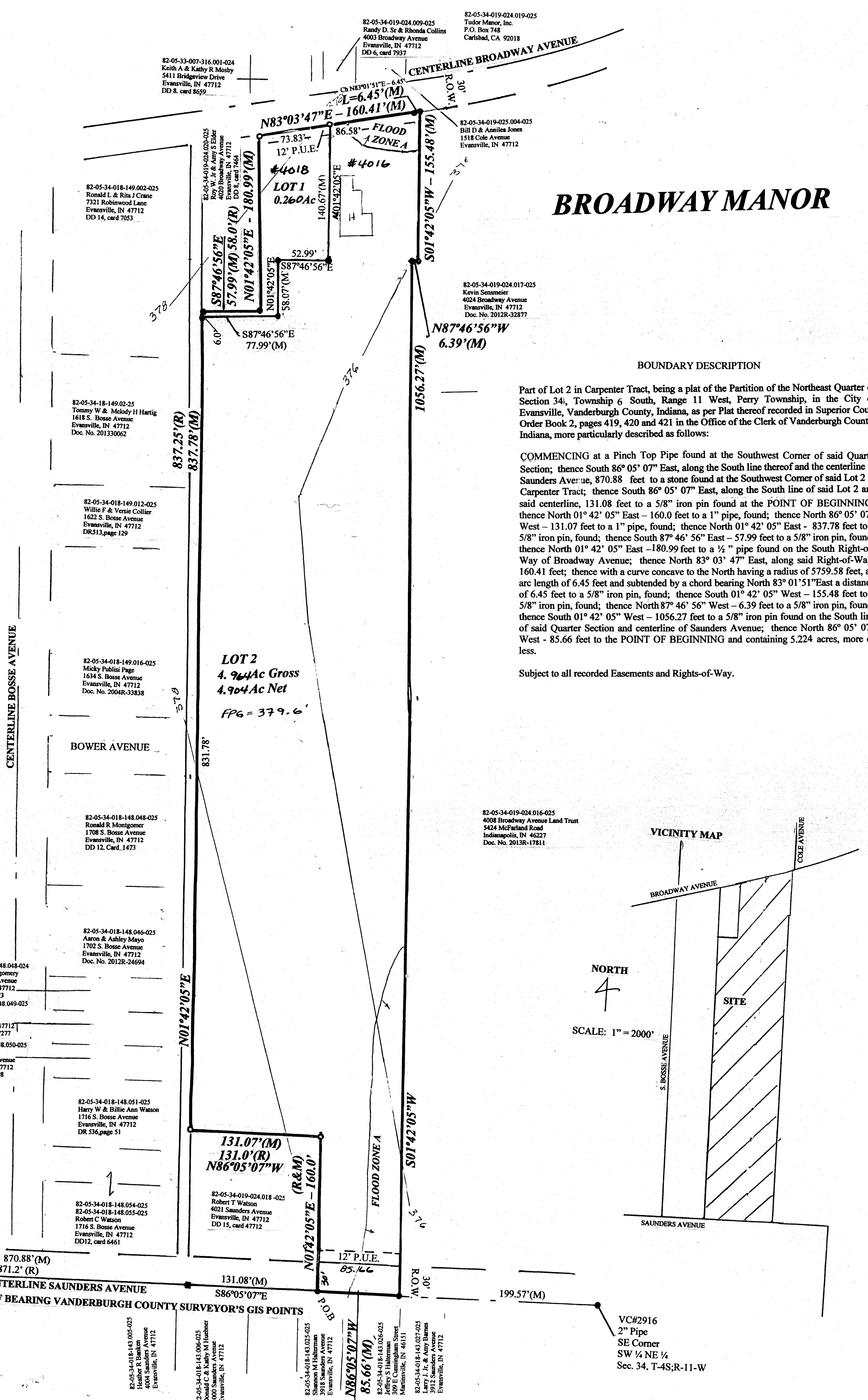


BOWER AVENUE CURVE DATA
 I = 00° 03' 51"
 Radius = 5759.58 feet
 T = 3.22'
 Length = 6.45 feet
 Ch N83°01'51"E - 6.45'
 D = 00°59'41"

NORTH

 30' 30'
 60'
SCALE: 1" = 60'

LEGEND
 Recorded (R)
 Measured (M)
 Point of Commencement P.O.C.
 Point of Beginning P.O.B.
 Right-of-Way R.O.W.
 Pipe Found
 5/8" Iron pin
 Stone Found
 Existing Contour 378
 Existing House: H



BROADWAY MANOR

OWNER'S CERTIFICATE
 We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **BROADWAY MANOR**:

All addition road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown 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 public utility, without liability, in the use of said easements by said utility.

Owner:
 Kevin Sensmeier
 4024 Broadway Avenue
 Evansville, IN 47712

NOTARY CERTIFICATE:
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 9th day of July, 2014.
 My commission expires Sept 10, 2014

 William Y. Bivins
 Notary resides in Warrick, 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 June 23, 2014 at Sub Review.

President

 Attest Executive Director

PLAT RELEASE
 Secondary Plat complies with the Ordinance and released for recording.

 Executive Director
 July 17, 2014
 Plat Release Date

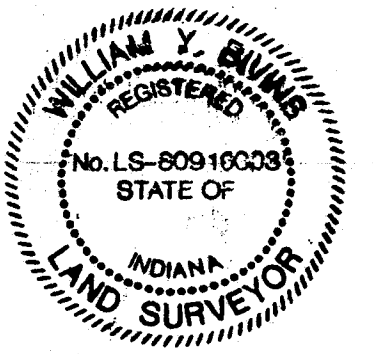


SURVEYOR'S CERTIFICATE:
 I, William Y. Bivins, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me on July 17, 2014, and that all monuments shown exist at all locations noted.

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.

Witness my hand and seal this 9th day of July, 2014.

 William Y. Bivins
 Indiana Registration No. LS 80910003



GENERAL NOTES:
UTILITIES:
 Water and Sanitary Sewers are available by the Evansville, Indiana Water and Sewer Utility Department.

FLOOD PLAIN DATA:
 Part of this property lies within the 100 year flood zone (Zone "A") as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18163C0159D & 18163C0178D dated, March 7, 2011. BASE FLOOD ELEVATION - 377.6
 FLOOD PROTECTION GRADE - 379.6

TEMPORARY EROSION:
 Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top or wheat, within 15 days of disturbance of soil, which must remain in place until final grading and seeding.
 Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within 5 days of disturbance of soil which must remain in place until final grading and seeding.

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 APC # 22-MS-2014