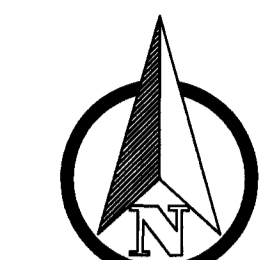
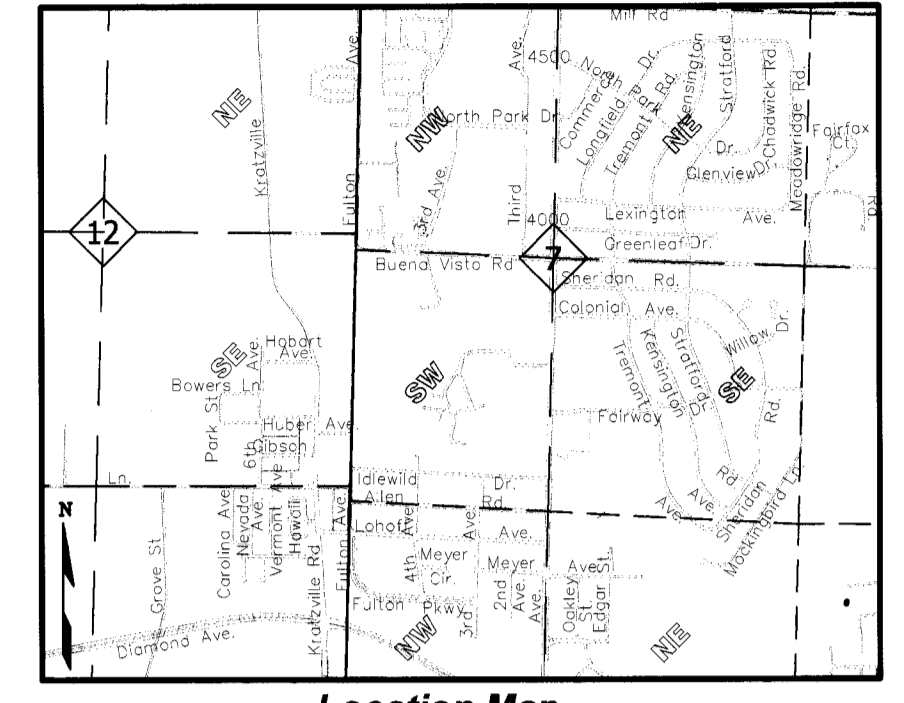


Northbrook North

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 APR 4 2017
 BRIAN GERTH AUDITOR
 1491
 RECEIVED FOR RECORD
 DATE 04-17 9:05A
 PLAT BOOK 14
 PAGE 88
 INSTR# 2017-00001900
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



SCALE 1" = 50'
 50 0 50 100



Location Map
 Scale 1"=2000'

BEARINGS are based upon Indiana West State Plane Coordinates (NAD 83) established by RTK GPS observations, all distances shown are ground or plane values.

Legend

- Irrigation Control Valve
- Sanitary Sewer Cleanout
- Sanitary Sewer Manhole
- Water Manhole
- Water Meter
- Water Valve
- Building Setback Line
- Center Line
- Easement Line
- Guard Rail
- Right-of-Way Line
- Property Boundary Line
- Underground Water
- Found x.x'x' from calculated corner
- 5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
- Mag Nail with Washer stamped "Morley & Assoc. ID. #0023" (Set)
- Monument (Found)
- Street Address
- Zoning
- Building Line
- Calculated Dimension
- Card
- Deed Record
- D.D.R. (Deed)
- Easement
- East (Fnd)
- Invert Elevation
- Inset (M)
- Measured Dimension
- North (N)
- Page (Pg)
- Point of Beginning (P.O.B.)
- Point of Commencement (P.O.C.)
- Range (R)
- Record Dimension (R)
- Right-of-Way (R/W)
- South (S)
- Township (T)
- Travel Way (TW)
- Vanderburgh County Surveyor (VCS)
- West (W)

Owner's Certificate

The undersigned owner of the real estate shown and described hereon, does hereby plat and subdivide said real estate and designate same as Northbrook North.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land of the dimensions shown on this plat and marked "EWSUE" (Evansville Water and Sewer Utility Easement), are hereby dedicated to the public water utilities and public sewer 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 said public utility companies, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, electric utilities, gas utilities, telephone utilities, cable television utilities or any other utilities, other than what is existing at the time of recording of this plat shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement for utility service connections or crossings by any utility. Any building, structure, fence, electric facilities (except crossings and service connections), gas facilities (except crossings and service connections), telephone facilities (except crossings and service connections), cable television facilities (except crossings and service connections), obstructions or encroachments located within said areas of land, except those existing at the time of recording of this plat, are subject to removal by the permitted water and sewer utility companies without liability in the use of said easements and the permitted water and sewer utility companies shall not be required to replace, restore or repair any non-permitted feature, obstruction or encroachment in the use of said easements. Nothing shall prevent the use of any portion of this easement for driveways and sidewalks constructed with any type of material or surface and nothing shall prevent the use of any portion of this easement for crossings by storm drainage facilities.

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: Evans Acquisition, LLC.
 11420 Lackland Road
 Saint Louis, MO 63148
 By: Fudo Capital LLC, its sole member
 Whisper Manager LLC, Manager
 By: Mark L. Plaumann, Manager

Boundary Description

Part of the Southwest Quarter of Fractional Section 7, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the northeast corner of the Southwest Quarter of said section; thence along the east line thereof, South 1 degree 26 minutes 15 seconds West 519.86 feet to the point of beginning; thence continue along said east line, South 01 degrees 26 minutes 15 seconds West 420.00 feet to the northeast corner of Northbrook South Subdivision recorded in Plat Book M, page 100 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line thereof, North 88 degrees 33 minutes 30 seconds West 372.00 feet; thence continue along said north line, South 01 degrees 26 minutes 38 seconds West 15.00 feet; thence North 88 degrees 33 minutes 45 seconds West 464.45 feet to the northeasterly line of Dry Branch Creek; thence along said northeasterly line, North 22 degrees 15 minutes 38 seconds West 134.23 feet to the east line of a Southern Indiana Gas and Electric Company right-of-way as recorded in Deed Volume 440, page 304; thence along said east line thereof, North 31 degrees 50 minutes 51 seconds East 257.52 feet; thence South 88 degrees 33 minutes 45 seconds East 205.50 feet; thence South 15 degrees 26 minutes 15 seconds West 40.00 feet; thence South 88 degrees 33 minutes 45 seconds East 60.00 feet; thence North 01 degrees 26 minutes 15 seconds East 130.01 feet; thence South 88 degrees 33 minutes 30 seconds East 494.56 feet to the point of beginning, containing 7.48 Acres (325.932 sq. ft.).

Surveyor's Certificate

I, Bret Alan Semersheim, 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 22nd day of March, 2017.



Bret Alan Semersheim
 Prepared By:
 Bret Alan Semersheim, P.S.
 Indiana Registration No 20200009
 Morley
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 464-9585
 brets@morleycorp.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 (Subdivision Review) at a meeting held on July 11, 2016.

[Signature]
 President
[Signature]
 Attest Executive Director

PLAT RELEASE
 Secondary Plat complies with the Ordinance and is released for recording.
[Signature]
 Executive Director
 APRIL 4, 2017
 Plat Release Date



Docket #23-MS-2016

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: *[Signature]*
 Bret A. Semersheim
 Notary resides in Fairfield County, State of CT

LINDA A. FIORITO
 NOTARY PUBLIC - CONNECTICUT
 MY COMMISSION EXPIRES
 FEBRUARY 28, 2021

Secondary Plat

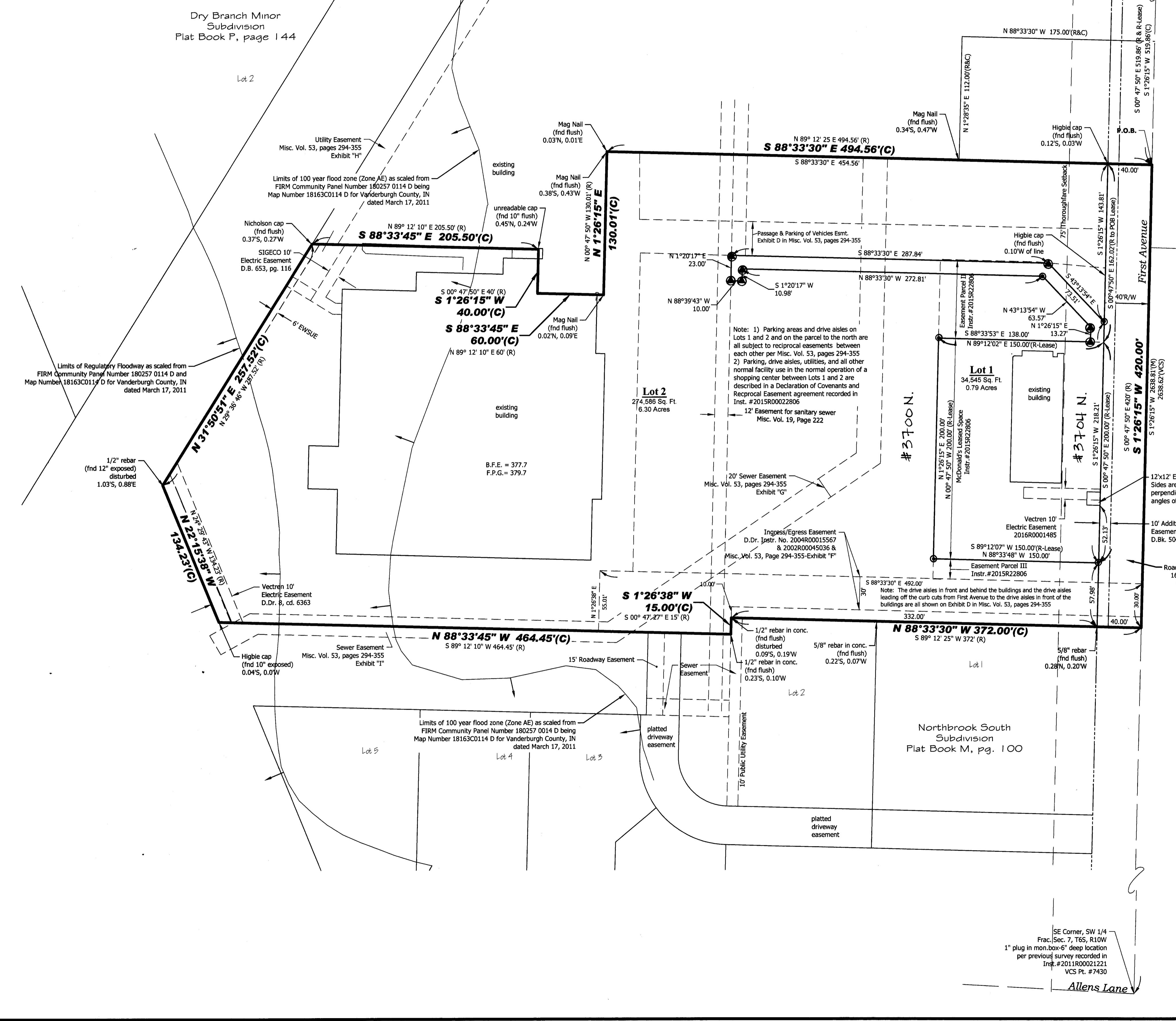
Drawn By: JEW
 Job Number: 8942.4.004-A
 Drawing Tab: Minor
 Date: 3/24/2017
 File Name: 8942 Minor.dwg

Engineering
 Surveying
 Architecture
 Construction Management

4800 Rosebud Lane
 Newburgh, IN 47630
 (812) 464-9585
 www.morleyandassociates.com

- General Notes**
- Access: Lot 1 shall not have direct access to First Avenue. Access to Lot 1 shall be through the existing curb cuts from First Avenue which are located on Lot 2 and access through Lot 2 is allowed by the below noted documents.
 - Misc. Vol. 53, Pages 294-355, "Development, Operation, Restriction, and Reciprocal Easement Agreement Northbrook Shopping Plaza Evansville, Indiana" describes the easements and agreements between the subject property being Lots 1 and 2, and the north and south adjoining to Lots 1 and 2.
 - Inst. #2015R00022806, "Declaration of Covenants and Reciprocal Easement Agreement" describes the easements and agreements between Lot 1 and Lot 2.
 - Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.
 - Flood Hazard Statement: A portion of the site is located in Flood Hazard Zone AE as said tract plots by scale on Flood Insurance Rate Map for Vanderburgh County Indiana, Community Panel Number 180257 0114 D, being Map Number 18163C0114D, Panel 114 of 275, Effective March 17, 2011. All first floor grades shall conform to local and state enforced building codes.
 - Special Flood Hazard Area / Floodway: Construction in the Floodway area requires a permit from the DNR, Division of Water. The Flood Control Act (IC 14-28-1) requires the prior approval of the DNR, Division of Water for any construction in the Floodway area including an obstruction, fill, excavation, or the construction of a building. Local floodplain ordinances may require local construction permits. Flood insurance is strongly recommended and is required by FEMA for any building that has a federally backed mortgage.
 - Property Corner Markers: All corners not already marked will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley & Assoc. I.D. #0023."

- 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.
- Utilities: Sewer is available at the site by the Evansville Water and Sewer Utility. Water is available at the site by the Evansville Water and Sewer Utility.
- Zoning: The subject property is currently zoned C-4
- Reference Survey: 2016R00023188
- Noise Sensitive Statement: The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant effects from aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.
- Prior Covenants and Restrictions: The recording of this plat will not supercede any private covenants and restrictions that may exist for the property, specifically those described in Misc. Vol. 53, pages 294-355 and Inst. #2015R00022806. Any such covenants and restrictions will remain in full force and effect and the owners of Lot 1 and 2 of Northbrook North, their successors and assigns are obligated to comply with said prior covenants and restrictions.



Buena Vista Road
 P.O.C. NE Corner, SW 1/4
 Frac. Sec. 7, T6S, R10W
 1" plug in mon. box
 location per previous survey
 VCS Pt. #7429

Country Club Meadows No. 3
 Plat Book J, pg. 139

Colonial Avenue
 First Avenue

SE Corner, SW 1/4
 Frac. Sec. 7, T6S, R10W
 1" plug in mon. box-6" deep location
 per previous survey recorded in
 Inst. #2011R00021221
 VCS PL #7430

Allens Lane