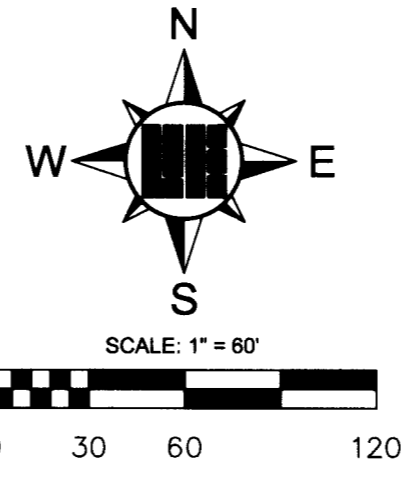
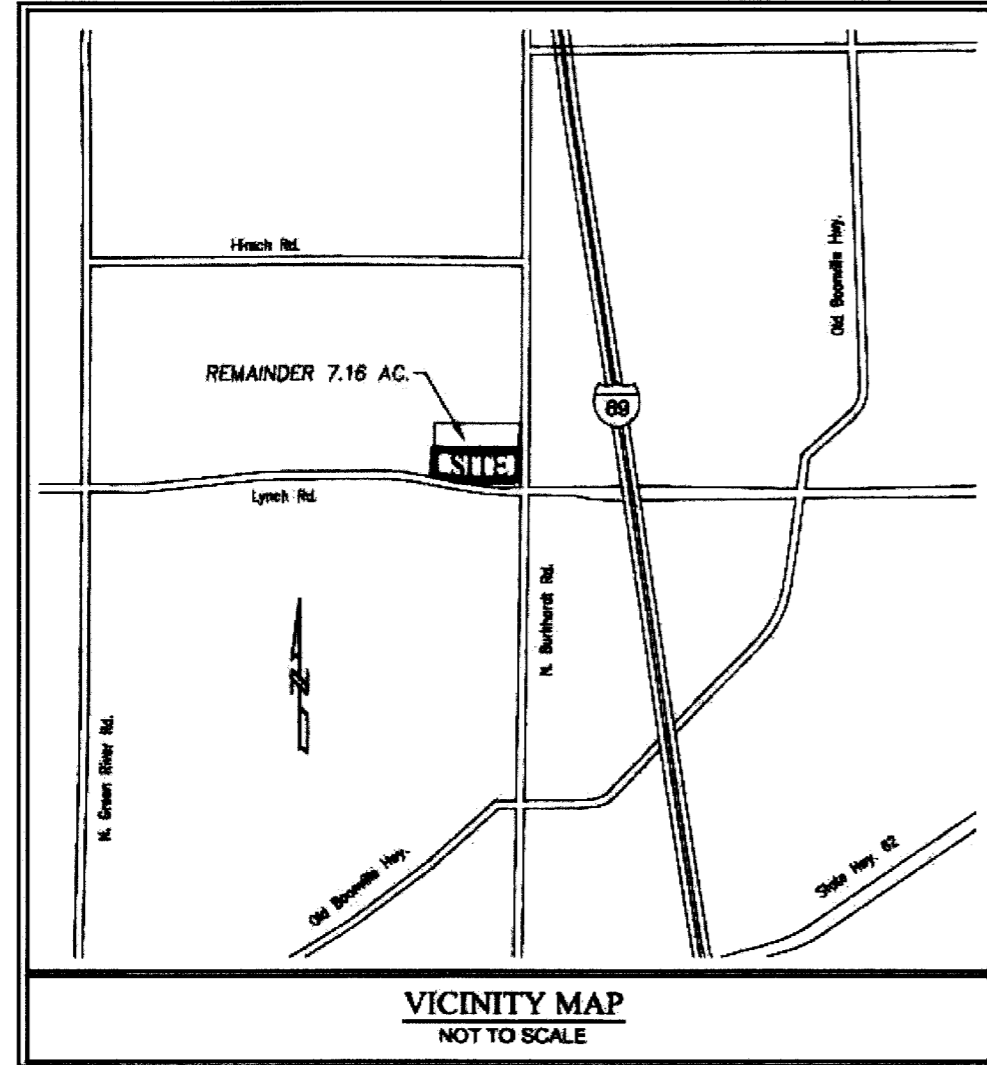


SPEEDWAY

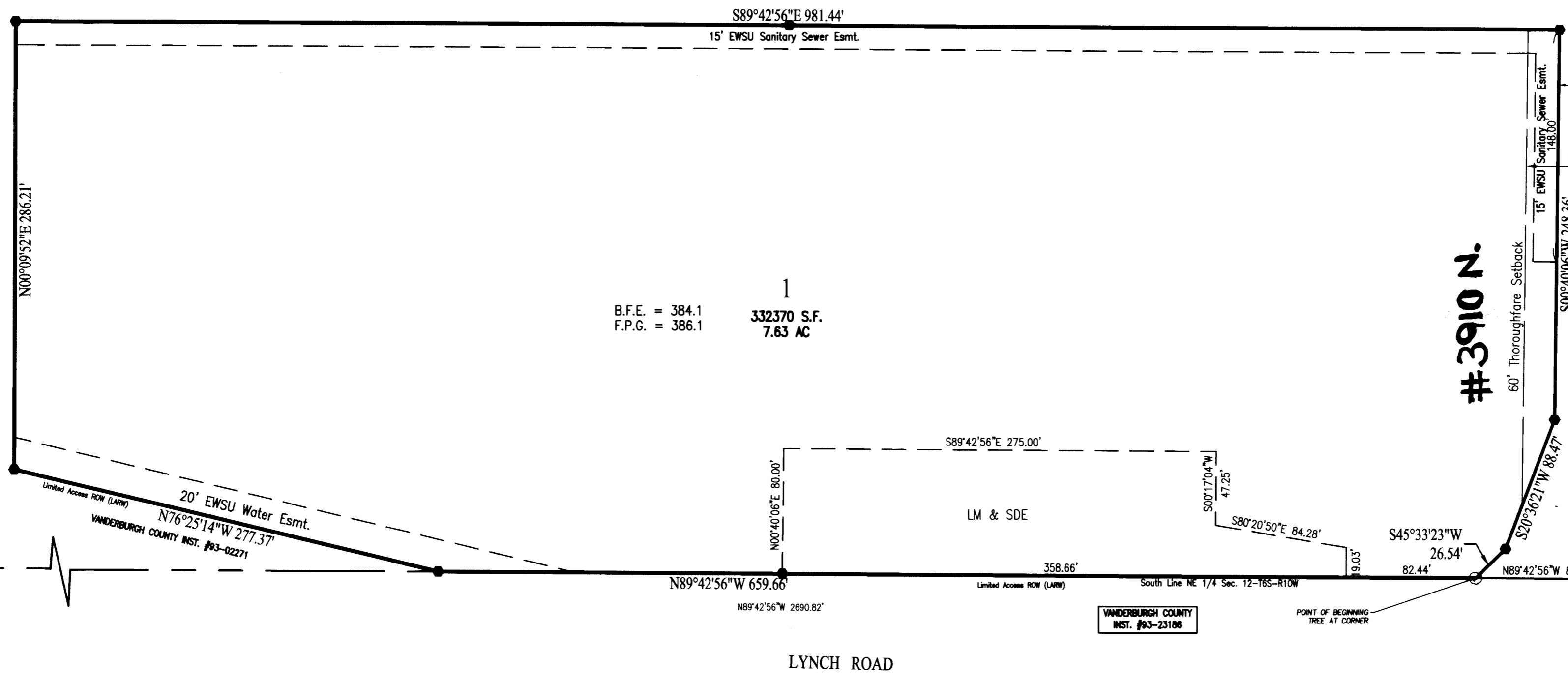
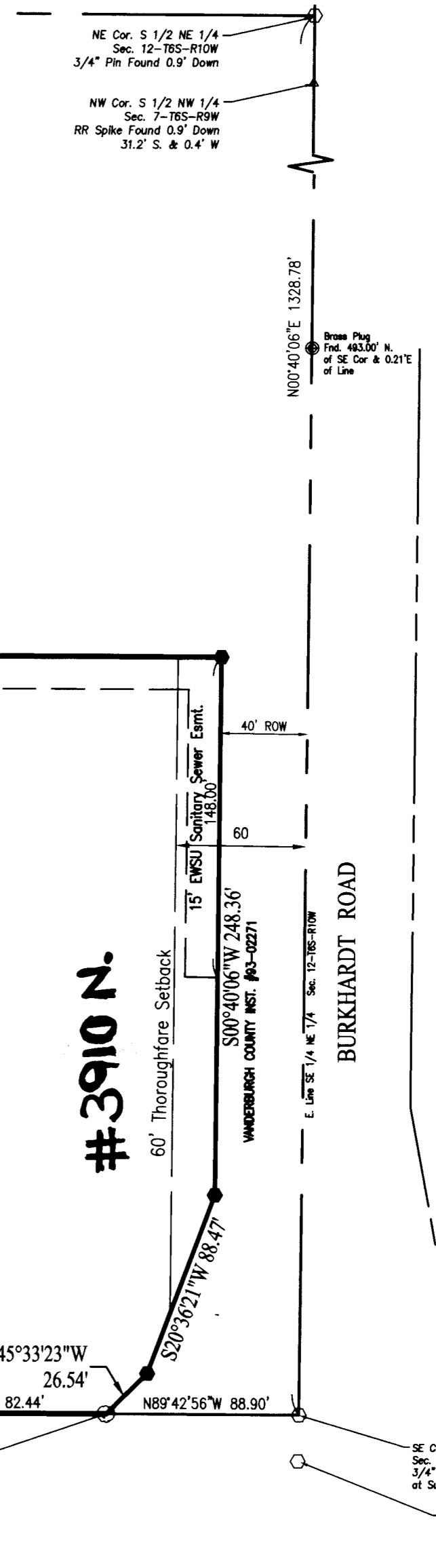
DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
4/8/2020
(DATE)
BRIAN A. GERTH AUDITOR
1121
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE **4/8/2020**
PLAT BOOK **V**
PAGE **049**
INSTR# **20200200007974**
DEBRA G. STUCKI RECORDER
VANDERBURGH COUNTY



The bearings shown are derived from coordinates based the Indiana State Plane Coordinate System (east zone) NAD 83 (2011) epoch 2010.0).

- 5/8" Ø REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" SET
 - ⊙ PK OR MAG NAIL FOUND
 - ⊕ BRASS OR ALUM. PLUG FOUND
- RIGHT OF WAY LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - BOUNDARY LINE
 - SECTION LINE
- ROW RIGHT OF WAY LINE
BSL BUILDING SETBACK LINE



This instrument prepared for:
Speedway LLC
500 Speedway Drive
Emon, OH 45323
(937) 864-3000

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATIONS: NAD 83 (2011) EPOCH 2010.0; COORDINATES: NAD 83 (2011) EPOCH 2010.0; UNITS: FEET; SCALE: 1" = 60'; DATE: 4/8/2020; TIME: 11:11 AM; DRAWN BY: WEIHE; CHECKED BY: WEIHE; PLOTTED BY: WEIHE

SPEEDWAY

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 6 South, Range 10 West of the Second Principal Meridian, Vanderburgh County, Indiana, based upon an Original Survey by Weihe Engineers, Inc., Project No. W190001, completed under the direction of Norman H. Hiselman, PS on February 8, 2019, described as follows:

Commencing at the Southeast Corner of said Northeast Quarter; thence along the south line thereof North 89 degrees 42 minutes 56 seconds West (bearings are derived from coordinates based on the Indiana State Plane Coordinate System West Zone NAD 83 (2011) epoch 2010.0) 88.90 feet to the west line of Burkhardt Road as described in Instrument No. 93-02271 as recorded in the office of the Vanderburgh County Recorder and **Point of Beginning**, the following two courses are along the north line of Lynch Road as described in aforesaid Instrument No. 93-02271; thence continue along the south line of said Quarter Section North 89 degrees 42 minutes 56 seconds West 659.66 feet; thence North 76 degrees 25 minutes 14 seconds West 277.37 feet to the west line of the lands conveyed to Robert and Angela Schockman as described in Instrument No. 1999R00036399 in said Recorder's office; thence along the west line of Schockman North 00 degree 09 minutes 52 seconds East 286.21 feet; thence parallel with aforesaid south line South 89 degrees 42 minutes 56 seconds East 981.44 feet to the west line of aforesaid Burkhardt Road (40 feet west of the Quarter Quarter Section line), the remaining courses are along the west line of Burkhardt Road; thence parallel with the east line of said Quarter Quarter Section South 00 degrees 40 minutes 06 seconds West 248.36 feet; thence South 20 degrees 36 minutes 21 seconds West 88.47 feet; thence South 45 degrees 33 minutes 23 seconds West 26.54 feet to the point of beginning, containing 7.63 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Norman H. Hiselman, 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 February 8, 2019, and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 3rd day of March, 2020.

Norman H. Hiselman
Norman H. Hiselman, PS
Indiana Registration Number S0461
Weihe Engineers, Inc.
10505 N. College Avenue
Indianapolis, IN 46280



I 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. Norman H. Hiselman, PS and;
This instrument was prepared by Norman H. Hiselman, PS of Weihe Engineers, Inc.

OWNER'S CERTIFICATE

We, the undersigned owner(s) of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as Speedway, a minor subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked LM&SDE (Lake Maintenance & Storm Detention Easement), are hereby dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Board of Public Works. Fences may not be extended into the Lake Maintenance and Storm Detention Easements.

Strips or areas of land, of the dimensions shown on this plat and marked DE (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

E.W.S.U. SANITARY SEWER EASEMENT

Strips or areas of land, of the dimensions shown on this plat and marked E.W.S.U. SSE (Evansville Water and Sewer Utility Sanitary Sewer Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department an exclusive, permanent Sanitary Sewer 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 sewage, 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.

E.W.S.U. WATER EASEMENT

Strips or areas of land, of the dimensions shown on this plat and marked E.W.S.U. Water Easement (Evansville Water and Sewer Utility Water Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department an exclusive, 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.

All Stormwater Facilities outside the Public Right-of-Way shall be maintained by the Lot Owner(s).

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.

Owners: Robert and Angela Schockman

Robert C. Schockman
Robert C. Schockman
12345 Petersburg Road
Evansville, IN 47725

Angela Schockman
Angela Schockman
12345 Petersburg Road
Evansville, IN 47725

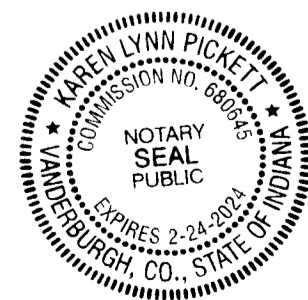
STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert C. Schockman and Angela Schockman, the owners of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 5 day of MARCH, 2020.

My commission expires _____
Karen Pickett
_____, Notary

Notary resides in _____



GENERAL NOTES:

FLOOD PLAIN DATA: The within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "AE" as said tracts plots on Community Number 180256 Panel No. 18163C0140D of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

UTILITIES: Water is available and is provided by the Evansville Water & Sewer Utility.

Sanitary Sewer provided by the Evansville Water & Sewer Utility will be accessible after the extensions are completed by the Owner and are accepted by the Evansville Water and Sewer Utility.

ACCESS: Access from a public thoroughfare to Lot 1 shall be from Burkhardt Road only.

NATURAL SURFACE WATERCOURSE: The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.

PRIOR COVENANTS AND RESTRICTIONS: The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this replat has absolutely no effect on any private covenants and restrictions that may or may not exist.

INSTALLATION OF SIDEWALKS WITH CERTIFICATE OF OCCUPANCY:

Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk(s) on the purchased lot or lots within five years from the date of purchase or acquisition of interest.

The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which the owner still holds title within 10 years from the date the plat is recorded.

No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk on that lot is installed.

Sidewalks installed in a new subdivision must be installed to the standards meeting the latest edition of the Evansville Municipal Code and all applicable standards required by the Americans with Disabilities Act (ADA) and regulations thereunder.

Failure to install a required sidewalk in accordance with all ordinances and in the time allotted in this subsection is an ordinance violation that may be corrected by City employees or contractors in accordance with the provisions of IC 36-1-6-2 and any amendment or recodification thereof, with both the direct and administrative costs of such correction being a lien against the property and being eligible to be placed on the tax duplicate by the County Auditor in accordance with the procedures prescribed by State law.

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 June 10, 2019.

Robert S. Stevens
President: ROBERT S. STEVENS

Ronald S. London
Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO. MIN-2019-026

The Secondary Plat complies with the Ordinance and is released for recording.

Ronald S. London
Executive Director: RONALD S. LONDON

4/8/2020
Plat Release Date

V.049



This instrument prepared for:

Speedway LLC
500 Speedway Drive
Eron, OH 45323
(937) 864-3000

WEIHE ENGINEERS
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Landscape Architecture

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