

NOTE: Bearings based on the Indiana State Plane Coordinate System West Zone, NAD 83. Derived from Trimble VRS Network

K2

A REPLAT OF LOT 2 & LOT 3 OF THE PROMENADE SECTION 5 PHASE 1

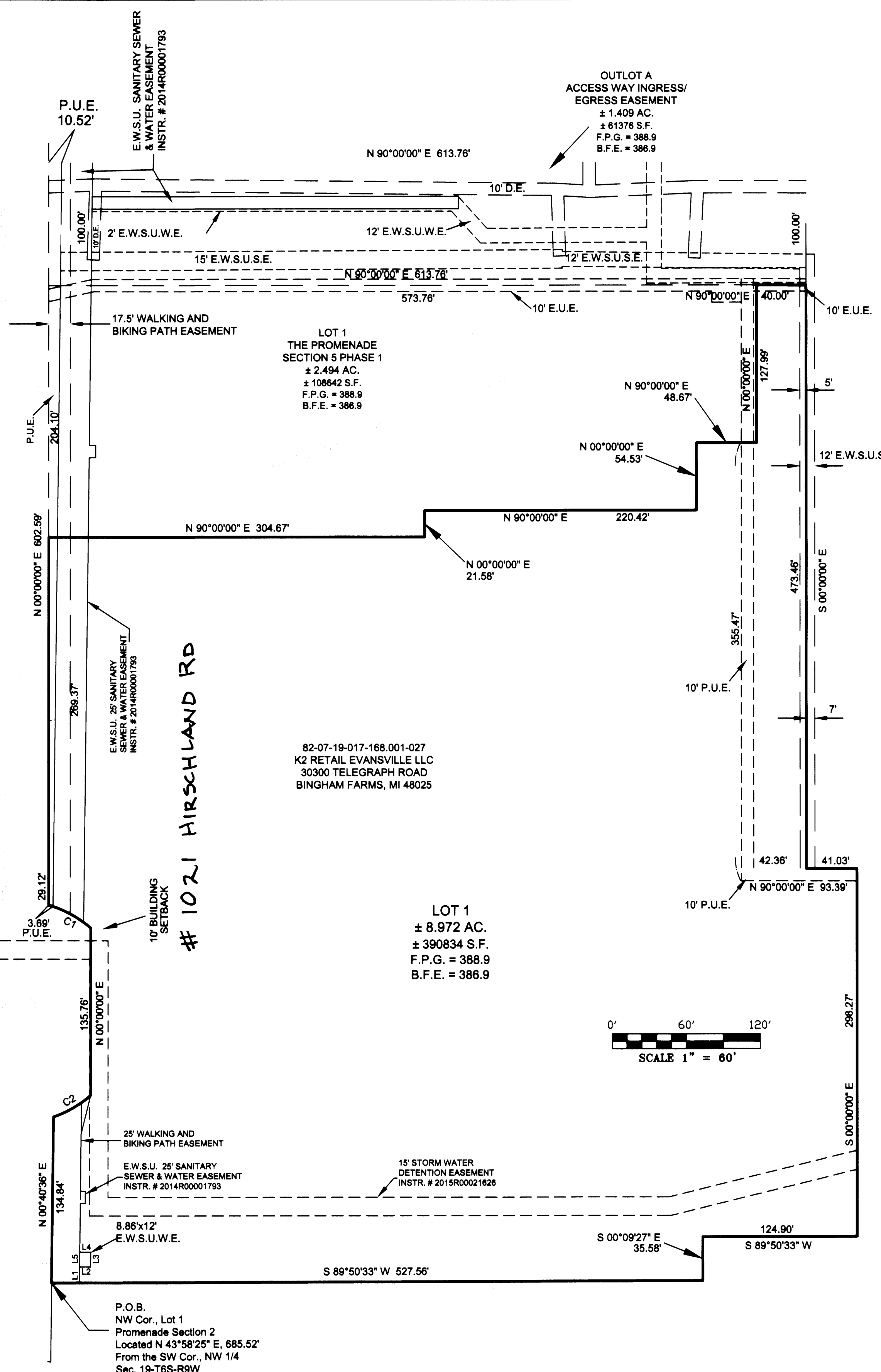
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 9/16/2020
 BRIAN GERTH AUDITOR
 2629

RECEIVED FOR RECORD
 DATE 9/16/2020 10:14AM
 PLAT BOOK V
 PAGE 067
 INSTR# 2020R0024145
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

306 North Market Street
 Mt. Carmel, Illinois 62863
 Phone: (618) 263-4100
 Fax: (618) 963-4104
 www.nelkirkengineering.com



Professional Engineering • Land Surveying



BOUNDARY DESCRIPTION

Lot 2 and Lot 3 of The Promenade Section 5 Phase 1, as per plat thereof recorded in Plat Book U, Page 91 in the Office of the Recorder of Vanderburgh County, Indiana, being a part of the Northwest Quarter of Fractional Section 19, Township 6 South, Range 9 West of the Second Principal Meridian, Knight Township, Vanderburgh County, Indiana, more particularly described as follows:
 BEGINNING at the Northwest corner of Lot 1 of The Promenade Section 2 as recorded in Plat Book T at Page 119 in said Office of the Recorder, said point being located North 45 degrees 58 minutes 25 seconds East 685.52 feet from the Southwest corner of said Northwest Quarter of Fractional Section 19; thence along the East right of way of Hirschland Road the following five (5) calls: thence North 00 degrees 40 minutes 36 seconds East 134.84 feet; thence 34.95 feet around a non-tangential curve to the left with a radius of 90.00 feet, and subtended by a chord bearing North 60 degrees 00 minutes 52 seconds East 34.73 feet; thence North 00 degrees 00 minutes 00 seconds East 135.76 feet; thence 39.14 feet around a non-tangential curve to the left with a radius of 90.00 feet, and subtended by a chord bearing North 61 degrees 24 minutes 54 seconds West 38.83 feet; thence North 00 degrees 00 minutes 00 seconds East 269.37 feet to the Southwest corner of Lot 1 of said The Promenade Section 5 Phase 1; thence along the South and East lines of said Lot 1 of The Promenade Section 5 Phase 1 the following six (6) calls: thence North 00 degrees 00 minutes 00 seconds East 220.42 feet; thence North 00 degrees 00 minutes 00 seconds East 54.53 feet; thence North 90 degrees 00 minutes 00 seconds East 48.67 feet; thence North 00 degrees 00 minutes 00 seconds East 127.99 feet; thence North 90 degrees 00 minutes 00 seconds East 40.00 feet; thence South 00 degrees 00 minutes 00 seconds East 473.48 feet; thence North 90 degrees 00 minutes 00 seconds East 41.03 feet; thence South 00 degrees 00 minutes 00 seconds East 298.27 feet to a point in the North line of said Lot 1 of The Promenade Section 2; thence along the North line of said Lot 1 of The Promenade Section 2 the following three (3) calls: thence South 89 degrees 50 minutes 33 seconds West 124.90 feet; thence South 00 degrees 09 minutes 27 seconds East 35.58 feet; thence South 89 degrees 50 minutes 33 seconds West 527.56 feet to the POINT OF BEGINNING, containing an area of 390834 square feet, or 8.972 acres, more or less.

CROSS References:

2020R0025045 AEDT TO CORRECT LEGAL

OWNERS' 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 K2, a Minor Subdivision.
 Strips or areas of land, of the dimensions shown on this plat and marked E.W.S.U.W.E. (Evansville Water and Sewer Utility Water Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department a permanent Water Utility Easement and right-of-way over the Real Estate described herein, 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 pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle water 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 paving, 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, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from the top edge of the bank of any such lake or pond.
 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.U.E." (Electric Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of electric 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.
 Notification of the City Engineers office is required a minimum of 48 hours prior to construction of any feature within the Right Of Way which is intended to be accepted by the City of Evansville.
 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.

Kris Krstovski, President
 K2 Evansville Retail LLC
 30300 Telegraph Road
 Bingham Farms, MI 48025
 Date: 8/27/20

NOTARY CERTIFICATE
 STATE OF Michigan)
 COUNTY OF Cass) SS
 K. KIDD
 Notary Public - State of Michigan
 County of Oakland
 My Commission Expires Jun 23, 2026
 (File in the County of Cass, Indiana)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Kris Krstovski, President of K2 Evansville Retail LLC, Owner 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 the 27 day of August, 2020
 My Commission Expires: 6/23/2026

Notary Resides in
 Oakland, Michigan
 County, Indiana

Notary Public

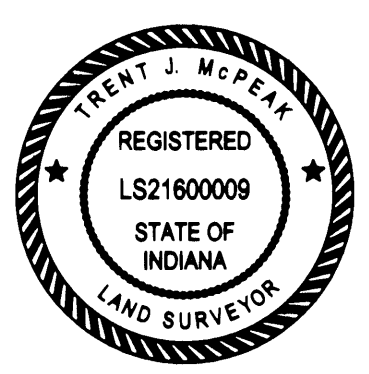
SURVEYOR'S CERTIFICATE

I, Trent J. McPeak, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed on May 28, 2020 and that all monuments shown exist at the locations as noted.

AFFIRMATION STATEMENT
 I, Trent J. McPeak 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.

Signature: Trent J. McPeak Date: 07.30.2020

Trent J. McPeak
 Indiana Registration No. LS21600009
 Nelkirk Engineering, LLC.
 306 North Market Street
 Mt. Carmel, Illinois 62863



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 6-29-2020 (at SUBDIVISION REVIEW).

President: Stacey Stevens
 Attest Executive Director: Ronald S. London

PLAT RELEASE FOR APC DOCKET No.: MIN-2020-0001
 The Secondary Plat complies with the Ordinance and is released for recording.

Executive Director: Ronald S. London
 PLAT RELEASE DATE: 9/16/2020



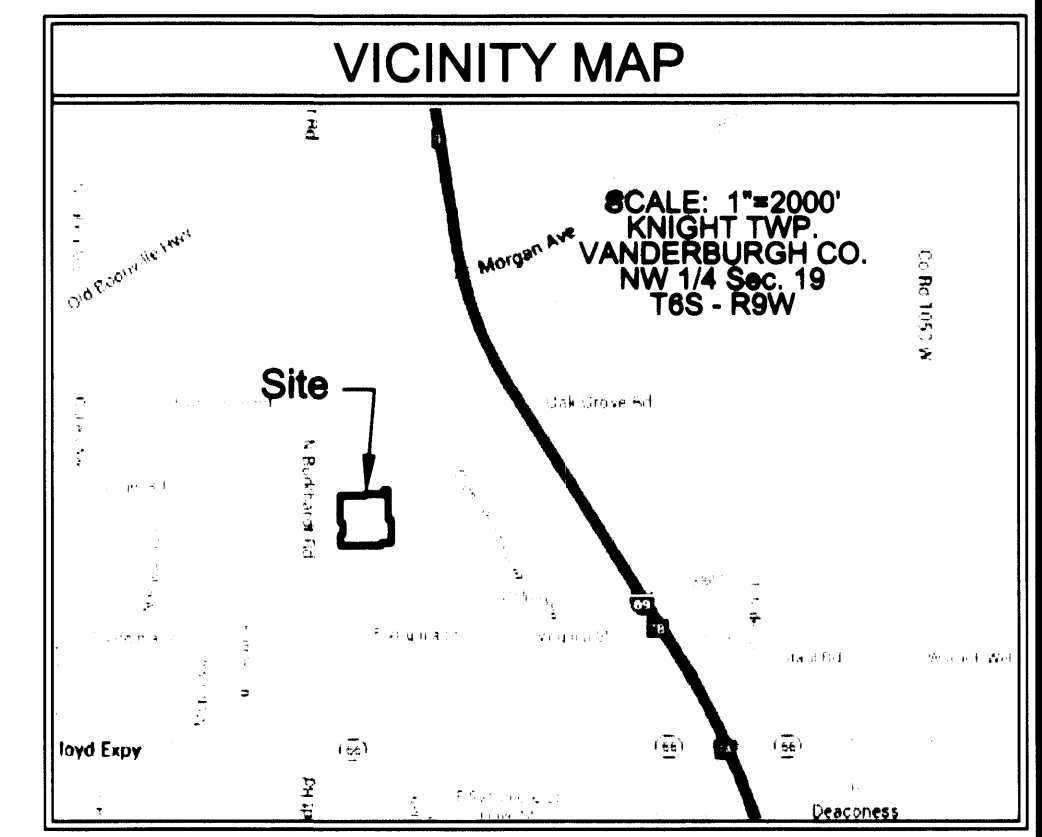
Storm Drainage plans were approved by the Board of Public Works on October 3, 2013.
 Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utility Board on December 13, 2016, with final approval on February 7, 2017.
 Water Plans were approved by Evansville Water and Sewer Utility staff on January 17, 2017.
 Roadway Construction Plans were approved by the Board of Public Works on June 16, 2016.

CURVE DATA

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	39.14	90'	N 61°24'54" W	38.83'
C2	34.95'	90'	N 60°00'52" E	34.73'

LINE DATA

LINE	LENGTH	BEARING
L1	12.94'	N 00°39'51" E
L2	8.86'	S 89°20'09" E
L3	12.00'	N 00°39'51" E
L4	8.86'	N 89°20'09" W
L5	12.00'	S 00°39'51" W



REVISIONS DATE

Secondary Plat
 NW 1/4 of Sec. 19, T6S, R9W
 Vanderburgh County, IN

K2 Retail Evansville LLC
 30300 Telegraph Road
 Bingham Farms, MI 48025

DWG DATE:
 07.30.2020

SHEET #:
 1
 OF 1 SHEETS

DRAWING FILE:
 K2_RESUB