoff and/or subsurface stormwater drainage facilities. The obstructions shall be placed within the aforementioned traveled ways to prevent traffic from using the Ingress/Egress Easements. This access easement is for the benefit of the owners of all the lots platted herein, their successors and assigns. The owner of Lot 1 is responsible for the maintenance of the roadways and storm sewer facilities located within the Ingress/Egress Easement. Lot Owners shall not place landscaping, earthen berms, fences or other obstructions that would impede or reduce the flow of stormwater runoff within these designated areas.

Landscaping Buffer: Strips or areas of land marked as "LB" (Landscaping Buffer), are hereby dedicated for the purposes as stipulated within the Use and Development Commitment recorded in the Office of the Recorder of Vanderburgh County, Indiana on 11/29/2007 as Instrument No. 2007R000036174. No structure, other than landscaping, fencing or other forms of buffering, shall be constructed within fifteen (15) feet of the property lines of the subject property adjoining residential property.

Strips or areas of land, of the dimensions shown on this plat and marked " S.S.E." (Sanitary Sewer Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of sanitary sewer facilities. 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.

Strips or areas of land, of the dimensions shown on this plat and marked " EWSU Water Esmnt. " (Waterline Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of water line facilities. 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.

Strips or areas of land, of the dimensions shown on this plat and marked " P.U.E." (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.

Strips or areas of land, of the dimensions shown on this plat and marked " D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "D.&U.G.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "UG.P.U.E." (Underground Public Utility Easement) are dedicated for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. 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 or a public utility without liability in the use of said easements.

Mark J. Schnuck, President of The DESCO Group, Inc.
Sole Manager of SM Properties Darmstadt, L.L.C.
4424 Vogel Road
St. Louis, MO 63105
(OWNER OF REMAINDER)

NOTARY CERTIFICATE
STATE OF MISSOURI,
COUNTY OF ST. LOUIS) ss:
Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), 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 the 13th day of April 2015
My Commission Expires: 12/16/2015
Notary Resides in Clinton County, Missouri Illinois
Notary Public Kathleen Wildhaber
(typed or printed name)

Kathleen Wildhaber, Notary Public
Notary Seal, State of Missouri-St. Louis County
Commission #11416820
My Commission Expires 12/16/2015

Clay W. Ewing, President
German American Bancorp (Successor By Merger)
25 N. Brentwood Blvd.
Evansville, IN 47715
(OWNER OF LOT 4)

NOTARY CERTIFICATE
STATE OF INDIANA,
COUNTY OF DUBOIS ss:
Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), 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 the 16th day of April, 2015
My Commission Expires: March 20, 2023
Notary Resides in Dubois County, Indiana
Notary Public Melissa L. Hafele
(typed or printed name)

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 September 11, 2014 and amended at a meeting on April 9, 2015.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: Apr. 16, 2015

OFFICIAL SEAL CITY OF EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN

T-171
APC # 8-5-2014

Prepared by:
LOCHMUELLER GROUP
6200 Vogel Road
Evansville, Indiana 47715
Phone: 812.479.6200
Toll Free: 800.423.7411
LOCH. GROUP PROJECT NO. 107-0141