

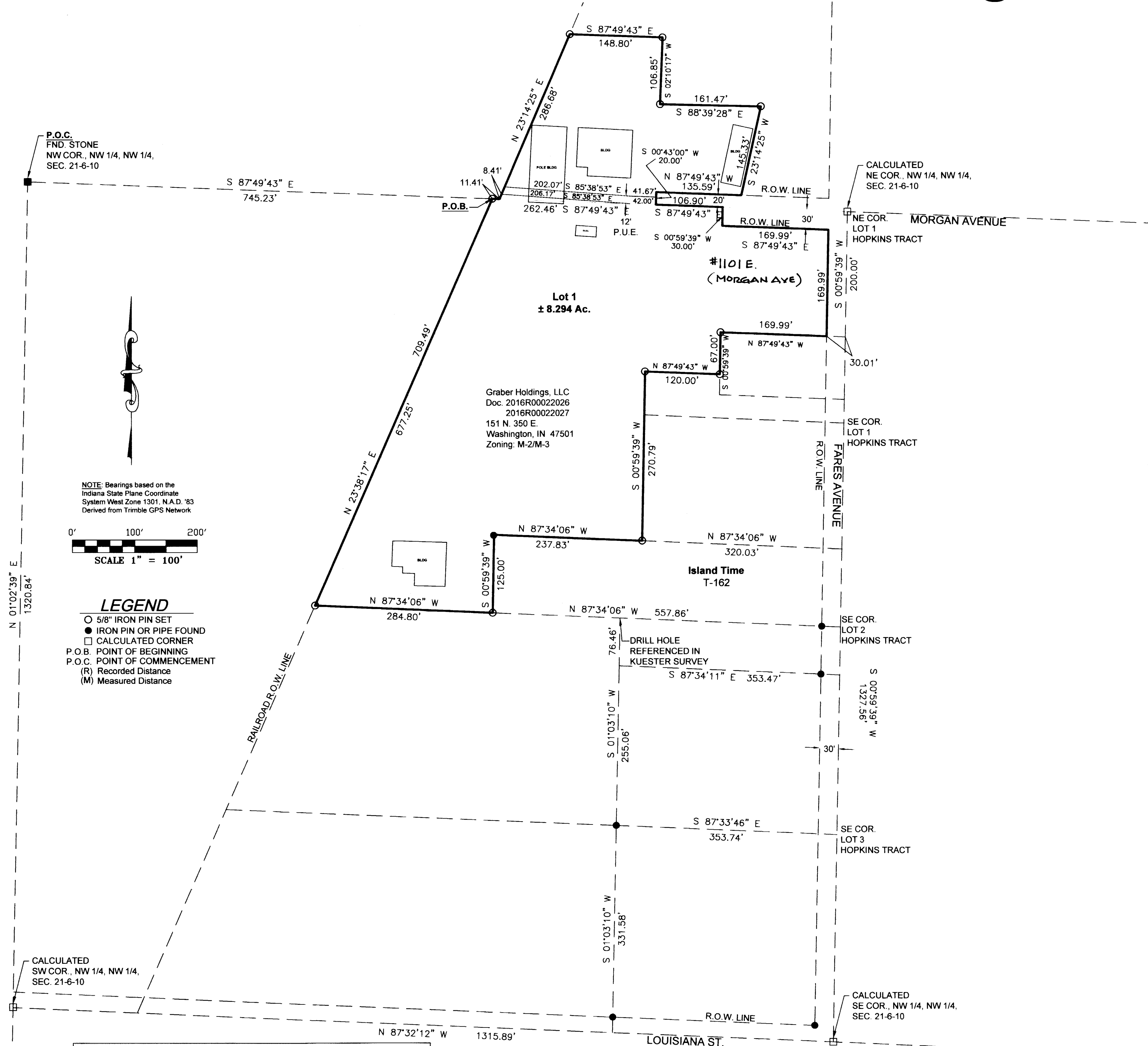
Graber Holdings

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 RECEIVED FOR RECORD
 DATE 05-10-17 2:05p
 PLAT BOOK U
 PAGE 96
 INSTR# 2017R0001119
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

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 Evansville, Indiana 47715
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NEKIRRA
 Engineering, LLC

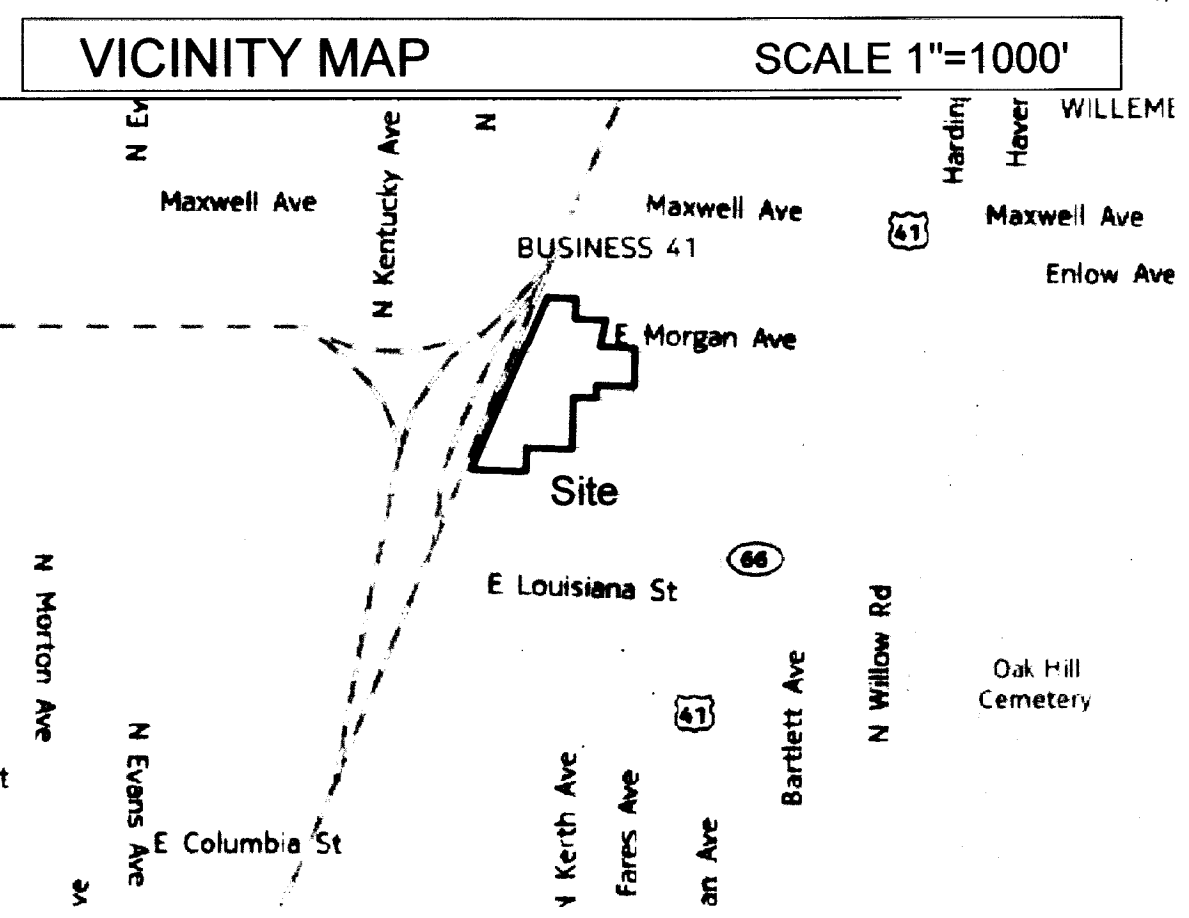
Professional Engineering • Land Surveying
 Community Development Services



NOTE: Bearings based on the Indiana State Plane Coordinate System West Zone 1301, N.A.D. '83 Derived from Trimble GPS Network

0' 100' 200'
 SCALE 1" = 100'

LEGEND
 ○ 5/8" IRON PIN SET
 ● IRON PIN OR PIPE FOUND
 □ CALCULATED CORNER
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 (R) Recorded Distance
 (M) Measured Distance



- GENERAL NOTES**
- UTILITIES:** Water and sewer service are available from the Evansville Water and Sewer Utility.
 - FLOOD PLAIN DATA:** No portion of this property lies within the Special Flood Hazard Area Zone "A" as shown on the Flood Rate Insurance Map 18163C0181D, Community Panel 180257, effective date March 17, 2011.
 - TEMPORARY EROSION CONTROL (during construction):** For subdivisions where surface disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan (SWP3) must be submitted in accordance with the 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 (SWP3) for the project site. For subdivisions where the surface 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 unvegetative are scheduled or likely to be left inactive for 15 days or longer. When surface disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130(C) (1) of the Evansville Municipal Code.
 - SITE CONDITIONS:** No obstructions shall be placed within the natural watercourse on this site. Elevations for the subject site range from 389' to 395' MSL.
 - SIDEWALKS:** There are no sidewalks within the subject property. The closest sidewalks are located along the east side of Fares Avenue.
 - APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number 50-SW-2016 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved at Subdivision Review on 12.12.2016.

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 21 and part of the Southwest Quarter of the Southwest Quarter of Section 16, all in Township 6 South, Range 10 West of the Second Principal Meridian, lying in Pigeon Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence along the North line of said Northwest Quarter of the Northwest Quarter South 87°49'43" East 745.23 feet to the Northwest corner of Lot 1 in the Hopkins Tract as per the Plat thereof as recorded in Circuit Court Order Book "E-1", page 180, and the POINT OF BEGINNING; thence continuing along said North line South 87°49'43" East 11.41 feet; thence North 23°14'25" East 286.68 feet along the Southeast right of way of C. & E. I. Railroad (now or formerly); thence South 87°49'43" East 148.80 feet; thence South 02°10'17" West 106.85 feet; thence South 88°39'28" East 161.47 feet; thence South 23°14'25" West 106.85 feet to the North right of way of Morgan Avenue; thence North 87°49'43" West 135.59 feet along said North right of way; thence South 00°43'00" West 20.00 feet to the North line of said Northwest Quarter of the Northwest Quarter; thence South 87°49'43" East 106.90 feet along the North line of said Northwest Quarter of the Northwest Quarter; thence South 00°59'39" West 30.00 feet to the South right of way of Morgan Avenue; thence South 87°49'43" East 169.99 feet along said South right of way of Morgan Avenue to the intersection with the West right of way Fares Avenue; thence South 00°59'39" West 169.99 feet along said West right of way of Fares Avenue; thence North 87°49'43" West 169.99 feet; thence South 00°59'39" West 67.00 feet; thence North 87°49'43" West 120.00 feet; thence South 00°59'39" West 270.79 feet; thence North 87°34'06" West 237.83 feet; thence South 00°59'39" West 125.00 feet to the South line of Lot 2 in said Hopkins Tract; thence along said South line North 87°34'06" West 284.80 feet to the Southwest corner of said Lot 2; thence along the West line of said Lot 1 and Lot 2 North 23°38'17" East 709.49 feet to the POINT OF BEGINNING. Containing in all 8.294 acres, more or less.

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Graber Holdings**.

The public utility easements, marked P.U.E. and shown on this plat are hereby dedicated for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipe lines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewage and water and perform and facilitate such utility services over, along, across, within, and upon, Real Estate, together with the right of ingress and egress over the existing roads and easements to the lands of the Owner to and from said Real Estate, in the exercise of the rights herein granted, provided, that in the exercise of such right the Utility 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 within the Real Estate, no excavating or grading shall be done within said Real Estate, which would reduce the coverage of soil over said pipe line or increase the coverage more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of said Real Estate measured from the top edge of the bank of any such lake or pond. All easements are dedicated with the right of ingress and egress over the lots within the subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Anthony Graber
 Anthony Graber, President
 Graber Holdings, LLC
 151 N. 350 E.
 Washington, IN 47501
 Date 5/10/17

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 Anthony Graber, President Graber Holdings, LLC, 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 10th day of May, 2017

My commission expires November 2023

Trinity K. Henderson
 NOTARY SIGNATURE



SURVEYOR'S CERTIFICATE

I, Trent J. McPeak, 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 17th, 2016 and that all monuments shown exist at all locations as 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 it is required by law.

Witness my hand and seal this 9th day of May, 2017

Trent J. McPeak
 Trent J. McPeak
 Indiana Registration LS21600009



AREA PLAN COMMISSION CERTIFICATE

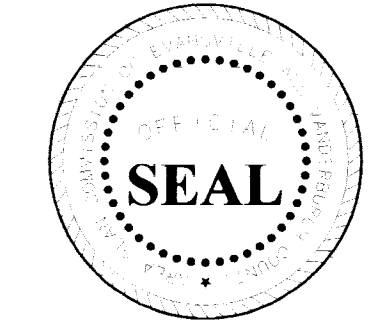
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on October 3rd, 2016 (at Subdivision Review).

Steve Thomas President
RLS Attest Executive Director

PLAT RELEASE

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

RLS
 Executive Director
 MAY 10, 2017
 Plat Release Date



U-96
 APC # 30-M3-2016

REVISIONS DATE

Graber Holdings Minor Subdivision
 Sec. 21, T6S, R10W, 2nd PM
 Vanderburgh County, IN

Graber Holdings
 151 N. 350 E.
 Washington, IN 47501

DWG DATE:
 5-9-2017

SHEET #:
 1
 OF 1 SHEETS

DRAWING FILE:
 GRABER