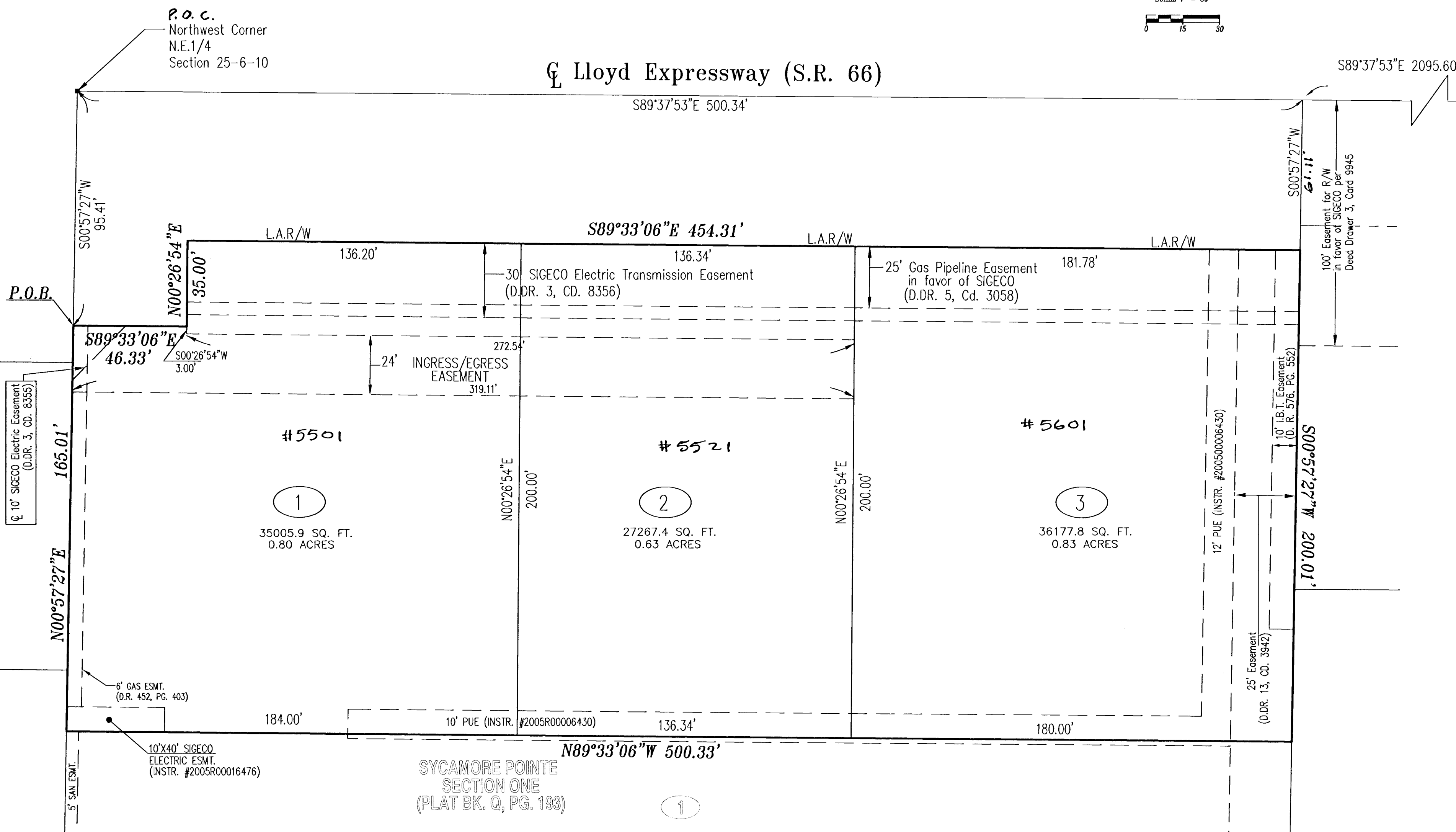
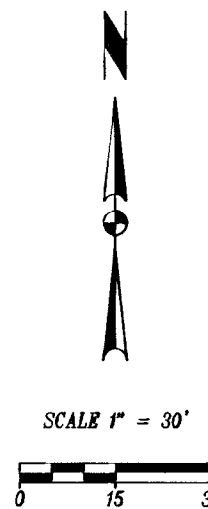


LOCATION MAP

SCALE: 1"=2000'

# SYCAMORE POINTE RETAIL CENTER



## GENERAL NOTES

- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data:** No portion of this property lies within the 100 year flood zone (Zone A) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180257 0005 B, dated October 15, 1981.
- Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
- Temporary Erosion Control:** (during construction)
  - Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.
  - Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.
- Erosion Control for Ditches:**
  - Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance.
  - Slopes of 2%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
  - Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007."
- Residentially zoned property may not be used for public access to non-residential property.

## BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 25, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, being more particularly described as follows:  
Commencing at the Northwest corner of the Northeast Quarter of said section; thence along the west line thereof, South 00 degrees 57 minutes 27 seconds West a distance of 95.41 feet to the Point of Beginning; thence South 89 degrees 33 minutes 06 seconds East a distance of 46.33 feet; thence North 00 degrees 26 minutes 54 seconds East a distance of 35.00 feet; thence South 89 degrees 33 minutes 06 seconds East a distance of 454.31 feet; thence South 00 degrees 57 minutes 27 seconds West a distance of 200.01 feet; thence North 89 degrees 33 minutes 06 seconds West a distance of 500.33 feet to the West line of said Section; thence along said West line, North 00 degrees 57 minutes 27 seconds East a distance of 165.01 feet to the Point of Beginning, containing 2.26 acres, more or less.

## SURVEYOR'S CERTIFICATE

I, Steven A. Sherwood, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plot correctly represents a survey completed by me on January 29, 2001 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 10<sup>th</sup> day of Dec., 2008.

*Steven A. Sherwood*  
Steven A. Sherwood, L.S.  
Indiana Registration No. 900007



## 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.

*Steven A. Sherwood*  
Steven A. Sherwood

**SITECON, Inc.**  
Engineers-Surveyors  
10335 Hedden Rd. Suite 2  
Evansville, Indiana 47725  
(812) 868-0877

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
DATE Jan. 2, 2009  
BILL FLUTY AUDITOR  
33  
(PHOTODUPLICATED)

RECEIVED FOR RECORD  
DATE Jan. 2, 2009 11:42M  
PLAT BOOK 3  
PAGE 117  
INSTR# 20090000090  
**Z Tuley** RECORDER  
VANDERBURGH COUNTY

## OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as SYCAMORE POINTE RETAIL CENTER

LEVEL DEVELOPMENT, L.L.C.

*Dan Buck*  
DAN BUCK, MANAGING MEMBER  
LEVEL DEVELOPMENT, L.L.C.  
P.O. BOX 4530  
EVANSVILLE, IN 47724-0530

## NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH ) ss:

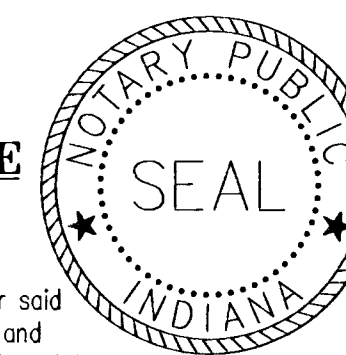
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 10<sup>th</sup> day of December, 2008

My Commission Expires: 11/24/12

Notary Resides In  
Vanderburgh  
County, Indiana

*Kasha M. Bisher*  
Kasha M. Bisher  
(typed or printed name)



ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE CITY OF EVANSVILLE, BOARD OF PUBLIC WORKS ON:

N/A  
DATE

STORM DRAINAGE PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER PUBLIC WORKS ON:

MARCH 23, 2001  
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:

MARCH 20, 2001  
DATE

# S-117

## 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 Aug. 10, 2006.

*Blaine Oliver*  
Blaine Oliver  
Attest Executive Director

A.P.C. DOCKET NO. 6-S-2006

SECONDARY PLAT complies with the Ordinance and is released for recording.

*Blaine Oliver*  
Blaine Oliver  
Executive Director

PLAT RELEASE DATE: Jan. 2, 2009