

Lincoln Summit

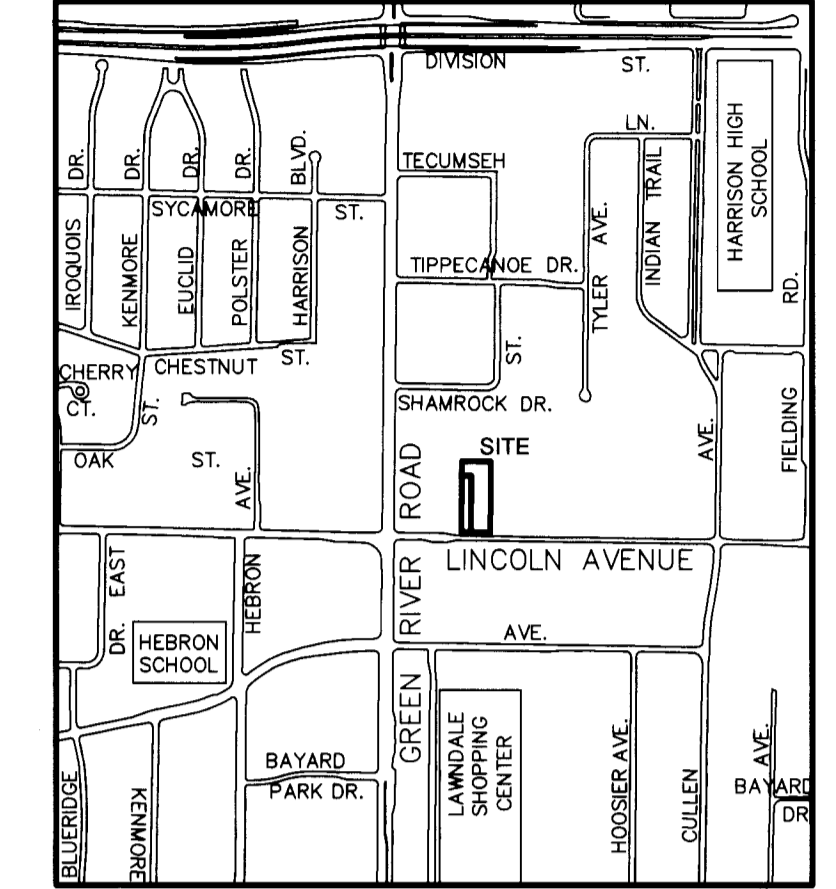
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

RECEIVED FOR RECORD
DATE 10.02.14 2:43 p.
PLAT BOOK T
PAGE 152
INSTR# 2014R00022176
Z TULEY RECORDER
VANDERBURGH COUNTY

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 Lincoln Summit.

General Notes
Flood Plain Data: The within described tract of land does not lie within that special Flood Zone A as said tract plots on Community Panel No. 18163C0201D of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated March 17, 2011.

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.



Location Map
1" = 100'

Boundary Description

CROSS REFERENCES:
1. WARRANTY DEED 2014R00022174
2. CORPORATE WARRANTY DEED 2014R00022175
3. AMENDED AND RESTATED PARKING LOT AGREEMENT AND GRANT OF EASEMENTS 2014R00022177
4. SURVEYOR'S PLAT DR. 1, CD 1177

Commencing at a 3/4" Pin in Concrete found at the Southwest Corner of the Northwest Quarter of said Section 25, thence along the south line of said Quarter Quarter section, South 89 degrees 04 minutes 21 seconds East 382.00 feet to a point; thence North 00 degrees 33 minutes 30 seconds East 30.00 feet to the Southwest corner of said Lot 1, said point being the point of beginning; thence along the west line of said Lot 1, North 00 degrees 33 minutes 30 seconds East 370.00 feet to the Northwest Corner of said Lot 1; thence along the north line of said Lot 1, South 89 degrees 04 minutes 21 seconds East 150.00 feet to the Northeast Corner of said Lot 1; thence along the east line of said Lot 1, South 00 degrees 33 minutes 30 seconds West 370.00 feet to the Southeast corner of said Lot 1; thence along the south line of said Lot 1, North 89 degrees 04 minutes 21 seconds West 150.00 feet to the point of Beginning; containing 55,499 square feet or (1.274 acres).

Subject to all easements and rights of ways of record.

Surveyor's Certificate

I, Bret Alan Sermersheim, 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 26th day of September, 2014.

Bret Alan Sermersheim
Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585
Fax: (812) 464-2514
brets@morleyandassociates.com

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 16, 2014. (Sub-review)

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

PLAT RELEASE DATE: OCT. 2, 2014

T-152
Apr 19 193 - 2014

Affirmation Statement
I affirm, under the penalties of perjury, that I have taken reasonable care to read each Social Security number in this document, unless required by law.

Signature: *Bret A. Sermersheim*

Secondary Plat

Designed By: B.A.S.	Job Number: 9080.4.002-A
Drawn By: M.D.L.	Date: 9-26-2014
Filename: 9080 Survey Base 2014.dwg	

Morley Associates Inc.
Engineering Surveying Architecture Construction Management
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585
www.morleyandassociates.com

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility Easement), are hereby dedicated 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.

Owner of Lot 2
[Signature]
John Nugent for Bedford-Nugent Corporation
7636 E. Hwy 862
Newburgh, IN 47630

Owner of Lot 1
[Signature]
Randall Hobson for Pangea Brands LLC
25 Johnson Place
Evansville, IN 47714

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 the said Owners and Subdividers, John Nugent for Bedford-Nugent Corporation, 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 26th day of September, 2014.

My Commission Expires: May 5 2016

[Signature]
Notary Public

Notary Resides in Warrick
County, Indiana Sherris S. Hudson
(Typed or Printed Name)



Notary Certificate

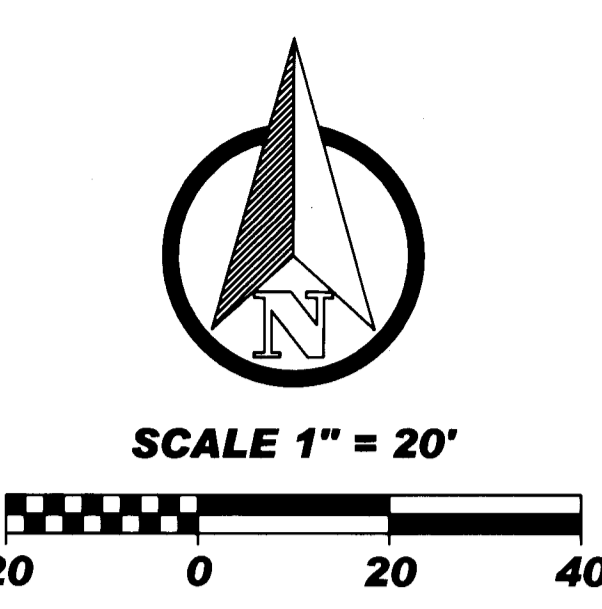
STATE OF INDIANA, COUNTY OF Vanderburgh) ss:
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, Randall Hobson for Pangea Brands LLC, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 26th day of September, 2014.

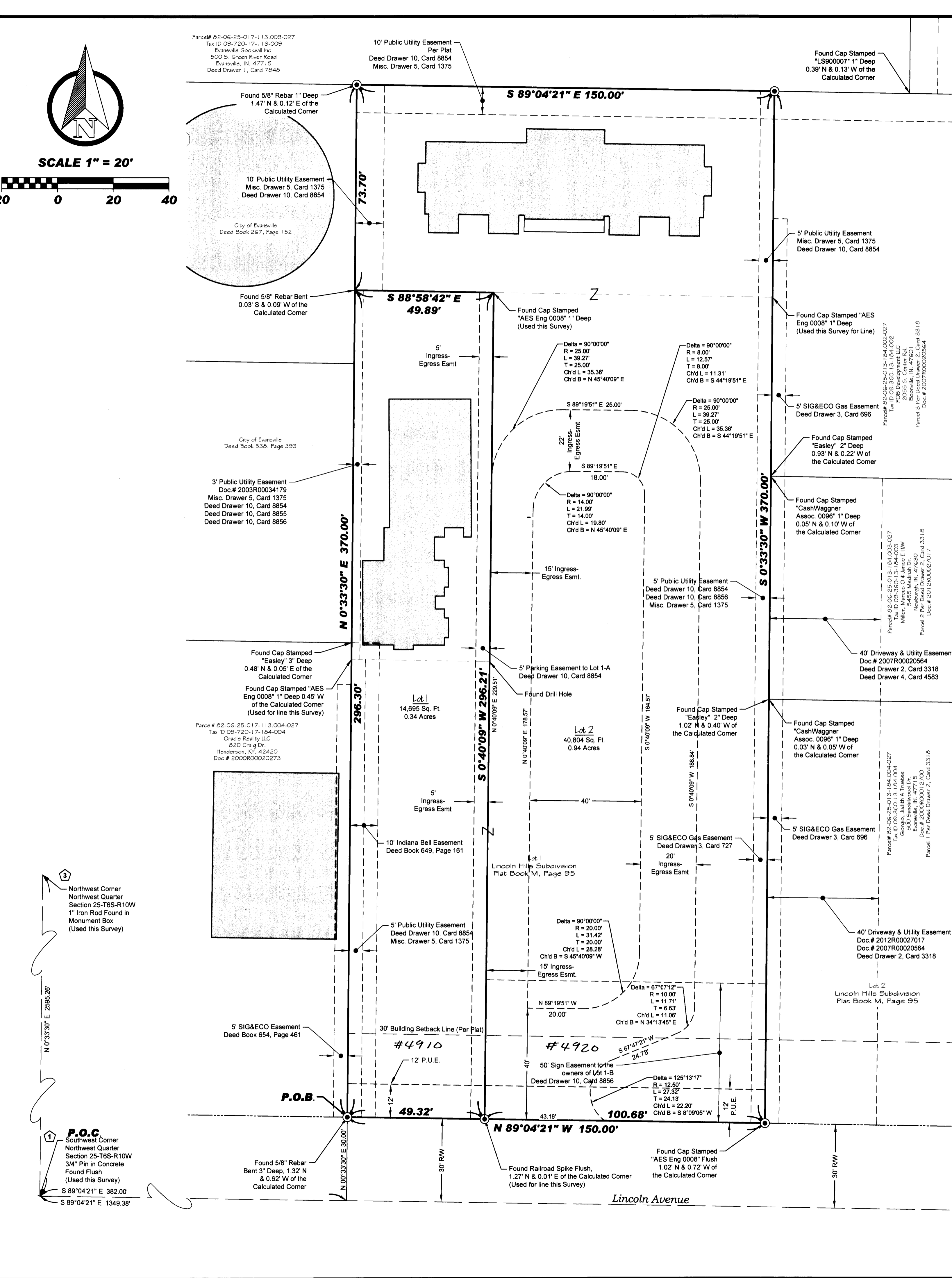
My Commission Expires: May 5 2016

[Signature]
Notary Public

Notary Resides in Warrick
County, Indiana Sherris S. Hudson
(Typed or Printed Name)



SCALE 1" = 20'



Northwest Corner Northwest Quarter Section 25-T6S-R10W 1" Iron Rod Found in Monument Box (Used this Survey)

P.O.C. Southwest Corner Northwest Quarter Section 25-T6S-R10W 3/4" Pin in Concrete Found Flush (Used this Survey)

Southeast Corner Southwest Quarter Northwest Quarter Section 25-T6S-R10W Railroad Spike Found (Used this Survey)