TERRA VISTA SECTION 2

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
SEP. 19, 2016 (DATE)
BRIAN GERTH AUDITOR
5182 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 09.19.16 11:47A
PLAT BOOK 4
PAGE 49
INSTR# 2016R00024279
Z TULEY RECORDER
VANDERBURGH COUNTY

Telephone Road
Northwest Corner E. 1/2, N.W. 1/4 Section 18, T 6 S, R 9 W Calculated location from East Pointe Business Park Found 1" Iron Pipe 0.01' West & 0.20' South of the the calculated line
N 89°24'45" E 507.01'
889.66'(C)
30' R/W
N 89°24'45" E 330.13'
235.40'
C-16
C-10
30' R/W
N 89°24'45" E 292.42'
Original 25' R/W
S 89°24'45" W 891.13'
Found 1" Iron Pipe (1" deep) on the calculated line
25' R/W
99.95'(C) 100'(R)
15.52'
25' R/W
80.58'
87.50'
25' R/W
87.50'
Gas line easement in favor of SIGECO DD 1, card 20952
100.00'
25' R/W for Telephone Road not included in the deed to Terra, LLC as recorded in Document 2001R00019218
200.00'
Found 1" Iron Pipe (1" deep) 0.1' East of the calculated line
Original 25' R/W
Gas line easement in favor of SIGECO DD 11, card 2807
100.00'
Lot 4 Centerra Ridge Section 1
Tavalon Drive
Lot 3
The Railroad Spike is the Southwest Corner of the S.E. 1/4 of Section 7-6-9 per plat of Centerra Ridge
Lot 2
Lot 1
Barlow Court
85.81'
157.24'
30' R/W
Telephone Road
S 88°57'49" E (R & C)
P.O.C.
Northeast Corner N.W. 1/4 Section 18, T 6 S, R 9 W Calculated location from East Pointe Business Park. Shown to be a Stamped "Survey Mark" per plat which was not found this survey. The plat notes a R.R. Spike was found 0.41' West of the Corner and a Railroad Spike was found to be 0.41' West of the calculated corner.
25.02'
11.64' to east side of 25' SIGECO Easement
40'
S 01°32'43" W 25.02'
Approximate limits of Pipe Line Easement granted to Missouri-Kansas Pipeline Co. in Deed Book 168, page 495 and later conveyed to SIGECO in Deed Book 382, page 456 (Width is 25' based on language in document and determination by Vectren)
N 88°27'17" W 20.00'(C)
West 20'(R)
16" UG
40' Easement for Public Road R/W, Utilities and Drainage
Ubelhor Place P.B. M, page 66
N 01°32'43" E 157.00'(C)
North 157'(R)
East 172'(R)
S 88°57'28" E 172.00'(C)
S 88°57'28" E 162.00'(C)
N 89°29'49" E 162'(R)
Found BLA Cap (Flush) 0.03' West & 0.05' South of the calculated corner
S 01°46'16" W 1671.08' (25' R/W to LMSDE)
S 01°32'43" W 1699.94'
Zoned C-4 — Zoned R-1
Lot 1 East Pointe Business Park Section 1 P.B. Q, pg 183
N 00°58'59" W 225.30'(C) N 00°58'59" W 225.35'(R)
S 01°31'45" W 177.27'(R) S 01°31'45" W 177.32'(C)
30' R/W
30' R/W
183.80'
Lot 96 Terra Vista Section 1
254.56'
S 88°40'24" E 278.75'(R) S 88°28'15" E 278.74'(C)
S 88°28'15" E 350.00'
Lot 2 East Pointe Business Park Section 1 P.B. Q, pg 183
N 00°58'59" W 200.67'
S 01°31'45" W 200.00'
Lot 97 Terra Vista Section 1
245.00'
245.00'
Found BLA Cap (Used this Survey)
S 88°28'15" E 262.37'(C) S 88°40'24" E 262.38'(R)
S 88°28'15" E 350.00'
Lot 3 East Pointe Business Park Section 1 P.B. Q, pg 183
N 00°58'59" W 280.94'
N 00°58'59" W 280.50'
S 01°31'45" W 280.00'
Zoned C-4 — Zoned R-1
Lot 98 Terra Vista Section 1
245.00'
245.00'
Found BLA Cap 0.05' East & 0.06' North of the calculated corner
S 88°28'15" E 239.46'
S 88°28'15" E 350.00'
Diego Drive
S 01°31'45" W 1911.19'
N 01°31'45" E 1824.46'
Lot 99 Terra Vista Section 1
245.00'
245.00'
S 01°31'45" W 1655.88'
S 88°28'15" E 350.00'
Lot 4 East Pointe Business Park Section 1 P.B. Q, page 183
S 01°31'45" W 655.15'
Lot 100 Terra Vista Section 1
245.00'
245.00'
Approximate limits of Pipe Line Easement granted to Missouri-Kansas Pipeline Co. in Deed Book 168, page 495 and later conveyed to SIGECO in Deed Book 382, page 456 (Width is 25' based on language in document and determination by Vectren)
Approximate limits of 500 Year Flood Zone as scaled from FIRM Panel 18163C0140D, dated 3/17/11
Approximate limits of 100 Year Flood Zone as scaled from FIRM Panel 18163C0140D, dated 3/17/11
Found BLA Cap 0.09' North of the calculated corner (Used for alignment)
N 88°28'28" W 400.25'(C) N 88°40'51" W 400.24'(C)
Zoned C-4 — Zoned R-1
Lot 101 Terra Vista Section 1
245.00'
S 01°31'45" W 245.00'
S 88°28'15" E 350.00'
Lot 5 East Pointe Business Park Section 1 P.B. Q, page 183
N 00°46'53" E 385.99'
S 01°31'45" W 386.01'
Lot 102 Terra Vista Section 1
245.00'
169.32'
Found 3/4" Rebar (bent) 0.2' East & 0.2' South of the calculated corner
N 88°40'24" W 395.21'(R) N 88°28'02" W 395.21'(C) N 88°40'11" W 395.21'(R)
R=62.00' L=51.27'
30.06'
S 88°28'15" E 329.98'
Zoned R-1 Zoned C-4
Approximate limits of 500 Year Flood Zone as scaled from FIRM Panel 18163C0205D, dated 3/17/11
Lot 6 East Pointe Business Park Section 2 P.B. R, page 62
N 00°46'53" E 348.29'
S 01°31'45" W 141.34'
30' R/W
30' R/W
170.66'
Lot 103 Terra Vista Section 1
225.20'
S 01°31'45" W 255.26'
C-18
C-17
C-9
6.92'
N 85°35'29" E 304.05'
L=2.99'
L=46.30'
S 31°13'51" E 25.39'(C) S 31°26'00" E 25.37'(R)
S 81°59'56" W 443.68'(R) S 82°12'05" W 443.67'(C)
S 27°14'55" E 146.79'
S 62°57'44" W 177.92'
Lot 104 Terra Vista Section 1
S 01°31'45" W 45.69'
Lot 47 East Pointe Business Park Section 5
N 62°59'55" W 206.33'(R) N 62°21'24" W 206.32'(C)
Lot 7 East Pointe Business Park Section 2 P.B. R, page 62
S 31°13'51" E 190.75'
309.55'
Found BLA Cap (2" deep) 0.16' East & 0.04' North of the calculated corner
S 62°57'44" W 230.16'
Lot 48 East Pointe Business Park Section 5 P.B. R, page 132
N 27°22'16" W 252.81'
N 27°22'16" W 305.88'(R) N 27°34'25" W 305.88'(C)
N 31°13'19" W 190.75'
S 58°34'00" W 300.16'(R) S 58°46'09" W 300.15'(C)
Diego Drive
S 31°13'51" E 429.41'
S 31°26'00" E 215.29'(R) S 31°13'51" E 215.27'(C)
115.16'
30' R/W
30' R/W
Found BLA Cap (2" deep) 0.24' East & 0.02' North of the calculated corner
Lot 49 East Pointe Business Park Section 5
99.72'
Marco Drive
N 62°57'44" E 218.45'
N 62°25'35" E 148.29'(R) N 62°57'44" E 148.30'(C)
118.73'
70.15'(C) 70.16'(R)
Found BLA Cap 0.14' East & 0.02' South of the calculated corner
Lot 8 East Pointe Business Park Section 2 P.B. R, page 62
N 14°40'44" W 386.17'
S 27°49'31" W 304.94'
Lot 11 East Pointe Business Park Section 3 P.B. R, page 78
S 45°14'24" E 13.98'
S 27°28'09" E 401.01'(C) S 27°16'00" E 401.02'(R)
Lot 9 East Pointe Business Park Section 3 P.B. R, page 78
Lot 10 East Pointe Business Park Section 3 P.B. R, page 78
S 89°30'43" W 205.90'
Approximate limits of 100 Year Flood Zone as scaled from FIRM Panel 18163C0205D, dated 3/17/11
N 88°28'15" W 209.99'(C) N 88°40'24" W 210.00'(R)
S 52°57'27" W 86.58'
N 01°31'45" E 191.65'
191.65' N 01°31'45" E
20' P.U.E.
Lot 106 185,646 SF 4.262 Acres FPG=388.9'
Offsite Easement #3 per Terra Vista, Section 1
N 88°28'15" W 415.18'
N 01°46'16" E 27.53'
246.74' (LMSDE)
S 88°28'15" E 290.07'
P.O.B.
20' D.E.
C-6
C-14
L=8.22'
N 88°28'15" W 65.71'
2.53'
Zoned R-1 Zoned C-4
LMSDE
Offsite Easement #5 per Terra Vista, Section 1
OutLot A 60,168 SF 1.381 Acres FPG=388.9'
L7
111.56'
C-15
L=107.08'
174.37' N 04°46'10" E
174.09'
28.10' to east side of 25' SIGECO Easement
25.04'
301.99' (LMSDE) 350.02' (Lot 107)
S 88°28'15" E 370.70' (Lot 106)
Approximate limits of 500 Year Flood Zone as scaled from FIRM Panel 18163C0205D, dated 3/17/11
Approximate limits of 100 Year Flood Zone as scaled from FIRM Panel 18163C0205D, dated 3/17/11
15' P.U.E.
LMSDE S 88°28'15" E 304.21' L23 (D.E. to S.E.)
C-5
C-4
C-2
L4
L5
C-3
L25
L24
L22
L26
L27
L28
S.E.
16" UG
20' D.E.
20' P.U.E.
S 01°32'43" W 631.32'
Approximate limits of Pipe Line Easement granted to Missouri-Kansas Pipeline Co. in Deed Book 168, page 495 and later conveyed to SIGECO in Deed Book 382, page 456 (Width is 25' based on language in document and determination by Vectren)
Lot 47 East Pointe Business Section 5
Lot 48 East Pointe Business Section 5 P.B. R, page 132
N 14°36'43" E 36.30'
C-32
S 01°00'40" E 115.27'
Variable width EWSUE
15' Sewer Easement in favor of City of Evansville Doc. 2005R00024471
#7520
Approximate limits of Pipe Line Easement to Vectren Doc. 2003R00048394
C-31
C-25
C-24
C-26
C-34
C-33
C-27
C-28
L19
L17
L15
L16
L18
L1
L2
L3
10' P.U.E. to D.E. L=139.09'
C-1 Marco Dr.
30' R/W
30' R/W
C-29
C-30 L=303.81'(C) L=303.77'(R)
GM
3.79'
S 55°19'50" W 255.00'(C) S 55°07'34" W 255.01'(R)
Approximate limits of Pipe Line Easement granted to SIGECO in Deed Drawer 4, card 3593
S 00°01'05" E (R) S 01°31'38" W(C) 94.20'(R & C)
S 88°57'28" E 170.07'(C) N 89°29'49" E 170.07'(R)
N 01°32'43" E 320.99'(R) S 01°32'43" W 320.99'(C)
S 00°00'00" E 384.92'(R) N 00°00'00" E 384.92'(C)
N 01°20'54" E 384.93'(R) N 01°32'43" E 384.93'(C) N 00°00'00" E 384.92'(R)
S 04°46'10" W 457.23'
S 54°12'16" W 409.42'(R) S 55°44'59" W 409.42'(C)
R/W Marker 0.4' Southeast of the calculated corner
Found Easley Cap (Flush) 0.06' East & 0.09' North of the calculated corner
Southeast Corner N.W. 1/4 Section 18, T 6 S, R 9 W Found 5/8" Rebar (2" deep) 2.48' West & 1.45' South of the calculated corner Described to be a 3/4" Rebar w/BLA Cap on various plats for East Pointe Business Park
S 52°45'21" W 286.23'

U-49
APC # 9-5-2015

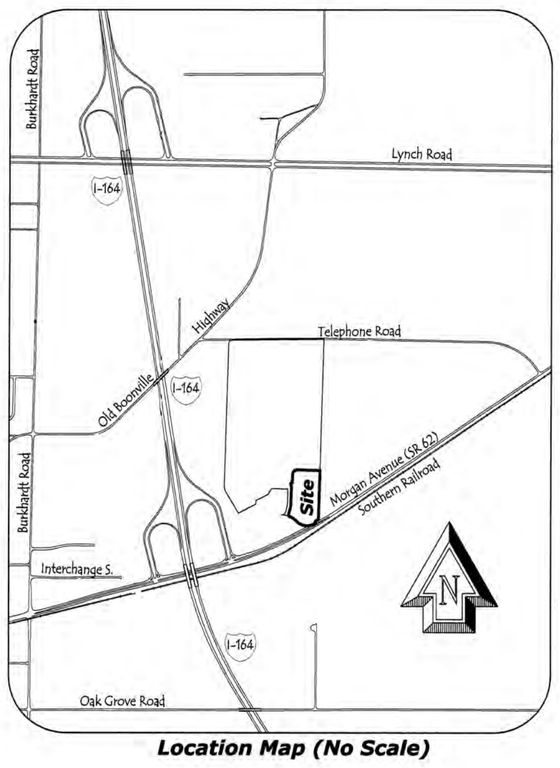
SCOTT D. BUEDEL REGISTERED LS29900031 STATE OF INDIANA LAND SURVEYOR

0 100 200
LINEAR SCALE 1"= 100'

LEGEND

(R)	Record Dimension
(M)	Measured Dimension
(C)	Calculated Dimension
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.U.E.	Public Utility Easement
D.E.	Drainage Easement
LMSDE	Lake Maintenance & Storm Drainage Easement
GS&BE	Green Space & Buffer Easement

SHEET 1 OF 2



Location Map (No Scale)

Boundary Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 55°45'35" W	54.85'
L2	S 30°28'50" E	19.80'
L3	S 55°46'11" W	5.76'
L4	N 45°14'24" W	13.96'
L5	N 14°36'43" E	81.96'
L6	S 88°28'15" E	20.68'
L7	N 01°31'45" E	114.09'
L8	Not Used	
L9	Not Used	

Boundary Curve Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-1	78°59'25"	N 84°44'07" W	156.60	190.00	261.94	241.68
C-2	21°03'54"	N 55°46'21" W	48.34	260.00	95.59	95.05
C-3	80°55'01"	N 25°50'48" W	21.32	25.00	35.31	32.44
C-4	13°04'58"	N 08°04'14" E	28.67	250.00	57.08	56.96
C-5	16°01'24"	N 06°28'57" W	38.71	275.00	76.91	76.66
C-6	90°00'00"	N 46°31'45" E	60.00	60.00	94.25	84.85
C-7	Not Used					
C-8	Not Used					
C-9	32°45'36"	N 14°51'03" W	44.09	150.00	85.77	84.60
C-10	87°53'00"	N 45°28'15" E	57.82	60.00	92.03	83.27
C-31	73°39'50"	N 51°26'37" E	44.94	60.00	77.14	71.94
C-32	13°04'58"	N 08°04'14" E	22.93	200.00	45.67	45.57

Easement Line Table

NUMBER	DIRECTION	DISTANCE
L10	Not Used	
L11	Not Used	
L12	Not Used	
L13	Not Used	
L14	Not Used	
L15	N 04°46'10" E	109.32'
L16	N 04°46'10" E	97.06'
L17	S 85°13'50" E	50.00'
L18	S 04°46'10" W	82.85'
L19	N 60°13'08" E	60.71'
L20	N 04°46'10" E	325.77'
L21	N 04°46'10" E	393.30'
L22	N 41°28'07" W	29.30'
L23	N 88°28'15" W	227.38'
L24	S 88°28'15" E	41.23'
L25	N 04°46'10" E	57.94'
L26	S 01°31'45" W	18.06'
L27	N 88°28'15" W	15.00'
L28	N 88°28'15" W	20.00'

Existing R/W & Easement Curve Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-11	Not Used					
C-16	92°07'00"	S 44°31'45" E	62.26	60.00	96.46	86.41
C-17	32°45'36"	S 14°51'03" E	52.91	180.00	102.92	101.52
C-18	32°45'36"	S 14°51'03" E	61.73	210.00	120.07	118.44
C-19	86°08'25"	S 74°18'04" E	140.22	150.00	225.51	204.87
C-20	86°08'25"	S 74°18'04" E	168.27	180.00	270.62	245.84
C-21	30°06'39"	S 46°17'11" E	56.49	210.00	110.36	109.10
C-22	38°47'39"	S 80°44'20" E	73.94	210.00	142.19	139.49
C-23	17°14'07"	N 71°14'47" E	31.83	210.00	63.17	62.93
C-24	18°12'56"	N 71°44'12" E	41.68	260.00	82.66	82.31
C-25	07°25'52"	N 84°33'36" E	16.88	260.00	33.72	33.70
C-26	25°25'10"	S 79°00'53" E	58.64	260.00	115.35	114.41
C-27	72°07'52"	S 81°18'20" E	167.51	230.00	289.55	270.81
C-28	72°07'52"	S 81°18'20" E	145.66	200.00	251.79	235.48
C-29	78°59'25"	S 84°44'07" E	181.32	220.00	303.30	279.85
C-30	69°37'44"	S 80°03'16" E	173.85	250.00	303.81	285.46
C-33	13°48'53"	N 52°08'51" W	32.71	270.00	65.10	64.94
C-34	73°40'00"	N 22°13'17" W	37.45	50.00	64.29	59.95

General Notes

Utilities: Sanitary Sewers are provided by Evansville Water & Sewer Utility and existing on Lot 106.

Water is provided by Evansville Water & Sewer Utility.
Lot 106 does not currently have access to water.

Gas and Electric is provided by Vectren and existing on Lot 106.

Access: Lot 106 shall access Marco Drive.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana Map Number 18163C0140 D and 18163C0205 D, both dated March 17, 2011, all of the subject property does lie within the limits of the 100 year flood zone.

The FPG elavations shown on the plat are based on the NAVD 1988 datum.

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.

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.

Erosion: 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.

Survey: The overall boundary of the subject property was re-established by a Retracement Boundary Survey/Parcelization Plat which was prepared by Cash Waggner & Associates, PC and which is recorded in Document Number 2015R00018999 in the office of the Recorder of Vanderburgh County, Indiana.

Bearings used this survey are based on Indiana State Plane Coordinates, Indiana West, NAD 1983. A GPS Observation was used to establish the State Plane Coordinates. Bearings used this survey are 00 degrees 12 minutes 09 seconds different that the bearings used on the recorded plats of East Pointe Business Park, Section 1 through 6 and a survey of the overall East Pointe Business Park property which is recorded Surveyor's Plat Drawer 1, card 1793.

Vacations: A 10-foot wide Public Utility Easement along the west and north side of Lot 12 in East Pointe Business Park, Section 6, as per plat thereof, recorded in Plat Book S, page 65 was vacated in Ordinance No. 2016-20 which is recorded in Document 2016R00017701.

A Lake Maintenance and Storm Drainage Easement along the south side of Lot 12 in East Pointe Business Park, Section 6, as per plat thereof, recorded in Plat Book S, page 65 was vacated in Ordinance No. 2016-20 which is recorded in Document 2016R00017701.

OutLot A: OutLot "A" is not a building site. It is being created to be transferred to the adjoining land owner for construction of a drainage basin to serve the future residential development immediately to the north. The owner of OutLot "A" is responsible for all maintenance thereon.

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

Approval Dates Drainage Plans were approved by the Board of Public Works on April 7, 2016.

Application for modification/waiver of subdivision standards: APC Docket Number 15-SW-2016 requesting to waive the installation of sidewalks, as per city code 17.05.150 (B)(2), was approved by the Board of Public Works on December 3, 2015.

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 ***Terra Vista Section 2*** . 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 ***"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 buildings or similar structures, other than such utility facilities, can be located within said areas of land. 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 a manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utilities so long as any damage caused to a drainage facility is repaired by the utility company. 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 ***"LMSDE"*** (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations of the land within these easements must have the approval of the Drainage Board. Buildings, structures and fences shall not be located within the Lake Maintenance and Storm Drainage Easement.

Areas of land, of the dimensions shown on this plat and marked ***"S.E."*** (Sign Easement) are hereby dedicated for the installation, maintenance, operation and repair of signs, walls, fences and landscape features associated with an entrance sign into the residential portion of Terra Vista. The Homeowners Association for the residential portion of Terra Vista will be responsible for the maintenance of all features constructed within this area.

Owner & Developer of Lots 106 and OutLot "A"
Terra, LLC
2800 Diego Drive
Evansville, IN 47725

Joseph B. Working, Manager — date 9-16-16

Notary Certificate

State of Indiana)
) SS:
County of Vanderburgh)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Joseph B. Working (Terra, LLC) 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 16th day of SEPTEMBER, 2016.

9-26-2016 — My Commission expires:
Notary Public

Notary Resides in
VANDERBURGH — County, Indiana
SCOTT D. BUEDEL — Typed or printed name

SCOTT D BUEDEL
Seal
Notary Public - State of Indiana
Vanderburgh County
My Commission Expires Sep 26, 2023

Boundary Description

All of Lot 12 in East Pointe Business Park, Section 6, as per plat thereof, recorded in Plat Book S, page 65 in the Office of the Recorder of Vanderburgh County, Indiana and also part of the Northwest Quarter of Section 18, Township 6 South, Range 9 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 18; thence along the east line of said Quarter Section, South 01 degree 32 minutes 43 seconds West 25.02 feet to the south right-of-way of Telephone Road and the northeast corner of a tract of land conveyed to MOB, LLC in Document 2015R00017193 in the Office of the Recorder of Vanderburgh County, Indiana; thence continue along the east line of said Quarter Section, South 01 degree 32 minutes 43 seconds West 1699.94 feet to the northeast corner of Lot 12 in East Pointe Business Park, Section 6, as per plat thereof, recorded in Plat Book S, page 65 in the Office of said Recorder; thence along the east line of said Quarter Section and along the east line of said Lot 12, South 01 degree 32 minutes 43 seconds West 631.32 feet to the southeast corner thereof; thence along the south line of said Lot, South 55 degrees 45 minutes 35 seconds West 54.85 feet; thence continue along the south line of said Lot, South 30 degrees 28 minutes 50 seconds East 19.80 feet to the north right-of-way of Marco Drive; thence continue along the south line of said Lot and along the north right-of-way of Marco Drive, South 55 degrees 46 minutes 11 seconds West 5.76 feet to the beginning of a curve to the right having a central angle of 78 degrees 59 minutes 25 seconds, a radius of 190.00 feet and a chord dimension of North 84 degrees 44 minutes 07 seconds West 241.68 feet; thence continue along the south line of said Lot and along the north right-of-way of Marco Drive and along the arc of said curve 261.94 feet; thence continue along the south line of said Lot and along the north right-of-way of Marco Drive, North 45 degrees 14 minutes 24 seconds West 13.96 feet to the beginning of a curve to the left having a central angle of 21 degrees 03 minutes 54 seconds, a radius of 260.00 feet and a chord dimension of North 55 degrees 46 minutes 21 seconds West 95.05 feet; thence continue along the south line of said Lot and along the north right-of-way of Marco Drive and along the arc of said curve 95.59 feet to the to the beginning of a curve to the right having a central angle of 80 degrees 55 minutes 01 second, a radius of 25.00 feet and a chord dimension of North 25 degrees 50 minutes 48 seconds West 32.44 feet; thence along the arc of said curve 35.31 feet; thence North 14 degrees 36 minutes 43 seconds East 81.96 feet to the beginning of a curve to the left having a central angle of 13 degrees 04 minutes 58 seconds, a radius of 250.00 feet and a chord dimension of North 08 degrees 04 minutes 14 seconds East 56.96 feet; thence along the arc of said curve 57.08 feet; thence North 01 degree 31 minutes 45 seconds East 191.65 feet to the beginning of a curve to the left having a central angle of 16 degrees 01 minute 24 seconds, a radius of 275.00 feet and a chord dimension of North 06 degrees 28 minutes 57 seconds West 76.66 feet; thence along the arc of said curve 76.91 feet; thence South 88 degrees 28 minutes 15 seconds East 20.68 feet to a point on the east line of said Lot 12 in East Pointe Business Park; thence along the boundary of said Lot 12, North 01 degree 31 minutes 45 seconds East 114.09 feet to the beginning of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 60.00 feet and a chord dimension of North 46 degrees 31 minutes 45 seconds East 84.85 feet; thence along the boundary of said Lot 12 and along the arc of said curve 94.25 feet; thence along the boundary of said Lot 12, South 88 degrees 28 minutes 15 seconds East 290.07 feet to the point of beginning and containing a gross area of 5.643 acres, more or less.

Subject to a 15-foot Sewer Easement in favor of the City of Evansville Water and Sewer Utility Department as described in Document 2005R00024471 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a Pipeline Easement in favor of Vectren as described in Document 2003R00048394 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a Pipeline Easement originally granted to Missouri-Kansas Pipeline Company in Deed Book 168, page 495 and later conveyed to Southern Indiana Gas and Electric Company in Deed Book 382, page 456 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to all other easements, rights-of-ways, covenants 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 9th day of September, 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 November 12, 2015.

President:

Attest Executive Director

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

Executive Director

SEPTEMBER 19, 2016
Plat Release Date

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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

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APC # 9-5-2015