

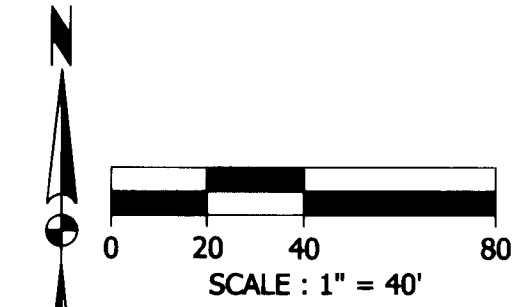
SCHNUCKS NORTH TWO



VICINITY MAP
Not To Scale

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
FEB 2, 2016
 (DATE)
 BRIAN GERTH AUDITOR
 519 (AUDITOR NUMBER)

RECEIVED FOR RECORD
 DATE **02-02-16** 3:30 p
 PLAT BOOK **U**
 PAGE **8**
 INSTR# **2016 R000 2562**
 Z TULEY RECORDER
 VANDERBURGH COUNTY



BOUNDARY DESCRIPTION
 Part of the Southwest Quarter of Section 8, Township 5 South, Range 10 West, Scott Township, Vanderburgh County, Indiana, including a portion of Lot 1 in Grant Hills Commercial Park as per Plat Book R, Page 89 being triangular in shape located in the southwest corner of this plat as shown hereon, more particularly described as follows:

Commencing at a point on the east line of said Quarter Section North 0 degrees 02 minutes 16 seconds West 945.66 feet from the Southeast corner of said Quarter Section to the Point Of Beginning; thence parallel with the south line of said Quarter Section North 89 degrees 38 minutes 14 seconds West 304.91 feet to a point on the east right of way of U.S. Route 41 North; thence along said right of way of U.S. Route 41 North 6 degrees 11 minutes 00 seconds East 248.87 feet; thence South 89 degrees 38 minutes 14 seconds East 277.94 feet parallel with the south line of said Quarter Section to the east line of said Quarter Section; thence South 0 degrees 02 minutes 16 seconds East 247.60 feet along said quarter section line to the point of beginning, and containing 1.65 acres, more or less.

SURVEYOR'S CERTIFICATE
 I, James A. Farry, 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 on Dec. 04, 2014.

AFFIRMATION STATEMENT
 I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless it is required by law.

Witness my hand and seal this 27th day of January, 2016.

James A. Farry
 Indiana Registration No. 1380040551

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 SCHNUCKS NORTH TWO. All roads shown within the platted boundary shall remain private and shall be maintained by the Owner of Lot No. 1.

The installation, maintenance, repair, and replacement of all stormwater drainage facilities, and erosion and siltation control measures shall be the responsibility of the land developer(s), and/or the property owner(s) of record.

being the same as the owner of Lot 1 hereof as of the date hereof,

The owner of Lot 1 of Schnucks North Subdivision, as recorded in Plat Book T, page 171, hereby grants perpetual commercial traffic access to cross over the roadways, drive aisles and/or all other traveled ways located within the Ingress/Egress Easements as shown herein, as well as the conveyance of surface water runoff and/or subsurface stormwater drainage facilities. No obstructions shall be placed within the aforementioned traveled ways to prevent traffic from using the Ingress/Egress Easements. This access easement is for the benefit of Lot 1 of this plat and the owner of all lots platted in Schnucks North Subdivision as recorded in Plat Book T, page 171, their successors and assigns. The owner of Lot 1 of Schnucks North Subdivision as recorded in Plat Book T, page 171, is responsible for the maintenance of the roadways and storm sewer facilities located within the Ingress/Egress Easement. Lot Owners shall not place landscaping, earthen berms, fences or other obstructions that would impede or reduce the flow of stormwater runoff within these designated areas.

Landscaping Buffer: Strips or areas of land marked as "LB" (Landscaping Buffer), are hereby dedicated for the purposes as stipulated within the Use and Development Commitment recorded in the Office of the Recorder of Vanderburgh County, Indiana on 10/15/2014 as Instrument No. 2014R00023153. No structure, other than landscaping, fencing or other forms of buffering, shall be constructed within fifteen (15) feet of the property lines of the subject property adjoining residential property.

Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E." (Sanitary Sewer Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of sanitary sewer facilities. 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 "P.U.E." (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.

NOTARY CERTIFICATE
 STATE OF MISSOURI, COUNTY OF ST. LOUIS) ss:
 Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), 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 the 27th day of January, 2016

My Commission Expires: 7/16/2019

Notary Resides in
 Clinton
 County, Illinois

Notary Public
 Kathleen Wildhaber
 (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 July 9, 2015.

President
 Attest Executive Director
 Secondary Plat complies with the Ordinance and is released for recording
 Executive Director
 PLAT RELEASE DATE: Feb 2, 2016

U.S.
 APC # 14-MS-2015

FINAL PLAT
 Prepared By:

 6200 Vogel Road Phone: 812.479.6200
 Evansville, Indiana 47715 Toll Free: 800.423.7411
 LOCH. GROUP PROJECT NO. 107-0141

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. panel number 18163C0106D, Vanderburgh County, Indiana, dated March 17, 2011. No portion of the subdivision lies within the designated 100 year flood zone.

Building Setbacks: All buildings shall be setback a minimum of 25' from the lot line which is adjacent to the street. Any variance to a setback must be approved in writing by the building review committee. In no case can the front yard building setback be relaxed to a distance less than required by the zoning code.

Minimum First Floor Elevations: Will be established by the Vanderburgh County Building Commissioner. Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Utilities: Water service and sanitary sewers are available at the site and need to be extended to serve the Lot. Gas, electric and telephone are on or will be extended to the site.

Access: Access to Lot 1 will be by way of an Ingress/Egress Easement located on said Lot 1. The Frontage Road to be constructed in the US 41 Ingress/Egress easement shall be constructed at an opening in the US 41 North Corridor. US 41 North is a limited access facility and no other curb cuts will be allowed directly onto this State Route.

Internal Roads: The road within the subdivision will be located in the Ingress/Egress easement. This road shall remain a private road and shall be maintained by the owner of Lot 1 of Schnucks North Subdivision which adjoins this plat to the south.

Road Grades: Maximum road grades shall not exceed 10%.

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 Vanderburgh County Code Title 13.05 "Construction Site 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 section 13.05.11.C.16 of the Vanderburgh County 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 section 13.05.11.C.20 of the Vanderburgh County Code.

Site Topography: The Site has a rolling terrain sloping in general from north to south. The elevations throughout range from 465' to 483'.

Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: 3/4" x 30" rebar w/cap stamped BLA Firm 0030.

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: Mar. 17, 2015.

Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utility on: April 16, 2015.

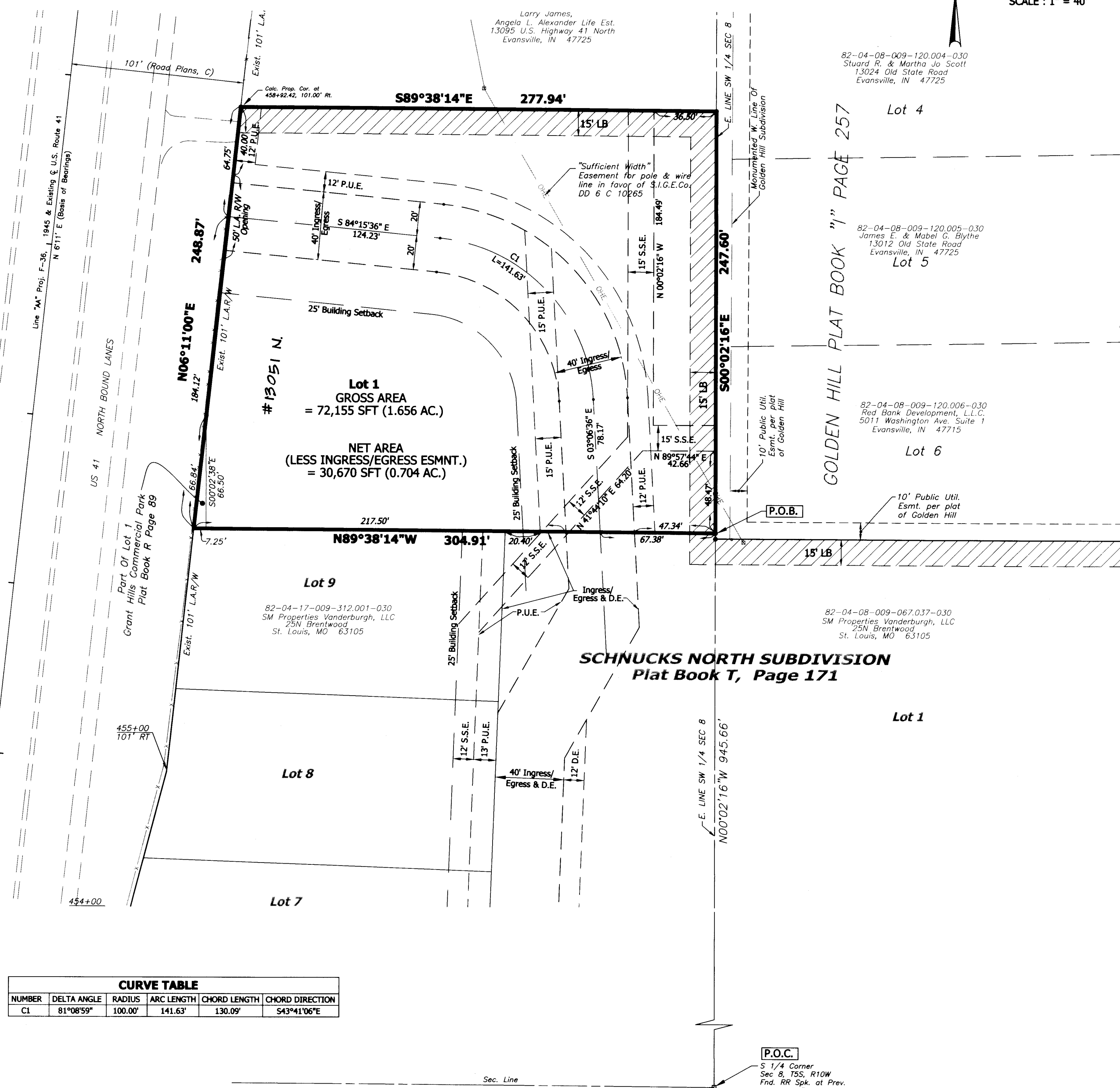
Water Construction Plans were approved by the Evansville Water and Sewer Utility on: April 16, 2015.

Traffic Impact Study & all related improvements permitted by INDOT under two separate permits:
 Permit #02VC00111, May 21, 2002
 Permit #02VD9002, August 21, 2002

Use & Development Commitment affecting this subdivision recorded: October 15, 2014, Doc. No. 2014R00023153.

INDOT approval for US 41 access:
 DRIVEWAY PERMIT NO. E15V3CD0002

MAINTENANCE STATEMENT: The owner(s) shall remain responsible for maintenance and prevention of obstructions to creeks and natural surface watercourses.



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
CT	81°08'59"	100.00'	141.63'	130.09'	S43°41'06"E