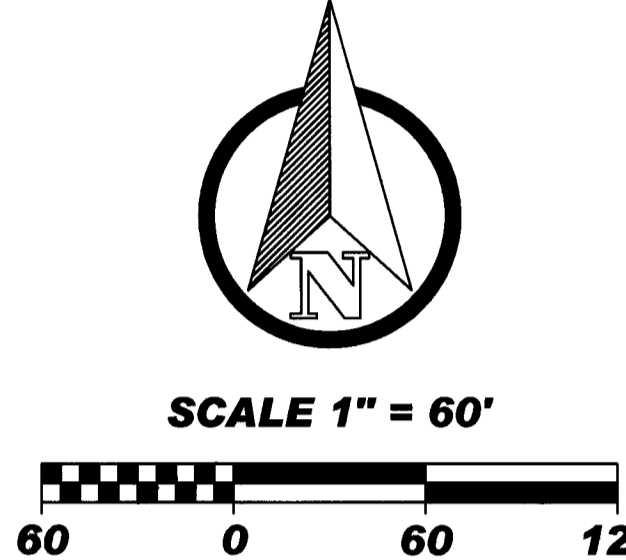


P.O.C.
N.W. Corner
S.W. 1/4
19-65-9W
Mon. Box w/
Brass Pin



FLOOD HAZARD STATEMENT: The within described tract of land does lie within that special Flood Zone AE & Zone X, 0.2% annual chance as said tract plots on Map Number 18163C0201D, Panel 201 of 275 and Map Number 18163C0205D, Panel 205 of 275 of the Flood Insurance Rate Map for Vanderburgh County, Indiana dated March 17, 2011.

Lloyd Crossing Home Depot

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE: 4/29/2019
 BRIAN GERTH AUDITOR
 1530 (AUDITOR NUMBER)

RECEIVED FOR RECORD
 DATE: 4/29/2019 2:01PM
 PLAT BOOK: 002
 PAGE: 002
 INSTR#: 201900004112
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

General Notes
 Access to the site is per the document entitled "Easements with Covenants and Restrictions Affecting Land ("ECR") recorded in Deed Drawer 10, Card 3586

Compaction Certification: Within Flood Zone "A", a Soils Engineer shall certify the compaction, methods, and suitability of fill in the area of building pads, and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the Soils Engineer will provide special footing and foundation requirements, if any, based on the soils conditions.

Flood Plain Data: A Portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "AE" as said tracts plots on Community Panel Number 201 of 275, being Map Number 18163C0201D, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

Monuments: Monuments have been set at all boundary and lot corners with a 5/8" rebar with cap stamped "Morley & Assoc. ID#0023", or a mag nail with washer stamped "Morley ID#0023", or as noted otherwise noted.

Prior Covenants and Restrictions: THE AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions that may or may not exist.

Private Easements: Private easements between Lot 1, Lloyd Crossing Home Depot, and the remainder of the parent tract owned by Lloyd Crossing Shopping Center LLC, described in Inst. 2013R00032688 are granted pursuant to that certain Declaration of Covenants and Reciprocal Easement Agreement recorded on or about the date of this plat. Said document describes reciprocal usage and maintenance of parking lots, utilities, drainage pipes and basins, access and other items to operate a shopping center.

Public Utilities - Sewer: Sanitary Sewer is available and will be provided by the Evansville Water & Sewer Utility.

Public Utilities - Water: Water is available and is provided by the Evansville Water & Sewer Utility.

Reference Survey: Survey of subject site is recorded in Inst. #2017R00028437. There are no changes of matter from the recorded survey that would affect the subject property.

Retention Pond East of Lot 1: Lot 1 shall have continued non-interrupted storm water use of the retention pond located along, adjacent, and east of the northeast line of Lot 1.

EWSU Variance
 The Evansville Water and Sewer Utility Board approved a variance on June 12, 2018 to allow for Wal-Mart (Adjacent to the west) to continue to use private sanitary sewer across the proposed subdivision. The variance is recorded in Instrument No. 2018R00004111

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 **Lloyd Crossing Home Depot**.

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.

Owner/Developer: Home Depot U.S.A. Inc., a Delaware corporation
 2455 Paces Ferry Road, C-20
 Atlanta, GA 30339-4024

By: *Jessica Borgert*
 Jessica Borgert, Esq., Senior Corporate Counsel

Notary Certificate
 STATE OF GEORGIA, COUNTY OF COBB: ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jessica Borgert, Esq., Senior Corporate Counsel for Home Depot U.S.A., Inc. the owner of the real estate shown and described hereon and 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 29 day of November, 2018.

My Commission Expires: 9/10/2023 *Barbara Turner*
 Notary Public

Notary Resides in: Fulton
 County, Georgia

Barbara Turner
 NOTARY PUBLIC
 Fulton County, GEORGIA
 My Commission Expires 09/10/2022

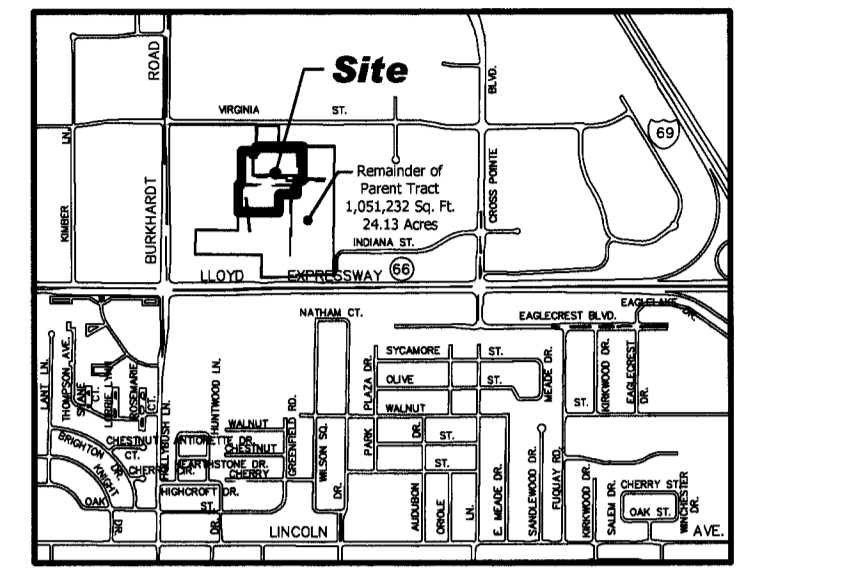


Area Plan Commission Certificate
 Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, January 2, 2018 (Subdivision Review).

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

Plat Release for APC Docket No.: 41-MS-2017
 Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director: Ronald S. London
 PLAT RELEASE DATE: 4/29/2019



Location Map

Legend

--- (dashed line)	Easement Line	(C)	Calculated Dimension
--- (solid line)	Property Boundary Line	CD	Card
--- (dotted line)	Right-of-way Line	D.D.	Deed Drawer
--- (dotted line)	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)	E	East
--- (dotted line)	Mag Nail with Washer stamped "Morley & Assoc. ID. #0023" (Set)	Est.	Instrument
--- (dotted line)	Measured Dimension	IN	North
--- (dotted line)	Point of Beginning	P.O.B.	Point of Beginning
--- (dotted line)	Record Dimension	P.C.	Point of Commencement
--- (dotted line)	South	RD	Record Dimension
--- (dotted line)	West	S	South
--- (dotted line)	West	W	West

Boundary Description

Part of the Southwest Quarter of Fractional Section 19, Township 6 South, Range 9 West in Knight Township, City of Evansville, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of Fractional Section 19, Township 6 South, Range 9 West, said point being marked by a brass pin inside of a monument box; thence along the west line thereof, South 00 degrees 32 minutes 28 seconds West 910.84 feet; thence South 89 degrees 47 minutes 41 seconds East 958.43 feet to the Northwest corner of Parcel One of a tract of land conveyed to Lloyd Crossing Shopping Center LLC, recorded in Instrument No. 2013R00032688 in the office of the Recorder of Vanderburgh County, Indiana; thence along a line of said Lloyd Crossing tract, South 00 degrees 33 minutes 02 seconds West 221.15 feet to the POINT OF BEGINNING; thence South 89 degrees 26 minutes 46 seconds East 489.40 feet; thence South 00 degrees 33 minutes 09 seconds West 350.61 feet; thence North 89 degrees 23 minutes 59 seconds West 60.24 feet; thence South 00 degrees 33 minutes 02 seconds West 145.07 feet; thence North 89 degrees 26 minutes 58 seconds West 187.00 feet; thence South 00 degrees 33 minutes 02 seconds West 189.85 feet; thence North 89 degrees 26 minutes 58 seconds West 425.50 feet to a point on a line of said Lloyd Crossing tract, thence along the boundary of said Lloyd Crossing tract the remaining calls, North 00 degrees 33 minutes 02 seconds East 288.67 feet; thence South 89 degrees 26 minutes 58 seconds East 30.00 feet; thence North 00 degrees 33 minutes 02 seconds East 347.13 feet; thence South 89 degrees 26 minutes 58 seconds East 153.35 feet; thence North 00 degrees 33 minutes 02 seconds East 51.70 feet to the point of beginning, containing 385,590 square feet (8.85 Acres) more or less.

DEED 2019R00004111

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, that this plat correctly represents a survey completed by me or under my direct supervision; that all monuments shown exist at locations as noted.

Witness my hand and seal this 28th day of November, 2018.

Bret Alan Sermersheim
 Prepared by: Bret Alan Sermersheim, P.S.



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 Alan Sermersheim*
 Bret A. Sermersheim

Secondary Plat

Designed by: B.A.S.	Job Number: 10306.1.001A
Drawn by: J.E.V.	Date: 11/28/2018
Filename: 10306 Secondary Sub-HDEP01	

