

Hyundai

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 09.12.17 1:53p
 Sept. 12, 2017
 BRIAN GERTH AUDITOR
 4729
 RECEIVED FOR RECORD
 PLAT BOOK 116
 PAGE 116
 INSTR# 2017R0022435
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

General Notes

Utilities: Water and Sewer are available at the site and are supplied by Evansville Water and Sewer Utility

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

Zoning: The subject property is currently zoned M2.

Flood Hazard Statement: No part of the subject tract is located within Flood Zone A, the 100 year flood zone, as scaled from F.I.R.M. Community Panel 180256 0201 D, being Map No. 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 Mag Nail with washer stamped "Morley & Assoc ID# 0023."

Basis of Bearings: Indiana State Plane west 1302 NAD 83

Reference Survey:

Natural Surface Watercourse: The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses

Purpose of Subdivision: The purpose of this subdivision is to bring the subject tract into compliance of the City and County Land Development Codes.

Application for modification/waiver of subdivision standards: APC Docket Number 18-SW-2017 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved at Subdivision Review on June 19, 2017.

Former Access Easement: Prior to this plat, the new Lot 2 was subject to a 40' easement off of the east side. The documents creating the easement were Deed Volume 694, Page 111, Deed Volume 694, Page 139, and Deed Drawer 1, Card 9906. Prior to the sale of Lot 1 in George Andrew, Plat Book U, Page 093, a Title Affidavit was prepared that states that the easement described in the documents has not been used, nor could it be used as an access point. The title affidavit is recorded in instrument 2017R00001999.

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 Hyundai.

Except as otherwise indicated, 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.

Owners/Developers:

By: Douglas L. Duell President
 DLD Motors LLC
 4400 E. Division Street
 Evansville, IN 47715

By: Mike Abdalla President
 Magna Motors Properties LLC
 1712 North Meridian Street
 Indianapolis, IN 46202

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, Douglas L. Duell, 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 4 day of SEPTEMBER, 2017.

My Commission Expires:

8-6-2023 Kelley E Hoke
 Notary Public
Vanderburgh Kelley E Hoke
 County, Indiana (Typed or Printed Name)

Notary Certificate

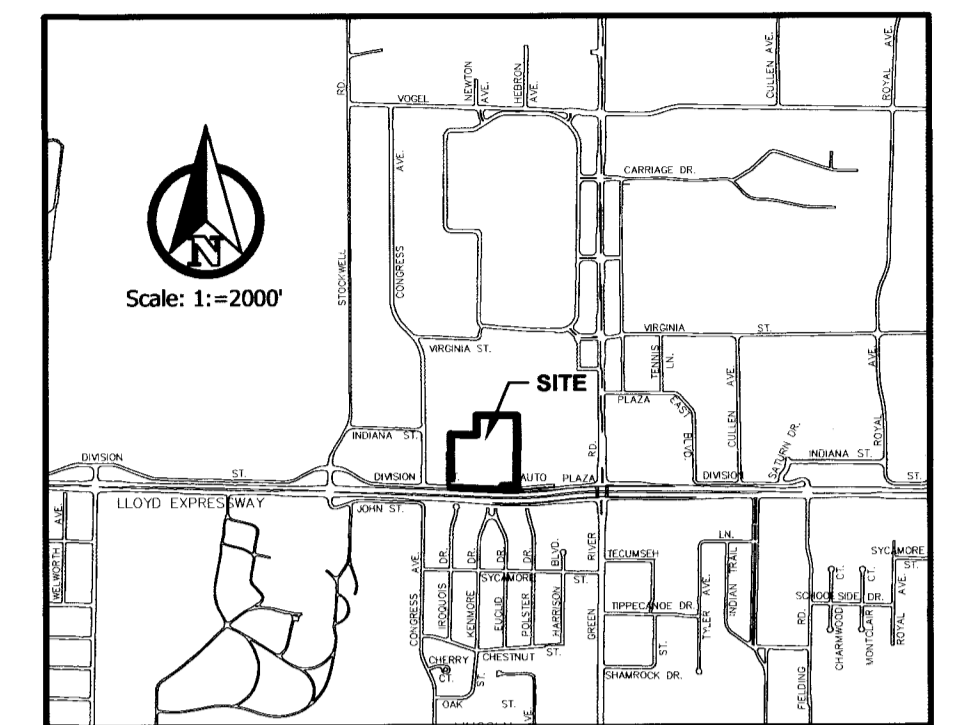
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Mike Abdalla, 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 30 day of AUGUST, 2017.

My Commission Expires:

8-6-2023 Kelley E Hoke
 Notary Public
Vanderburgh Kelley E Hoke
 County, Indiana (Typed or Printed Name)



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 19, 2017 at Sub. Review

John J. Dennis
 President
Allyson S. Allen
 Attest Executive Director
 Secondary Plat complies with the Ordinance and is released for Recording.
Allyson S. Allen
 Executive Director

PLAT RELEASE DATE: Sept. 12, 2017

Boundary Description

Lot 1 of George Andrew, as per plat thereof, recorded in Plat Book U, Page 93 in the Office of the Recorder of Vanderburgh County, Indiana and part of the Southwest Quarter of the Southeast Quarter all in Section 23, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter of above mentioned Section 23; thence along the south line thereof, North 87 degrees 33 minutes 47 seconds West 882.24 feet to the point of beginning, also being the Southeast corner of said Lot 1 in George Andrew; thence continuing along the south line and the extended south line thereof, North 87 degrees 33 minutes 47 seconds West 692.34 feet to the Southeast corner of a tract of land conveyed to New Odyssey Investments, LLC in document number 2008R00019794 in said Recorder's Office; thence along the east line thereof and parallel with the west line of Southwest Quarter of the Southeast Quarter of said Section 23, North 00 degrees 20 minutes 28 seconds West 549.98 feet to the northeast corner of said New Odyssey tract; thence parallel to the south line of said quarter quarter section, South 87 degrees 33 minutes 47 seconds East 272.08 feet to the west line of said Lot 1 in George Andrew, also being the west line of the Southeast Quarter of the Southeast Quarter of said Section 23; thence the remaining calls along the boundary of said George Andrew, North 00 degrees 00 minutes 47 seconds West 206.13 feet; thence South 89 degrees 59 minutes 47 seconds East 420.46 feet; thence South 00 degrees 12 minutes 09 seconds East 726.34 feet; thence South 89 degrees 33 minutes 30 seconds West 150.38 feet; thence South 87 degrees 33 minutes 47 seconds East 150.54 feet; thence South 00 degrees 12 minutes 09 seconds East 40.04 feet to the point of beginning containing 470, 628 square feet (10.80 acres).

Subject to right of way for Division Street.
 Subject to all easements, rights-of-way, building and use restrictions of record.

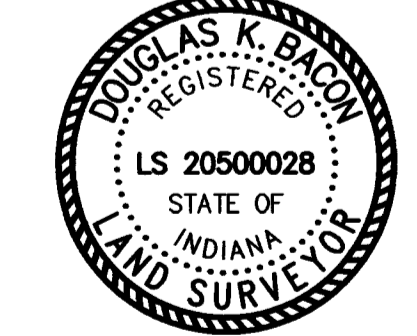
REF: 17-22434 WARRANTY FEED

Surveyor's Certificate

I, Douglas K Bacon, 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, and that all monuments shown exist at locations.

Witness my hand and seal this 20 day of AUGUST, 2017.

Douglas K Bacon
 Prepared by: Douglas K Bacon, PS
 Indiana License Number LS 20500028
 Morley
 4800 Rosebud Ln., Newburgh, Indiana 47630
 812-464-9585
 doug@morleycorp.com



Docket #21-MS-2017

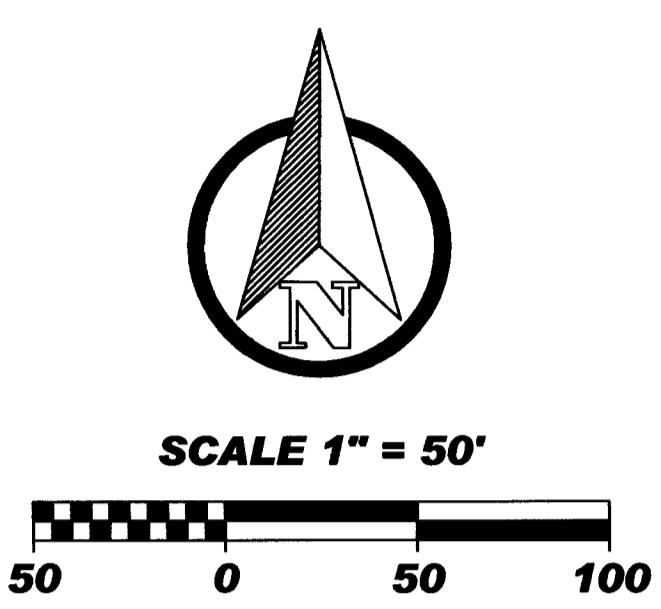
Affirmation Statement

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.

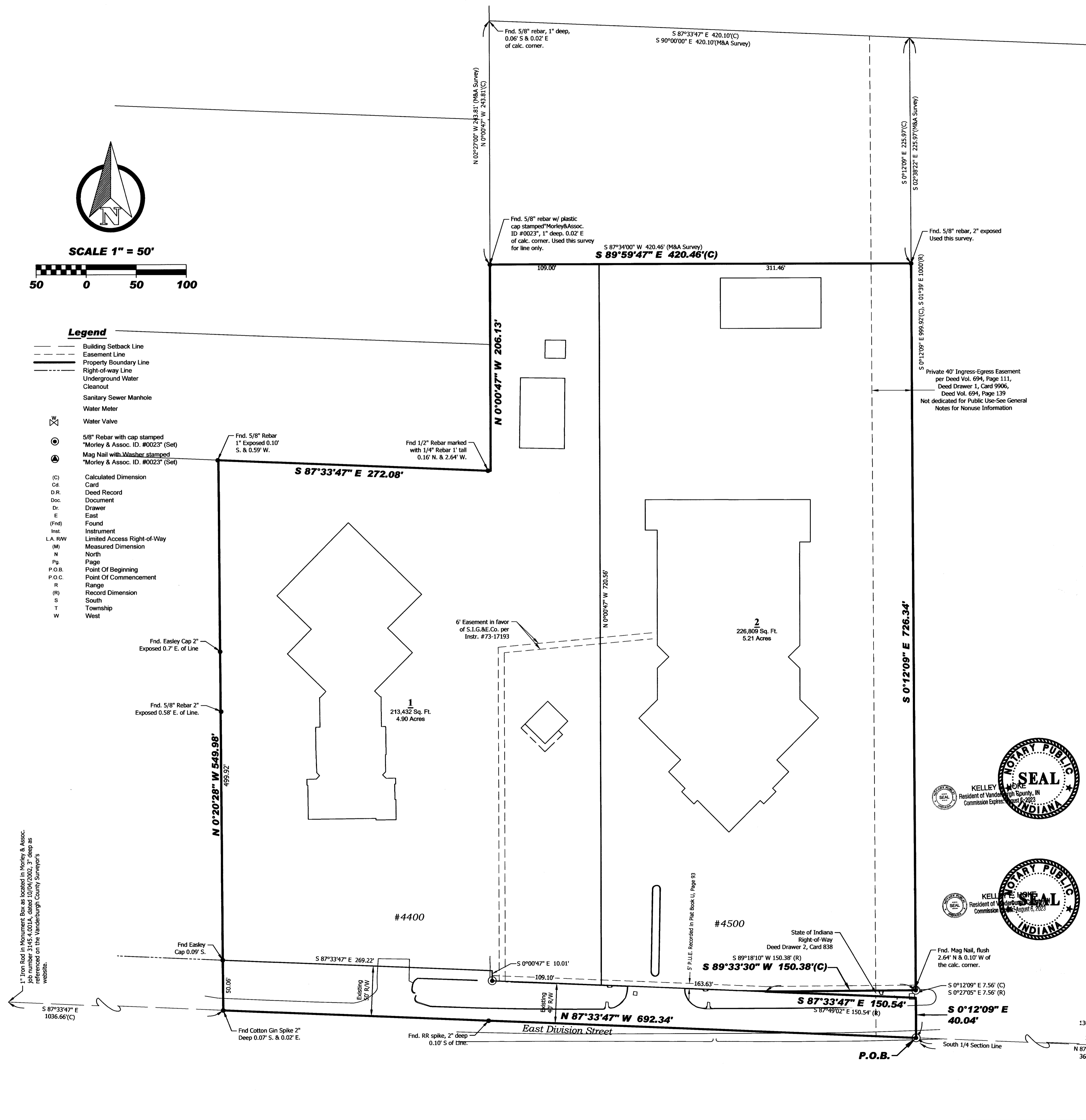
Signature: Douglas K. Bacon
 Douglas K Bacon

Secondary Plat

Designed By: D.K.B. Job Number: 10171.4.001A
 Drawn By: J.E.V. Date: 8/26/2017
 Filename: 10171 Primary Plat



- Legend**
- Building Setback Line
 - Easement Line
 - Property Boundary Line
 - Right-of-way Line
 - Underground Water
 - Cleanout
 - Sanitary Sewer Manhole
 - Water Meter
 - Water Valve
 - 5/8" Rebar with cap stamped "Morley & Assoc. ID #0023" (Set)
 - 1" Exposed 0.10"
 - ▲ Mag Nail with Washer stamped "Morley & Assoc. ID #0023" (Set)
 - (C) Calculated Dimension
 - Cd Card
 - D.R. Deed Record
 - Doc. Document
 - Dr. Drawer
 - E. East
 - (Fnd) Found
 - Inst. Instrument
 - L.A. RW. Limited Access Right-of-Way
 - (M) Measured Dimension
 - N. North
 - Page
 - P.O.B. Point of Beginning
 - P.O.C. Point of Commencement
 - R. Range
 - (R) Record Dimension
 - S. South
 - T. Township
 - W. West



U-116

1" Iron Rod in Monument Box as located in Morley & Assoc. Job number 2445.4.001A, dated 10/04/2002, 3" deep as referenced on the Vanderburgh County Surveyor's website.

P.O.C. SE Corner, SE 1/4, Sec. 23-6-10 Monument Box as located in Morley & Assoc. Job number 93-2712-4, dated 11/19/1993 and recorded in Surveyor's Plat Drawer 1, Card 873. Point being 0.21' S & 0.08' E of a rebar in concrete, flush.