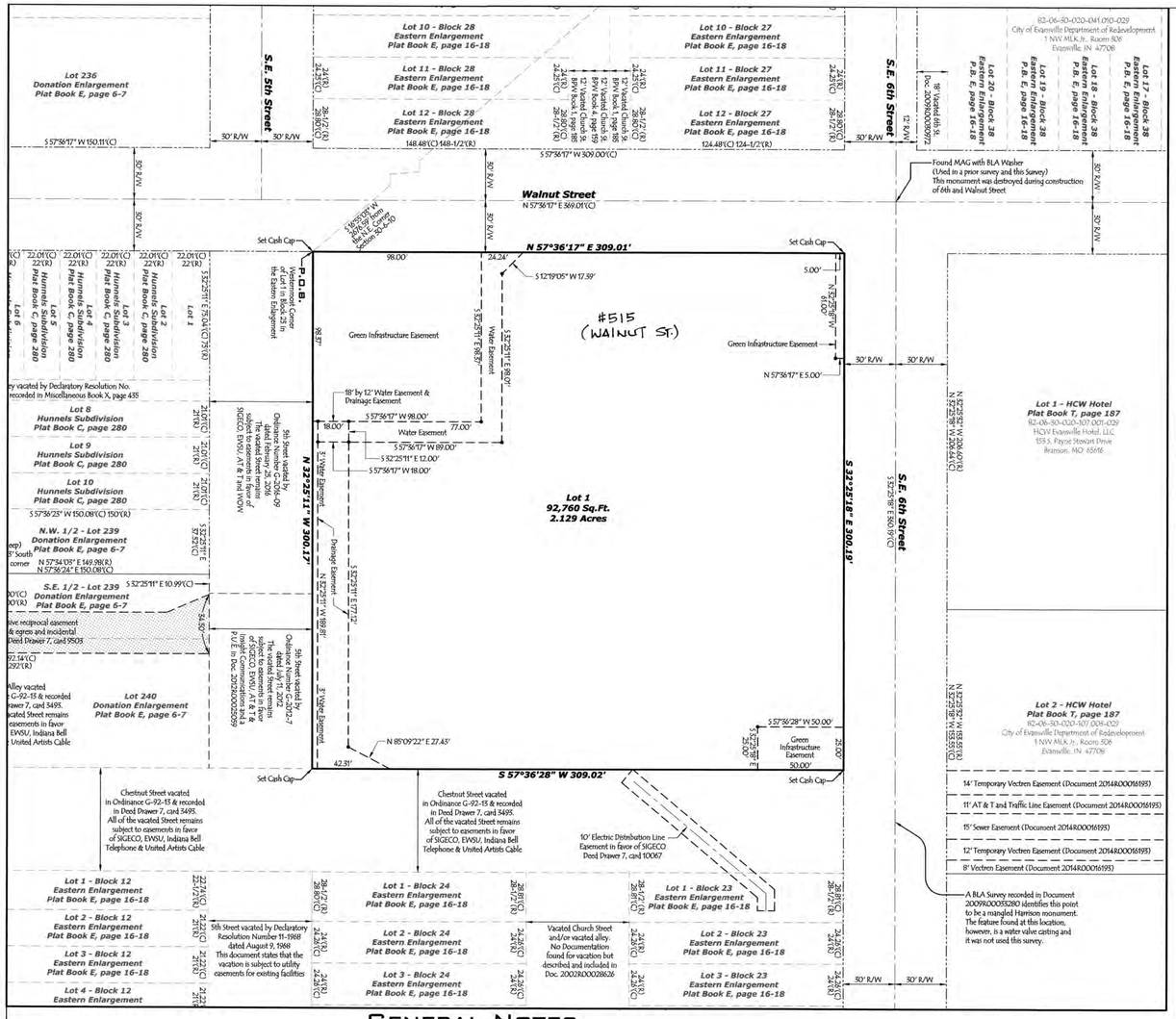
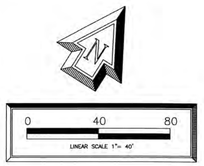




U-31

APC #19-MS-2016

Boundary Description

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block 25 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block 26 in the Eastern Enlargement of the City of Evansville, as per plat thereof, recorded in Deed Record "E", Pages 415 and 416 and transcribed of record in Plat Book "A", Pages 142, 143, and 144 and re-transcribed of record in Plat Book "E", Pages 16, 17, and 18 in the office of the Recorder of Vanderburgh County, Indiana. Also all that part of vacated Church Street which lies between said Lots in Block 25 and said Lots in Block 26 in the Eastern Enlargement of the City of Evansville, Indiana. All being a part of Section 30, Township 6 South, Range 10 West in Pigeon Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 30; thence South 16 degrees 55 minutes 03 seconds West 2676.59 feet to the point of beginning at the westernmost corner of said Lot 1 in Block 25 which is at the intersection of the northeast 30-foot right-of-way of S.E. 5th Street and the southeast 30-foot right-of-way of Walnut Street; thence along the southeast 30-foot right-of-way of Walnut Street and along the northwest line and the extended northwest line of said Lot 1 in Block 25, North 57 degrees 36 minutes 17 seconds East 309.01 feet to the northernmost corner of said Lot 1 in Block 26 which is at the intersection of the southwest 30-foot right-of-way of S.E. 6th Street and the southeast 30-foot right-of-way of Walnut Street; thence along the southwest 30-foot right-of-way of S.E. 6th Street and along the northeast line of said Lots 1 through Lot 12 in Block 26, South 32 degrees 25 minutes 18 seconds East 300.19 feet to the easternmost corner of said Lot 12 in Block 26; thence along the southeast line and the extended southeast line of said Lot 12 in Block 26, South 57 degrees 36 minutes 28 seconds West 309.02 feet to the southernmost corner of said Lot 12 in Block 25 in said Eastern Enlargement; thence along the southwest line of said Block 25, North 32 degrees 25 minutes 11 seconds West 300.17 feet to the point of beginning and containing 92,760 square feet (2.129 acres), more or less.

Subject to all easements, rights-of-ways, reservations and restrictions of record.

Surveyor's Certificate

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 1st day of July, 2016

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715

SCOTT D. BUEDEL REGISTERED LS29900031 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, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on May 9, 2016 (at Sub Review)

President

Attest Executive Director

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

Executive Director

July 6, 2016
Plat Release Date

APC OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA OFFICIAL SEAL

Installation of Sidewalks:

(i) Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk(s) on the purchased lot or lots within five years from the date of purchase or acquisition of interest.

(ii) The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which owner still holds title within 10 years from the date the plat is recorded.

(iii) No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk on that lot is installed.

(iv) Sidewalks installed in the new subdivision must be installed to the standards meeting the latest edition of the Evansville Municipal Code and all applicable standards required by the Americans with Disabilities Act (ADA) and regulations thereunder.

(v) Failure to install the required sidewalk in accordance with all ordinances and in the time allotted in this subsection is an ordinance violation that may be corrected by City employees or contractors in accordance with the provisions of IC 36-1-6-2 and any amendment or recodification thereof, with both the direct and administrative costs of such correction being a lien against the property and being eligible to be placed on the tax duplicate by the County Auditor in accordance with the procedures prescribed by State law.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
July 6, 2016 (DATE)
BRIAN GERTH AUDITOR
3693 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 07.06.16 3:18p
PLAT BOOK 4
PAGE 31
INSTR# 2016R00017436
Z TULEY RECORDER
VANDERBURGH COUNTY

Evansville Academic Health Science Center

Owner's Certificate

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designate the same as ***Evansville Academic Health Science Center*** All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land of the dimensions shown on this plat and marked ***Green Infrastructure Easement*** are dedicated to the Evansville Water and Sewer Utility Department ("ESWU") for installation, maintenance, repair and protection of infrastructure installed for the purpose of reducing the amount of storm water in the City of Evansville's combination sewer system ("Green Infrastructure") in accordance with the ESWU's Green Infrastructure Cost Participation Policy. All Green Infrastructure installed in the easement shall be located underground except for catch basins and other facilities located at grade level. Green Infrastructure located within the easement, except for grade level facilities, shall be maintained by ESWU at its sole cost and expense and in cooperation with the landowner so as to cause as little interference as possible to the owner's use and enjoyment of the owner's property. The owner shall enjoy the use of and shall maintain all grade level facilities. No building, structure, foundation, fence, utility facility (except service crossings and service connections), or other obstruction shall be located within the easement, and any such obstruction located within the easement may be removed by the ESWU without liability to the owner of such obstruction, and no tree shall be allowed in the easement unless at the location of the tree there is at least eight feet of cover between the grade level and the top of any underground facilities. However, nothing shall prevent the use of any portion of the easement for utility service connections or service crossings by any utility or crossings by drainage facilities, and nothing shall prevent the use of any portion of the easement for driveways, parking lots, sidewalks, and landscaping constructed with any type of material or surface. Upon any installation, maintenance or other use of the easement by ESWU, EWSU shall restore the property to the condition as existed before any such use, which shall include without limitation restoration of any disturbed landscaping, sidewalks or parking surface. ESWU shall indemnify and hold harmless the property owner against any loss, cost, expense or liability incurred by the property owner to the extent caused by the negligence or intentional conduct of EWSU, its contractors or agents during the use of the easement or resulting from failure of ESWU to maintain the facilities installed within the easement.

Strips or areas of land, of the dimensions shown on this plat and marked ***Drainage Easement*** are dedicated for conveyance of surface water and subsurface water; provided however, that public utilities are hereby permitted to cross such Easement 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 ***Water Easement*** are hereby dedicated to the public water utility 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 said public utility company, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, sanitary utilities, electric utilities, gas utilities, telephone utilities, cable television utilities or any other utilities shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement for utility service connections or crossings by any utility. Any building, structure, fence, sanitary facilities (except crossings and service connections), electric facilities (except crossings and service connections), gas facilities (except crossings and service service connections), telephone facilities (except crossings and service connections), cable television facilities (except crossings and service

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 & Developer
Evansville HealthRealty, LLC, an Indiana limited liability company
Chris Yontz, Managing Member
401 N.W. First Street
Evansville, IN 47708

Chris Yontz, Managing Member — 7-5-2016 date

Notary Certificate

State of Indiana)
County of Vanderburgh) SS:

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Chris Yontz (Evansville HealthRealty, LLC, an Indiana limited liability company) who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 5th day of July, 2016.

August 30, 2022
My Commission expires:

Deborah J. Masterson
Notary Public

Notary Resides in Vanderburgh County, Indiana

Deborah J. Masterson
Typed or printed name

NOTARY PUBLIC SEAL INDIANA

General Notes

Utilities: Water is existing on site and provided by the Evansville Water and Sewer Utility. Sewer is existing on site and provided by the Evansville Water and Sewer Utility. Electric is existing on site and provided by Vectren Energy Delivery of Indiana.

Access: Lot 1 may access Walnut Street and S.E. 6th Street.

Flood: According to the Flood Insurance Rate Maps for Evansville, Indiana Map Number 18163C0177 D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone.

Basement: Any basement must be approved by the Vanderburgh County Building Commissioner.

Grades: First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.

Survey: The overall boundary of the subject property was completed by Cash Waggner & Associates, PC on May 27, 2014 and it is recorded in Document Number 2016R00013039.

Church Street The original 60-foot right-of-way for Church Street, which was platted between Block 25 and 26 in the Eastern Enlargement of the City of Evansville and which was located between Walnut Street and Chestnut Street, was narrowed leaving a 12 foot alley on May 29, 1871 in Common Council Minutes of 1871, page 105.

The center 12 feet of Church Street was then vacated by Resolution 13-1978 and it is recorded in Deed Book 670, page 284. Although the alley was vacated easements were retained by Southern Indiana Gas and Electric Company, Indiana Bell Telephone Company and the City of Evansville.

The 12-foot Easement retained by Southern Indiana Gas and Electric Company in Vacated Church Street was released and is recorded in Document 2016R00013942.

The 12-foot Easement retained by Indiana Bell Telephone Company in Vacated Church Street was released and is recorded in Document 2016R00015552.

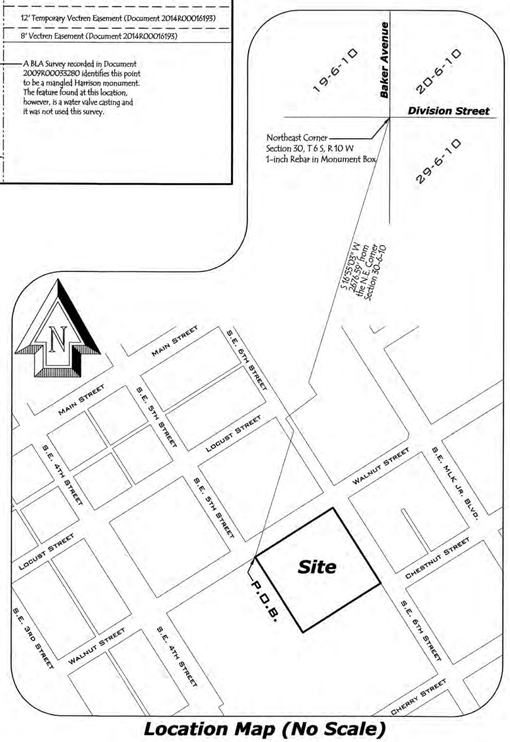
The 12-foot Easement retained by the City of Evansville in Vacated Church Street was released and is recorded in Document 2016R00015296.

Monuments: Monuments exist as noted at all exterior boundary corners and all interior will be a set 5/8" Rebar with plastic cap stamped "Cash Waggner & Associates #0096"

Storm Maintenance: The individual lot owners 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:

1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
2. Keeping all parts of the storm water system operating as designed and as constructed and free of all trash , debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
4. Preventing all persons or parties from causing any unauthorized alterations obstructions or detrimental actions from occuring to any part of the storm water system and easement which lies on his or her property.

Temporary Erosion Control: 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.



Location Map (No Scale)

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:

Printed Name: Scott D. Buedel

CASH WAGGNER & ASSOCIATES, PC
Consulting Engineers • Land Surveyors
www.cashwaggner.com

414 Citadel Circle
Suite B
Evansville, IN 47715
Ph: 812.401.5561

332 Third Avenue
Suite 13
Jasper, IN 47546
Ph: 812.634.5015