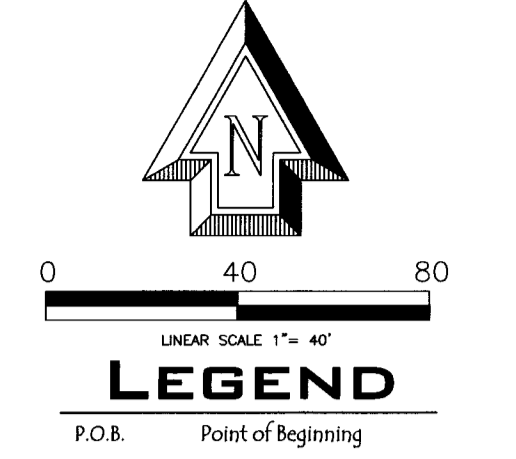


EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 17°30'21" W	14.49'
L2	N 00°00'00" E	15.41'
L3	N 50°35'04" E	16.08'
L4	N 89°05'17" E	119.85'
L5	S 67°48'43" E	10.00'
L6	S 07°06'19" W	53.85'
L7	S 87°21'54" E	118.29'
L8	S 72°48'55" E	27.64'
L9	S 42°01'17" E	26.49'
L10	S 07°06'19" W	17.88'

CURVE TABLE

NUMBER	C-1	C-2	C-3
DELTA ANGLE	08°42'01"	09°07'41"	28°14'52"
CHORD DIRECTION	S 84°28'47" E	S 75°51'57" E	S 74°40'52" E
TANGENT	44.25	48.55	144.14
RADIUS	607.96	607.96	572.96
ARC LENGTH	92.32	96.86	282.42
CHORD LENGTH	92.23	96.75	279.57



RECEIVED FOR RECORD
 DATE 9/25/2019 10:02AM
 PLAT BOOK 152
 PAGE 027
 INSTR# 201900021542
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

GR HOLDINGS
 (A RE-PLAT OF PARCEL "A" IN PUBLIC STORAGE INC. SUBDIVISION RECORDED IN PLAT BOOK M, PAGE 155)

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as GR Holdings, a minor subdivision.
 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 building 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. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, curbs, 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 and 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 Board of Public Works REVIEW on September 5, 2019.

The owner of each lot shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural watercourses.
 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 or in 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 occurring to any part of the storm water system and easement which lies on his or her property.

PRIOR COVENANTS AND RESTRICTIONS: THE AREA PLAN COMMISSION DOES NOT PARTICIPATE IN THE CREATION OR ENFORCEMENT OF PRIVATE COVENANTS AND RESTRICTIONS AND THEREFORE THE RECORDING OF THIS PLAT HAS ABSOLUTELY NO EFFECT ON ANY PRIVATE COVENANTS AND RESTRICTIONS THAT MAY OR MAY NOT EXIST.
 The boundary of the subject property is based on a retracement boundary survey prepared by Cash Wagner & Associates, PC, dated September 11, 2019 and recorded in Document Number 2019R00020488.

NOTARY CERTIFICATE
 State of INDIANA ss:
 County of VANDERBURGH ss:
 I, SCOTT D. BUDEL, Notary Public - State of Indiana, do hereby certify that BRIAN GERTH is the owner of the above described real estate and that he has signed the foregoing instrument before me on this 10th day of SEPTEMBER, 2019.

GENERAL NOTES

- Public Utilities - WATER:** PUBLIC UTILITIES - WATER. Water is available and is provided by the Evansville Water & Sewer Utility.
- Public Utilities - SEWER:** PUBLIC UTILITIES - SEWER. Sewer is available and is provided by the Evansville Water & Sewer Utility.
- Access:** Lot 1 shall access Theater Drive and N. Green River Road. Lot 2 shall access Theater Drive.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18165C0201D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone (Zone AE).
- Monuments:** Monuments either exist or have been set as noted. Monuments set are 5/8 inch rebar with plastic cap stamped "Cash Wagner & Associates".
- Sidewalks:** APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number WAV-2019-039 requesting to partially waive the installation of sidewalks as per City Code 17.05.10(B)(2), WAS APPROVED AT SUBDIVISION REVIEW on September 5, 2019.
- Natural Surface Watercourse:** The owner of each lot shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural watercourses.
- 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 or in 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 occurring to any part of the storm water system and easement which lies on his or her property.
- Covenants & Restrictions:** PRIOR COVENANTS AND RESTRICTIONS: THE AREA PLAN COMMISSION DOES NOT PARTICIPATE IN THE CREATION OR ENFORCEMENT OF PRIVATE COVENANTS AND RESTRICTIONS AND THEREFORE THE RECORDING OF THIS PLAT HAS ABSOLUTELY NO EFFECT ON ANY PRIVATE COVENANTS AND RESTRICTIONS THAT MAY OR MAY NOT EXIST.
- Survey:** The boundary of the subject property is based on a retracement boundary survey prepared by Cash Wagner & Associates, PC, dated September 11, 2019 and recorded in Document Number 2019R00020488.

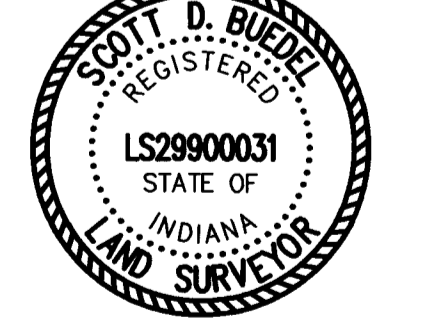
AREA PLAN COMMISSION CERTIFICATE

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 August 26, 2019 (at Subdivision) and recorded in Document Number 2019R00020488.
 President: STACEY STEVENS
 Attest: Executive Director: RONALD S. LONDON
 PLAT RELEASE for APC DOCKET NO. MIN-2019-041
 The secondary plat complies with the Ordinance and is released for recording.
 Recorded in Plat Book U, page 152
 Recorded in Plat Book U, page 147
 Recorded in Plat Book U, page 147
 Recorded in Plat Book U, page 147
 Executive Director: RONALD S. LONDON
 Plat Release Date: 9/25/2019



SURVEYOR'S CERTIFICATE

I, Scott D. Budel, hereby certify that I am a Professional Land Surveyor licensed in compliance 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 10th day of September, 2019.
 Scott D. Budel, PLS
 Indiana Registration Number 29900031
 Cash Wagner & Associates, PC
 454 Grand Circle, Suite B
 Evansville, IN 47715



AFFIRMATION STATEMENT

I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO RE-STATE EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.
 SIGNATURE: Scott D. Budel
 PRINTED NAME: Scott D. Budel



Also, subject to all other easements and rights-of-ways of record.