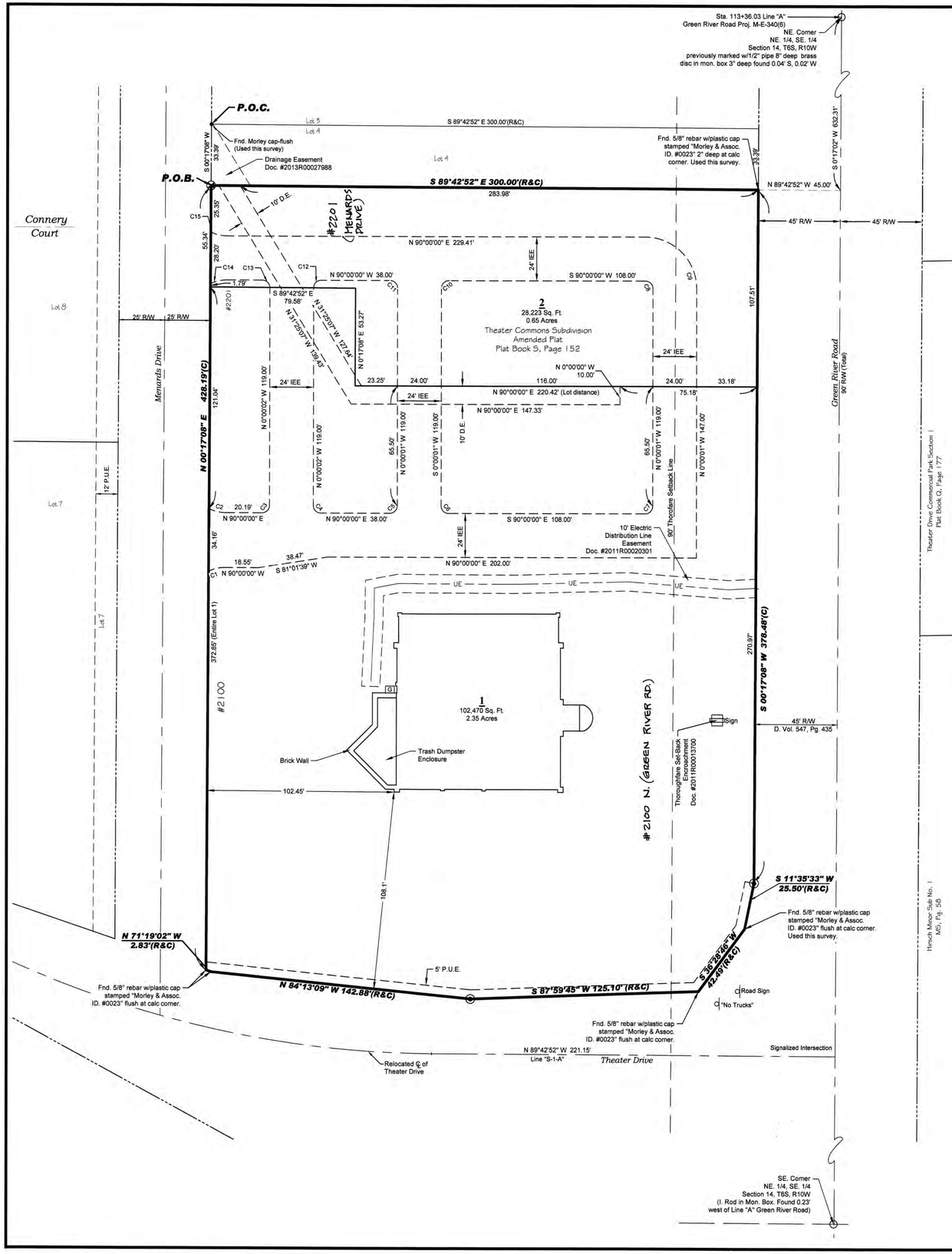
Theater Commons 2



Legend

	Center Line
	Easement Line
	Fence Line
	Property Boundary Line
	Right-of-way Line
(C)	Calculated Dimension
Cd.	Card
D.R.	Deed Record
Doc.	Document
Dr.	Drawer
E	East
(Fnd)	Found
Inst.	Instrument
N	North
Pg.	Page
P.O.B.	Point Of Beginning
P.O.C.	Point Of Commencement
(R)	Record Dimension
S	South
W	West
⊙	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
⊗	Chiselled "X" (Found)

SCALE 1" = 30'

30 0 30 60

Curve Data Table

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	26°04'09"	20.00'	9.10'	4.63'	S 76°57'56" W	9.02'
C2	26°39'50"	20.00'	9.31'	4.74'	S 76°40'05" E	9.22'
C3	90°02'38"	4.00'	6.29'	4.00'	N 44°58'41" E	5.66'
C4	90°00'00"	4.00'	6.28'	4.00'	S 45°00'00" E	5.66'
C5	90°00'00"	4.00'	6.28'	4.00'	N 45°00'00" E	5.66'
C6	90°32'32"	3.98'	6.29'	4.02'	S 45°00'00" E	5.66'
C7	90°00'00"	4.00'	6.28'	4.00'	N 45°00'00" E	5.66'
C8	89°59'57"	4.00'	6.28'	4.00'	N 45°00'00" W	5.66'
C9	89°59'57"	28.00'	43.98'	28.00'	N 45°00'00" W	39.60'
C10	90°00'00"	4.00'	6.28'	4.00'	S 45°00'00" W	5.66'
C11	90°00'00"	4.00'	6.28'	4.00'	N 45°00'00" W	5.66'
C12	89°55'32"	4.00'	6.28'	4.00'	S 45°00'48" W	5.66'
C13	90°00'00"	4.00'	6.28'	4.00'	N 45°00'00" W	5.66'
C14	26°08'14"	20.00'	9.12'	4.64'	S 76°55'53" W	9.04'
C15	26°32'51"	20.17'	9.34'	4.76'	S 76°31'14" E	9.26'

Notary Certificate

STATE OF KENTUCKY, COUNTY OF Fayette) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, Phil Greer for Greer Land Co.-Cheddar's LLC, 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 this 2nd day of Dec 20 16

My Commission Expires: 7-1-17

Paula Schwartz
Notary Public

Notary Resides in Fayette County, ~~Indiana~~ KY

PAULA SCHWARTZ
(Typed or Printed Name)

NOTARY PUBLIC NO. 480418 STATE AT LARGE, KENTUCKY

General Notes

Utilities:
Water and Sewer are available at the site and are supplied by Evansville Water and Sewer Utility
Electric and Gas are available at the site
Telephone service is available at the site.

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

Zoning: The subject property is currently **zoned C4** .

Flood Hazard Statement: Per the plat, no portion of any of the subject lots are within Flood Zone "A" as scaled from F.I.R.M. Community Panel #18163C0201 D dated March 17, 2011.

All first floor grades shall conform to local and state enforced building codes

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 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.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley & Assoc ID# 0023."

Basis of Bearings: Theater Commons Subdivision Amended Plat, Plat Book S, Page 152

Reference Survey: *Inst. #2010R00028745. there have been no change of matters from said survey that would affect this plat.*

Natural Drainage Courses: No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.

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.

Access: Access to the subject lots shall be through Menards Drive only. There shall be no direct access to either lot in this subdivision from Green River Road or Theater Drive.

Onsite Access/Parking: It is agreed through the platting of these lots that common/shared ingress, egress, driving aisle access, and reciprocal parking are allowed freely across Lot 1 and Lot 2 for the use of the associates, occupants, clients, and customers of Lot 1 and Lot 2 in this subdivision.

Application for modification/waiver of subdivision standards. APC Docket Number 39-SW-2016 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was ~~denied~~ **PENDING** at Subdivision Review on NOV 3, 2016. A sidewalk plan dated Nov. 16, 2016 submitted to the City Engineer was approved on Nov. 17, 2016. Said plan showed sidewalks being installed along S. 6th, River Road and Theater Drive, but not along Menards Drive.

Installation of Sidewalks

1) 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.

2) 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.

3) No certificate of occupancy will be granted for any new building on Lot 2 in the subdivision unless and until the required sidewalk(s) on both lots are installed.

4) 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.

5) Failure to install the required sidewalk(s) 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.

Prior Covenants and Restrictions- The recording of this plat will not supercede any private covenants and restrictions that are of record for the property. Any such covenants and restrictions will remain in full force and effect and the owners of Lot 1 and Lot 2 of Theater Common 2, their successors and assigns are obligated to comply with said prior covenants and restrictions.

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 Theater Commons 2.

Strips or areas of land, of the dimensions shown on this plat and marked "**PUE**" *(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 "**DE**" *(Drainage Easement)*, are hereby 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 utility so long as any damage caused to the drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall no 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 "**IEE**" *(Ingress, Egress and Regress Easement)*, are hereby dedicated for a private drive only for the purpose of ingress, egress and regress to and from Lots 1 & 2 as shown hereon.

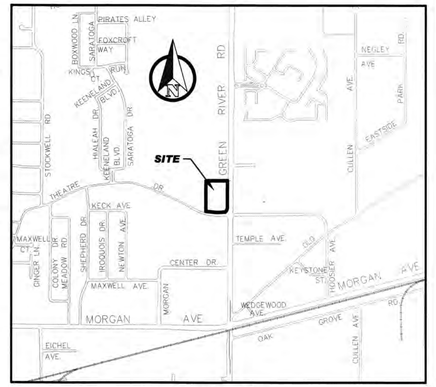
All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Owner/Developer:

By: Phil Greer
Phil Greer, President
Greer Land Co. - Cheddar's LLC
3620 Walden Drive, Suite 200
Lexington, Ky. 40517

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC. 19, 2016 (DATE)
BRIAN GERTH AUDITOR
6766 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 12-19-16 2:44p
PLAT BOOK U
PAGE 67
INSTR# 2016R00032168
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

Scale: 1"=1000'

Boundary Description

Part of Lot Four (4) and Lots Five(5) and Six(6) in Theater Commons Subdivision, Amended Plat, as per plat thereof, recorded in Plat Book S, Page 152 in the Office of the Recorder of Vanderburgh County, Indiana being part of the Northeast Quarter of the Southeast Quarter of Section 14, Township 6 South, Range 10 West in the City of Evansville, Knight Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the Northwest corner of said Lot Four (4); thence along the West line thereof, South 00 Degrees 17 Minutes 08 Seconds West 33.39 feet to the Point of Beginning; thence parallel with the North line of said Lot Four (4) South 89 Degrees 42 Minutes 52 Seconds East 300.00 feet to a point on the East line of said Lot Four (4); thence along the East line of Lots Four(4), Five(5), and Six(6) thereof, South 00 Degrees 17 Minutes 08 Seconds West 378.48 feet; thence along the boundary of said Lot 6 the following five (5) courses, 1) South 11 Degrees 35 Minutes 33 Seconds West 25.50 feet; 2) thence South 38 Degrees 28 Minutes 46 Seconds West 42.49 feet; 3) thence South 87 Degrees 59 Minutes 45 Seconds West 125.10 feet; 4) thence North 84 Degrees 13 Minutes 09 Seconds West 142.88 feet; 5) thence North 71 Degrees 19 Minutes 02 Seconds West 2.83 feet to the southwest corner of Lot Six(6); thence along the west line of Lots Six(6), Five(5), Four(4) thereof, North 00 Degrees 17 Minutes 08 Seconds East 428.19 feet to the Point of beginning containing 130,693 square feet (3.00 acres).

TOGETHER WITH an Easement for Drainage dated October 14, 2013 and recorded October 14, 2013 as Document No. 2013R00027988 in the Office of the Recorder of Vanderburgh County, Indiana.

Surveyor's Certificate

I, Bret Alan Sermersheim, do 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 october 22, 2010, and that all monuments shown exist at locations.

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

Bret Alan Sermersheim

Prepared by: Bret Alan Sermersheim, PS
Indiana License No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Ln.
Newburgh, Indiana 47630
812-464-9585
brets@morleyandassociates.com

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, October 10, 2016 (Subdivision Review).

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: DECEMBER 19, 2016

U·67

APC # 32-MS-2016

OFFICIAL SEAL — PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, AREA, INDIANA

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: Bret Sermersheim

Secondary Plat

Designed By: BAS	Job Number: 8050.4.001A
Drawn By: JEV	Date: 11/08/2016
Filename: 8050 Secondary Plat.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

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