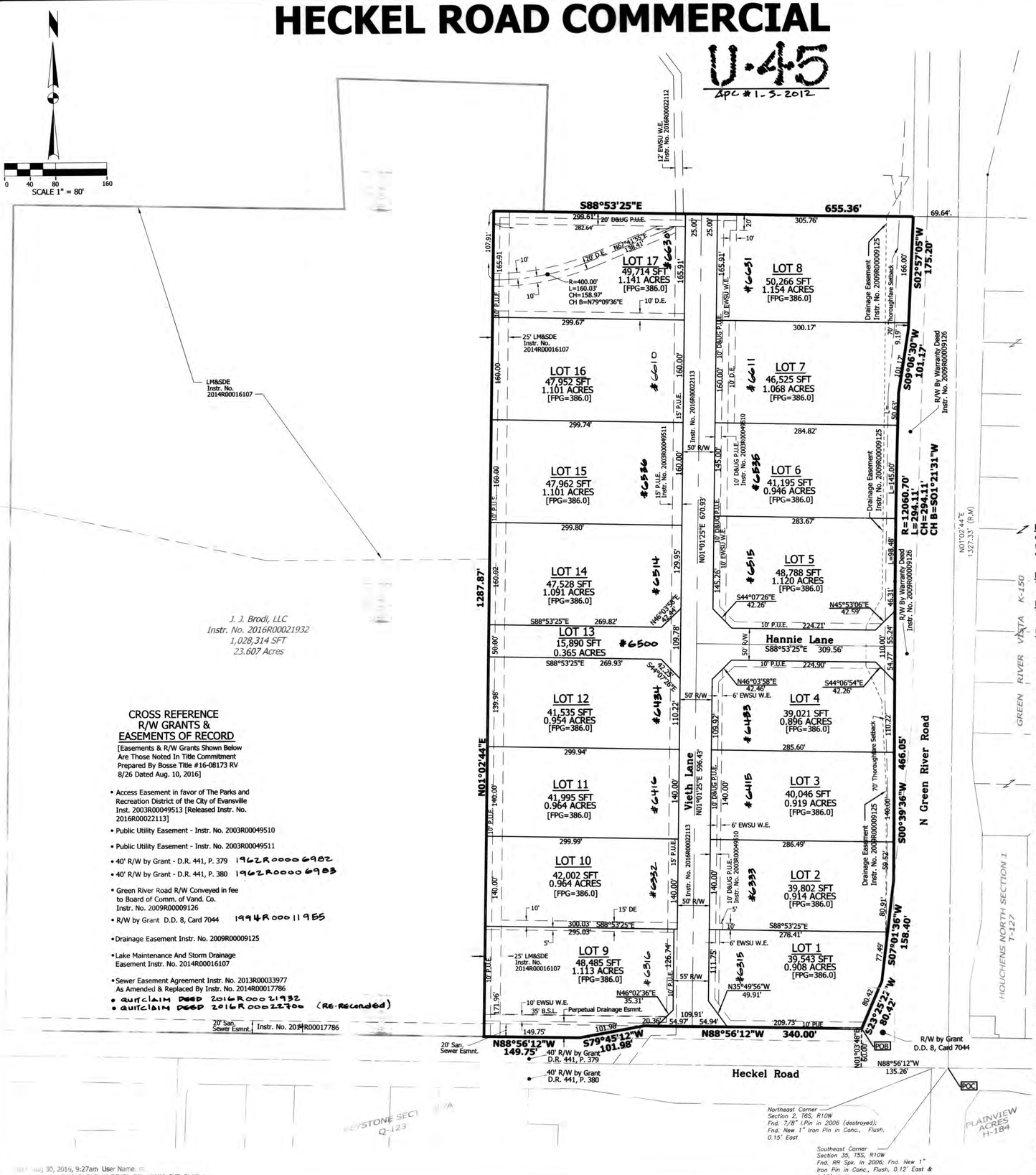
HECKEL ROAD COMMERCIAL

U-45
Apc #1-5-2012



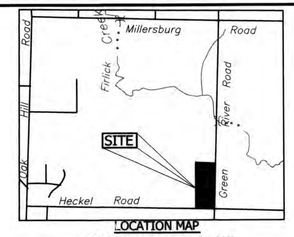
CROSS REFERENCE R/W GRANTS & EASEMENTS OF RECORD

[Easements & R/W Grants Shown Below Are Those Noted In Title Commitment Prepared By Bosse Title #16-08173 RV 8/26 Dated Aug. 10, 2016]

- Access Easement in favor of The Parks and Recreation District of the City of Evansville Inst. 2003R00049513 [Released Instr. No. 2016R00022113]
- Public Utility Easement - Instr. No. 2003R00049510
- Public Utility Easement - Instr. No. 2003R00049511
- 40' R/W by Grant - D.R. 441, P. 379 1962R00006982
- 40' R/W by Grant - D.R. 441, P. 380 1962R00006983
- Green River Road R/W Conveyed in fee to Board of Comm. of Vand. Co. Instr. No. 2009R00009126
- R/W by Grant D.D. 8, Card 7044 1994R00011955
- Drainage Easement Instr. No. 2009R00009125
- Lake Maintenance And Storm Drainage Easement Instr. No. 2014R00016107
- Sewer Easement Agreement Instr. No. 2013R00033977 As Amended & Replaced By Instr. No. 2014R00017786
- QUITCLAIM DEED 2016R00021932
- QUITCLAIM DEED 2016R00022700 (RE-Recorded)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG. 31, 2016 (DATE)
BRIAN GERTH AUDITOR
4816 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08.31.16 11:30A
PLAT BOOK 4
PAGE 45
INSTR# 2016R00022699
Z TULEY RECORDER
VANDERBURGH COUNTY



LOCATION MAP
SE 1/4 SEC. 35, T 5 S - R 10 W
CENTER TWP., VANDERBURGH COUNTY

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 **HECKEL ROAD COMMERCIAL** subdivision. All road Right of Way shown and not previously dedicated is hereby dedicated for public use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities 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.&U.G.P.U.E." (Drainage & Underground Public Utility Easement) are hereby 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 easement.

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 " EWSU W.E. " (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 of land, of the dimensions shown on this plat and marked "LM&SDE" (Lake Maintenance & Storm Detention Easement), are hereby dedicated for the monitoring and maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Detention Easements.

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.

Jacqueline L. Johnston by Maria A. Bulkley

Owner: J J Brodi, LLC
6340 Lincoln Avenue
Evansville, Indiana 47715
Jacqueline L. Johnston, Registered Agent and
Authorized Member by Maria L. Bulkley under
Power of Attorney recorded as Instrument Number 2016R00022075
in the Office of the Vanderburgh County Recorder.

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. panel number 18163C0140D, dated MARCH 17, 2011, Vanderburgh County, Indiana, all of the subdivision lies within the designated 100 year flood zone "AE". The Base Flood Elevation (BFE) is 384.00.

Minimum First Floor Elevations: Were established by the Vanderburgh County Building Commissioner and are as shown.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Utilities: Sanitary sewer, water, gas, telephone and electric are on or will be extended to the site.

Water is provided by the Evansville Water and Sewer Utility and will be extended to all of the proposed lots.

Sewer is provided by the Evansville Water and Sewer Utility and will be extended to all the provided lots.

Gas and Electric is provided by Vectren Energy Delivery of Indiana and will be extended to all of the proposed lots.

Access: None of the Lots shall have access directly onto Green River Road or Heckel Road. All lots shall access the internal roadways. (Vieth &/or Hannie Lane).

Road Grades: Maximum road grades shall not exceed 5%.

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 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 disturbances 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 disturbance 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 is relatively flat with an average slope of less than 2% from south to north. The elevations throughout range from 381.5 to 375.0.

Compaction Certifications: Within flood zone 'A' the soils engineer shall certify the compaction methods and soil suitability for fill in the area of the building pads and shall delineate lot numbers for those building lots being certified on the site grading plan. further, the soils engineer shall provide special footing and foundation requirements, if any, based on the soils conditions.

LOMAR-F: A LOMAR-F shall be obtained by Lot owner prior to applying for building permits.

Special Measures: Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include water-proofing, installing sump pumps, yard slope in excess of code minimums, etc.

Zoning: The subject property is zoned C-4. All lots in subject property conform to table 'A' of the Vanderburgh County zoning ordinance.

Drainage Facility Maintenance: Pursuant to "Lake Maintenance And Storm Drainage Agreement" (Instr. No. 2016R00021745) and the "Protective Covenants, Conditions, Reservations, And Restrictions Affecting Title To All Lots In Heckel Road Commercial Subdivision, A Subdivision Located In Vanderburgh County, Indiana" (Instr. No. 2016R00022057) the individual lot owners shall be financially and otherwise for maintaining all portions of the storm water discharge system and specifically the lake maintenance and storm detention easement (LM&SDE) and drainage easements (DE). The routine maintenance shall include:
(a) Keeping all parts of the storm water discharge system free of all debris, and obstructions to the flow of water.
(b) Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
(c) Maintaining that part of the storm water drainage system which lies on an owner's property in accordance with the conditions described on the approved street and /or drainage plan on file in the county surveyors, and /or in the county engineers office, and in compliance with the county drainage ordinance.
(d) Mowing grass, controlling weeds along the shore line of the owner's property.
(e) Preventing all persons or parties causing any unauthorized alterations, obstructions or detrimental actions from occurring from any part of the storm water discharge 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 Vanderburgh County drainage board.

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.

Sidewalks: The sidewalk waiver for Heckel Road Commercial was granted by the County Commissioners on 04/03/2012.

Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: 3/4" x 30" rebars w/cap stamped BLA Firm 0030.

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: 05/27/2003 and amended on 08/23/2016.

Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utility on: 05/28/2003.

Road construction plans were approved by the Vanderburgh County Commissioners on: 05/19/2003.

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of the Southeast Quarter of Section 35, Township 5 South, Range 10 West of the Second Principal Meridian, in Center Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southeast corner of said quarter section; thence North 88 degrees 56 minutes 12 seconds West 135.26 feet along the south line of said quarter quarter section; thence North 01 degrees 03 minutes 48 seconds East 60.00 feet to the POINT OF BEGINNING; thence for the next three calls along the north right-of-way of Heckel Road:
(1) North 88 degrees 56 minutes 12 seconds West 340.00 feet;
(2) South 79 degrees 45 minutes 12 seconds West 101.98 feet;
(3) North 88 degrees 56 minutes 12 seconds West 149.75 feet;
Thence North 01 degree 02 minutes 44 seconds East 1287.87 feet to a point on the north line of the Southeast Quarter of the Southeast quarter of said section; thence South 88 degrees 53 minutes 25 seconds east 655.36 feet to a point on the west right-of-way of North Green River Road, also being North 88 degrees 53 minutes 25 seconds West 69.64 feet from the northeast corner of said quarter quarter section; thence for the next six calls along the west right-of-way of North Green River Road:
(1) South 02 degrees 57 minutes 05 seconds West 175.20 feet;
(2) South 09 degrees 06 minutes 30 seconds West 101.17 feet;
(3) 294.11 feet along a nontangent curve to the left concave to the East, said curve having a radius of 12060.70 feet and a bearing of South 01 degree 21 minutes 31 seconds West 294.11 feet;
(4) South 00 degrees 39 minutes 36 seconds West 466.05 feet;
(5) South 07 degrees 01 minute 36 seconds West 158.40 feet;
(6) South 23 degrees 25 minutes 22 seconds West 80.42 feet to the POINT OF BEGINNING, containing 18.58 acres.

SURVEYOR'S CERTIFICATE

I, James A. Farny, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on 11/07/11 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 30th day of August 2016.

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 required by law.

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

James A. Farny
Indiana Registration No. S8004551
Lochmueller Group, Inc.
6200 Vogel Rd.
Evansville, IN 47715

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) 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 30th day of August 2016

My Commission Expires:
Jerry A. Campbell
Notary Public

Notary Resides in
Vanderburgh
County, Indiana

Terry A. Campbell
(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 January 12, 2012.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: AUG. 31, 2016

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA OFFICIAL SEAL

Aug 30, 2016, 9:27am User Name: rs
...5111-0117\PD\CAD\Plat\HECKEL_RD_COMM_SUB_PLAT.dwg