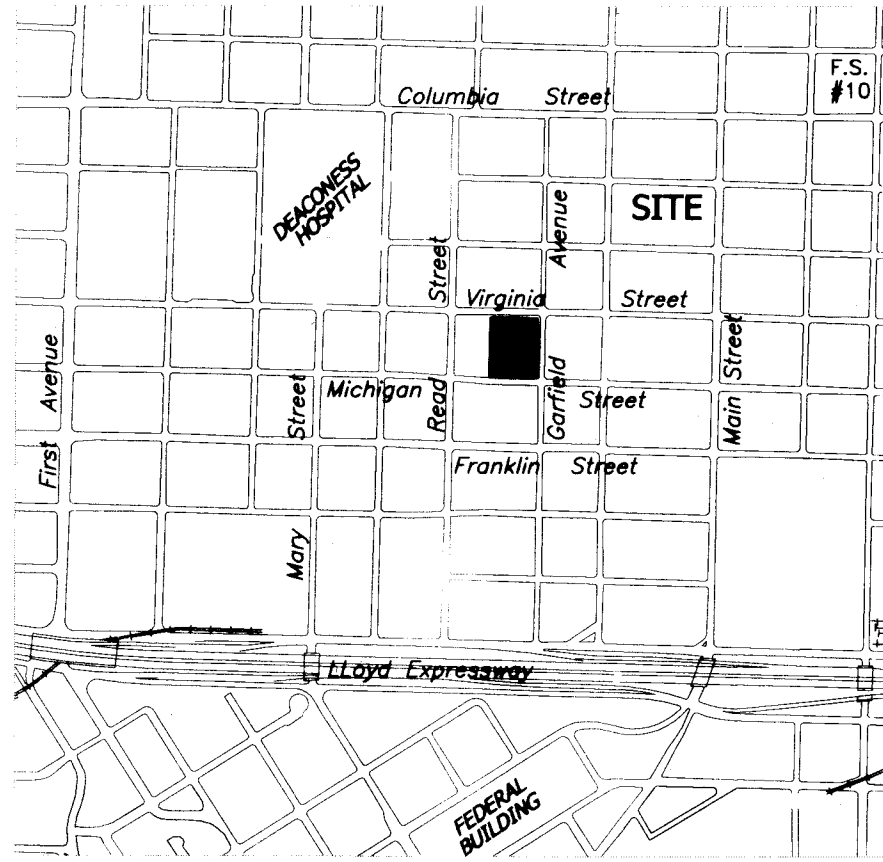


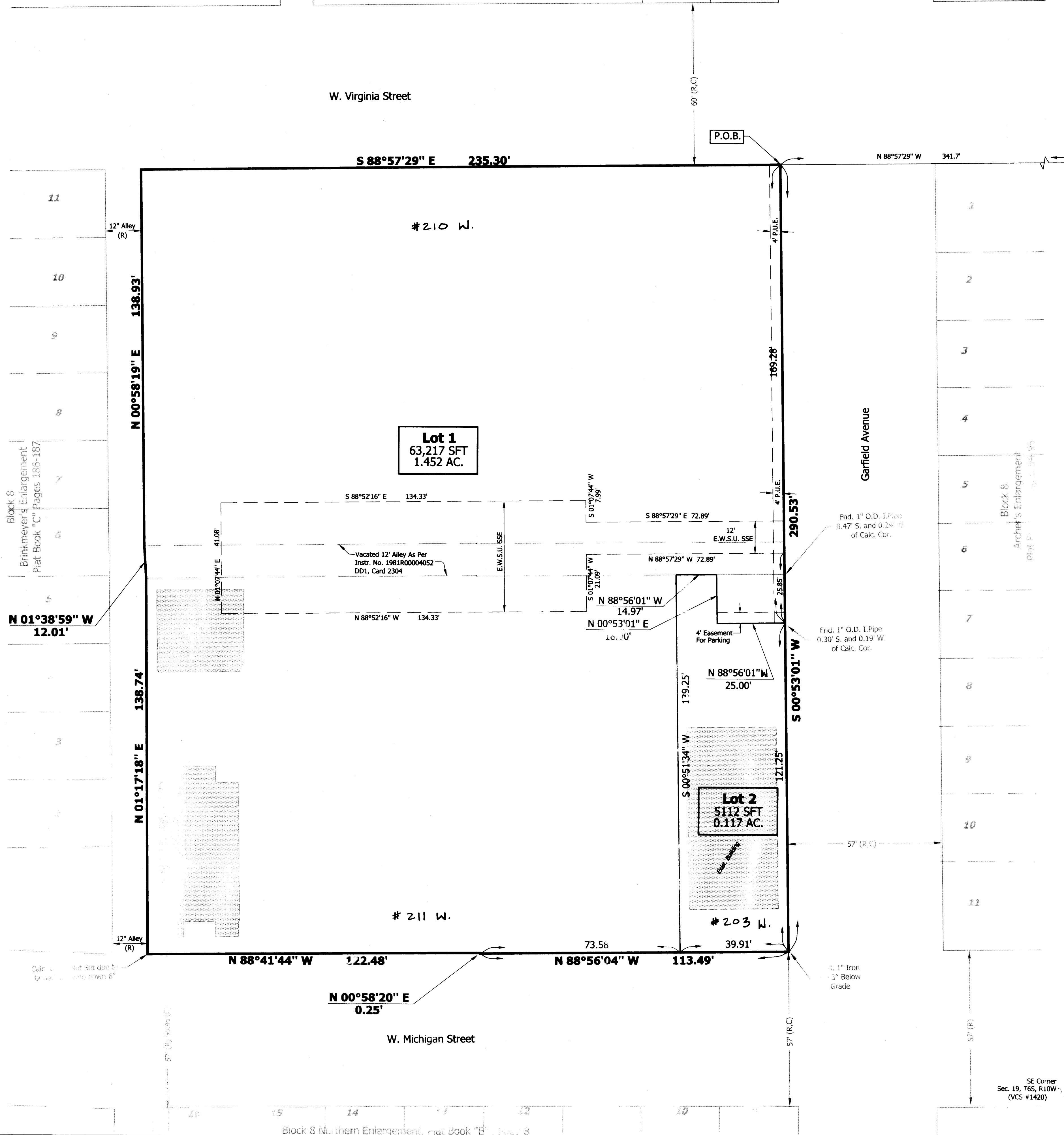
GARFIELD COMMONS



LOCATION MAP
SEC. 19, T6S, R10 W
PIGEON TWP.
VANDERBURGH CO., EVANSVILLE, INDIANA

GENERAL NOTES:

- UTILITIES:** Sanitary Sewer and Water are available at the site by the Evansville Water & Sewer Utility. Electric and Gas are available at the site by Vectren Energy Delivery.
- FLOOD PLAIN DATA:** Per F.I.R.M., Vand. County, Indiana Map No. 18163C0177D, dated March 17, 2011. No portion of this project lies within the designated 100 year flood zone.
- MINIMUM FIRST FLOOR ELEVATIONS:** Flood Protection Grades (FPG) where appropriate will be established by the Vanderburgh County Building Commissioner.
- BASEMENTS:** Any basements must be approved by the Vanderburgh County Building Commissioner.
- 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 & 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.
- ACCESS:** Lot 1 & 2 will access Garfield Avenue. Lot 1 will access directly to Garfield Avenue and have access to W. Virginia Street and W. Michigan Street via an alley.
- MONUMENTATION:** Monuments were found at boundary & lot corners, where noted.
- 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 all the real estate described on this subdivision plat experiences or may experience significant effects from aircraft operations, and that dwellings constructed within the 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.
- INSTALLATION OF SIDEWALKS:** It was determined at Subdivision Review on February 14, 2017 that this subdivision currently meets the minimum requirements for the installation of sidewalks as per the Evansville Municipal Code 17.05.150(B)(2).



BOUNDARY DESCRIPTION

SCALE: 1"=20'

RECEIVED FOR RECORD
DATE 05.05.17 2:57p
PLAT BOOK 4
PAGE 95
INSTR# 2017-02010714
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

All of Lots 1 thru 8 in Block 1 of Archer's Enlargement, the plat of which is recorded in Plat Book "B" pages 94-95 in the Office of the Recorder of Vanderburgh County, all of Lots 1 thru 8 in Block 1 of Henry Holzgrebe's Enlargement, the plat of which is recorded in Plat Book "E" page 84 in the Office of said Recorder, a certain vacated east-west alley lying within said Block 1 of Archer's Enlargement and within said Block 1 of Holzgrebe's Enlargement, and a strip of land lying between said Block 1 of Holzgrebe's Enlargement and the east boundary of a north-south alley which lies along the east side of Block 8 in Brinkmeyer's Enlargement, being a part of Section 19, Township 6 South, Range 10 West in Pigeon Township, Vanderburgh County, Indiana, all of which is described in composite as follows:

Beginning at the northeast corner of Lot 4 in said Block 1 of Archer's Enlargement; thence South 0 degrees 53 minutes 01 seconds West 290.53 along the east line of said Block 1 of Archer's Enlargement to the southeast corner of Lot 8 in said Block 1 of Archer's Enlargement; thence North 88 degrees 56 minutes 04 seconds West 113.49 feet along the south line of said Block 1 of Archer's Enlargement to the southwest corner of Lot 5 thereof; thence North 0 degrees 58 minutes 20 seconds East 0.25 feet along the west line of said Lot 5 to the southeast corner of Lot 4 in said Block 1 of Holzgrebe's Enlargement; thence North 88 degrees 41 minutes 44 seconds West 122.48 feet along the south line of said Block 1 of Holzgrebe's Enlargement and the westerly prolongation thereof to the east boundary of said north-south alley; thence North 1 degree 17 minutes 18 seconds East 138.74 feet along said boundary; thence North 1 degree 38 minutes 59 seconds West 12.01 feet along said boundary; thence North 0 degrees 58 minutes 19 seconds East 138.93 feet along said boundary to the westerly prolongation of the north line of said Block 1 of Holzgrebe's Enlargement; thence South 88 degrees 57 minutes 29 seconds East 235.30 feet along said prolongation, along the north line of said Block 1 of Holzgrebe's Enlargement, and along the north line of said Block 1 of Archer's Enlargement to the point of beginning and containing 68,329 square feet (1.569 acres), more or less.

SURVEYOR'S CERTIFICATE
I, James A. Farny, 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 August 16, 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 it is required by law.

Witness my hand and seal this 3rd day of May, 2017.

James A. Farny
Indiana Registration No. LS 80040551



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 Garfield Commons.

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 E.W.S.U.S.E (Evansville Water and Sewer Utility Sanitary Sewer Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department an exclusive permanent Sanitary Sewer Utility Easement and right-of-way over the Real Estate described herein, for the purpose of enlarging and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, together with all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle stormwater, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet.

The Easement for Parking shown on Lot 1 is hereby dedicated to allow the existing parking on Lot 2 to encroach onto Lot 1.

Owner (Lot 1):
Stephanie TenBerge, Executive Director
c/o ECHO Housing Corp.
414 Baker Avenue
Evansville, IN 47710

Owner (Lot 2):
Josh Fee, Member
Fee Properties, LLC
1525 Westminster Road
Evansville, IN 47725

NOTARY CERTIFICATE
STATE OF INDIANA
COUNTY OF VANDERBURGH } ss:
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stephanie TenBerge as Executive Director of ECHO Housing Corp., the owner of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 3rd day of May, 2017.

My Commission Expires: 2-10-2025
Terry A. Campbell
Notary Resides in Vanderburgh County, Indiana

NOTARY CERTIFICATE
STATE OF INDIANA
COUNTY OF VANDERBURGH } ss:
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Josh Fee as Member of Fee Properties, LLC, the owner of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 3rd day of May, 2017.

My Commission Expires: 2-10-2025
Terry A. Campbell
Notary Resides in Vanderburgh County, 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 Feb. 14, 2017 (Subdivision Review).

President: [Signature]
Attest Executive Director: [Signature]

Secondary Plat complies with the Ordinance and is released for recording.
Executive Director: [Signature]

OFFICIAL SEAL
PLA RELEASE DATE: May 5, 2017

U-95
APC # 1-MS-2017

LOCHMUELL GROUP
3000 Vogel Road
Evansville, Indiana 47715
Phone: 812-479-6111
Toll Free: 800-423-7411
LOCHMUELL GROUP PROJECT NO. 116-005