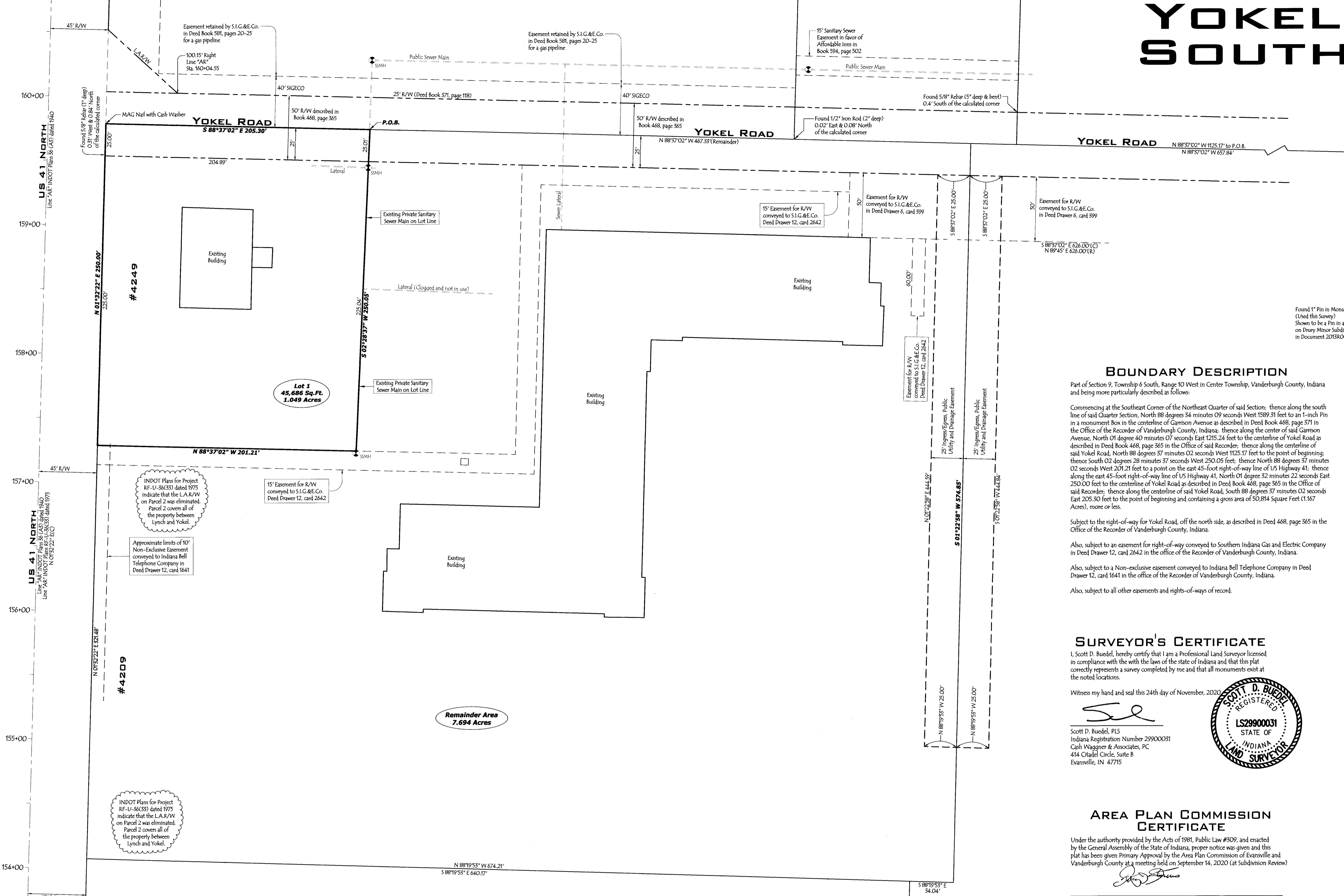


YOKEL SOUTH

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 12/30/2020
 BRIAN GERTH AUDITOR
 3477
 RECEIVED FOR RECORD
 DATE 12/30/2020 9:14AM
 PLAT BOOK V
 PAGE 082
 INSTR# 2020R00035287
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



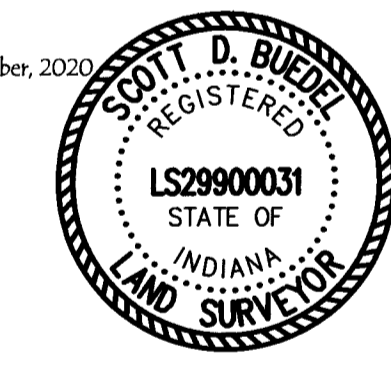
BOUNDARY DESCRIPTION

Part of Section 9, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:
 Commencing at the Southeast Corner of the Northeast Quarter of said Section, thence along the south line of said Quarter Section, North 88 degrees 34 minutes 09 seconds West 1589.31 feet to an 1-inch Pin in a monument box in the centerline of Garrison Avenue as described in Deed Book 468, page 371 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the center of said Garrison Avenue, North 01 degree 40 minutes 07 seconds East 1215.24 feet to the centerline of Yokel Road as described in Deed Book 468, page 365 in the Office of said Recorder; thence along the centerline of said Yokel Road, North 88 degrees 37 minutes 02 seconds West 1125.17 feet to the point of beginning; thence South 02 degrees 20 minutes 37 seconds West 250.05 feet; thence North 88 degrees 37 minutes 02 seconds West 201.21 feet to a point on the east 45-foot right-of-way line of US Highway 41; thence along the east 45-foot right-of-way line of US Highway 41, North 01 degree 32 minutes 22 seconds East 250.00 feet to the centerline of Yokel Road as described in Deed Book 468, page 365 in the Office of said Recorder; thence along the centerline of said Yokel Road, South 88 degrees 37 minutes 02 seconds East 205.30 feet to the point of beginning and containing a gross area of 50,814 Square Feet (1.167 Acres), more or less.

Subject to the right-of-way for Yokel Road, off the north side, as described in Deed 468, page 365 in the Office of the Recorder of Vanderburgh County, Indiana.
 Also, subject to an easement for right-of-way conveyed to Southern Indiana Gas and Electric Company in Deed Drawer 12, card 2642 in the office of the Recorder of Vanderburgh County, Indiana.
 Also, subject to a Non-exclusive easement conveyed to Indiana Bell Telephone Company in Deed Drawer 12, card 1641 in the office of the Recorder of Vanderburgh County, Indiana.
 Also, subject to all other easements and rights-of-ways of record.

SURVEYOR'S CERTIFICATE

I, Scott D. Buechel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.
 Witness my hand and seal this 24th day of November, 2020.
 Scott D. Buechel, PLS
 Indiana Registration Number 29900031
 Cash Waggoner & Associates, PC
 414 Citadel Circle, Suite B
 Evansville, IN 47715



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 September 14, 2020 (at Subdivision Review)

President: STACEY STEVENS
 Attest Executive Director: RONALD S. LONDON
 PLAT RELEASE for APC DOCKET NO.: MIN-2020-020
 The Secondary plat complies with the Ordinance and is released for recording.
 Executive Director: RONALD S. LONDON
 12/30/2020
 Plat Release Date



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]
 PRINTED NAME: Scott D. Buechel

CASH WAGGNER & ASSOCIATES, PC
 CONSULTING ENGINEERS • LAND SURVEYORS
 414 CITADEL CIRCLE SUITE B
 EVANSVILLE, IN 47715
 PH: 812.401.5561
 332 THIRD AVENUE SUITE 113
 JASPER, IN 47546
 PH: 812.634.5015

OWNER'S CERTIFICATE

We undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **Yokel South**, a minor subdivision.

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

Gary S. Nickolick
 11-25-20
 Gary S. Nickolick
 4239 N. Highway 41
 Evansville, IN 47711

NOTARY CERTIFICATE

State of Indiana)
 County of Vanderburgh)
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gary S. Nickolick, acknowledged the execution of this plat to be his voluntary act and deed.
 Witness my hand and seal this 25th day of November, 2020.

9-26-2023
 My Commission expires: [Signature]
 Notary Public
 Notary Resides in Vanderburgh
 County, Indiana
 Scott D. Buechel
 Typed or printed name
 SCOTT D BUEDEL
 Notary Public - State of Indiana
 Vanderburgh County
 My Commission Expires Sep 26, 2023

Witness to Signator's Signature
 Adam Westbrook
 Witness Signature
 Adam Westbrook
 Witness printed name

PROOF OF WITNESS

State of Indiana)
 County of Vanderburgh)
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Adam Westbrook to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Signator to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Signator execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

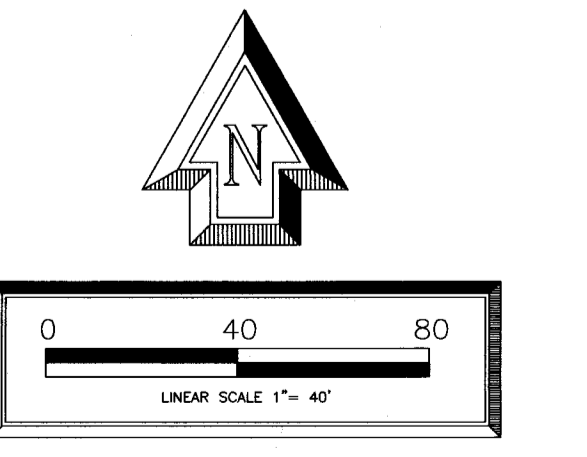
Witness my hand and seal this 25th day of November, 2020.
 9-26-2023
 My Commission expires: [Signature]
 Notary Public
 Notary Resides in Vanderburgh
 County, Indiana
 Scott D. Buechel
 Typed or printed name

GENERAL NOTES

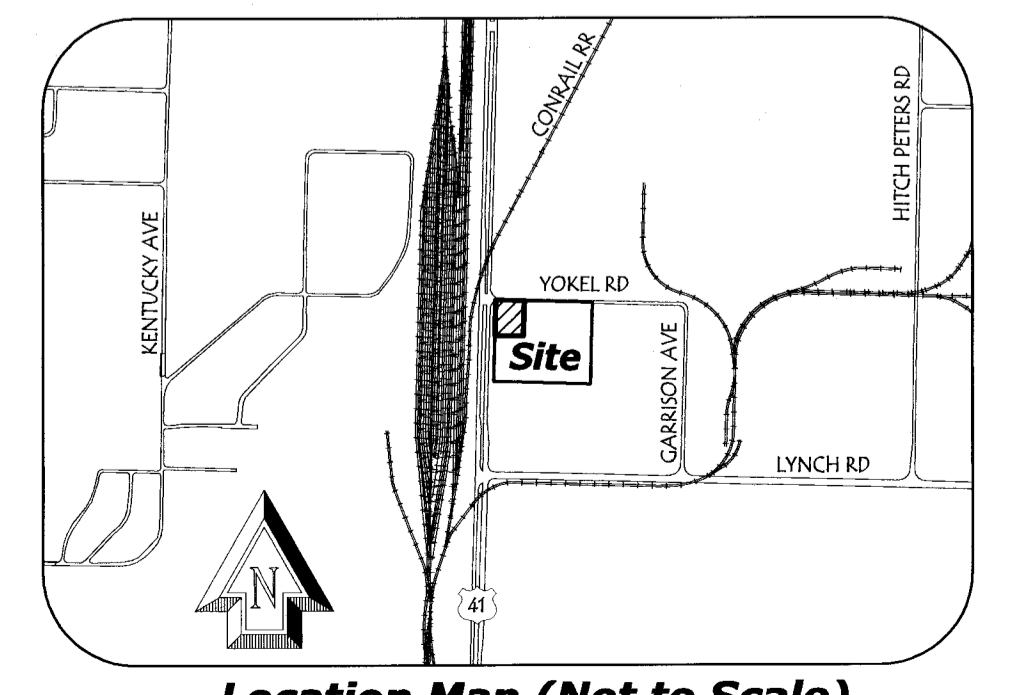
- Public Utilities:** PUBLIC UTILITIES - WATER: Water is available and is provided by the Evansville Water & Sewer Utility
- Private Utilities:** PRIVATE UTILITIES - SEWER: Lot 1 and the Parent Parcel are served by an existing private sanitary sewer main, which is located on the east line of said Lot 1 and connects into a public sanitary manhole on the north side of Yokel Drive (the "Sewer Line"). The owners of the Lot and Parcel, and all successors in title thereto, shall be solely responsible for the operation, maintenance, repair and replacement of the Sewer Line and hereby indemnifies, holds harmless, releases and discharges the City of Evansville, Indiana including, but not limited to, its Water and Sewer Utility Department (the "City"), from any and all damage, liability, loss or claim arising out of or in connection with the operation, maintenance, repair and replacement of the Sewer Line, for so long as the respective owners of the parcels utilize the sewer Line.
- Access:** Lot 1 shall have access to US Highway 41 and Yokel Road.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18165C018D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone (Zone AE).
- Covenants & Restrictions:** 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 plat has absolutely no effect on any private covenants and restrictions that may or may not exist.

GENERAL NOTES

- Sidewalks within the city:** APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number WAV-2020-012 requesting to waive the installation of sidewalks, as per City Code 17.05.150(B)(2), was APPROVED at SUBDIVISION REVIEW on September 14, 2020.
- Storm Maintenance:** The individual lot owners shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exist on his or her property in proper working order including:
 - Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
 - Keeping all parts of the storm water system operating as designed and as constructed and free of all trash, debris, and obstructions to the flow of water.
 - Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
 - Preventing all persons or parties from causing any unauthorized alterations obstructions or detrimental actions from occurring to any part of the storm water system and easement which lies on his or her property.
- Monuments:** Monuments either exist or have been set as noted. Monuments set are 5/8 inch rebar with plastic cap stamped "Cash Waggoner & Associates #0096"
- Survey:** The overall property boundary is re-established in a Retraction Boundary Survey prepared by Cash Waggoner and Associates, PC on April 9, 2019 which is recorded in Document Number 2019R00006815.



LEGEND
 (R) Record Dimension
 (M) Measured Dimension
 (C) Calculated Dimension
 P.O.B. Point of Beginning
 P.O.C. Point of Commencement



Location Map (Not to Scale)