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15. ALTA/A CSM LAND TITLE SURVEY 2015 ROODIG454

THIS SURVEY PREPARED FOR:

WAL-MART REAL ESTATE BUSINESS TRUST

L.8. 12' SIG&E EASEMENT No. 2 - DRAWER 602, PAGE 219

9. THOROUGHFARE SET-BACK LINE ENCROACHMENT PERMIT

10. RECIPROCAL EASEMENT AGREEMENT — REC. APRIL 29,

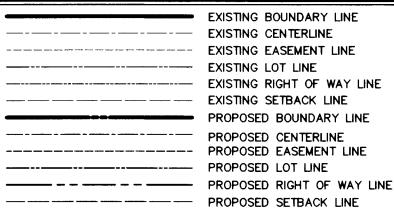
2015 AS DOC. 2015R00009348

RECORDED MAY 14, 1984 IN MISCELLANEOUS DRAWER 1,

L11. SIGN EASEMENT - REC. APRIL 29, 2015, DOC. 2015R00009348

FIRST AND DIAMOND WAL-MART

LEGEND



BSL = BUILDING SETBACK LINE PUE = PUBLIC UTILITY EASEMENT DE = DRAINAGE EASEMENT LM&SDE = LAKE MAINTENANCE & STORM DETENTION EASEMENT D&UGPUE = DRAINAGE & UNDERGROUND PUBLIC UTILITY EASEMENT S.F. = SQUARE FEET N = NORTHS = SOUTHE = EAST W = WFST

> LA = LENGTH OF ARC R = RADIUS

CBL = CHORD BEARING AND LENGTH

(IN FEET) 1 inch = 100 ft.BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE INDIANA STATE PLANE COORDINATE

SYSTEM OF 1983, WEST ZONE, ADJUSTED TO GROUND VALUES, AS

ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS FROM

TRIMBLE VIRTUAL REFERENCE STATION PRS132724852994

TO FINAL ACCEPTANCE FOR TRANSFER dug. 11, 2015 **JOE GRIES AUDITOR**

DULY ENTERED FOR TAXATION SUBJECT

(AUDITORS NUMBER)

DATE 08-11-15 3:55p PLAT BOOK 1 INSTR# 2015R00018845 Z TULEY RECORDER **VANDERBURGH COUNTY**

RECEIVED FOR RECORD

OWNER'S CERTIFICATE

WE, WAL-MART REAL ESTATE BUSINESS TRUST, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AND DESIGNATE SAME AS

THE STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED PUE (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

THE 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 AND FURTHER PROVIDED THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS, EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITY SO LONG AS ANY DAMAGE CAUSED TO A DRAINAGE FACILITY IS REPAIRED BY THE UTILITY COMPANY. 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

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED DAUGPUE (DRAINAGE & UNDERGROUND PUBLIC UTILITY EASEMENT), ARE HEREBY DEDICATED FOR CONVEYANCE OF SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE AND FOR THE MAINTENANCE AND OPERATION OF UNDERGROUND PORTIONS OF PUBLIC OF PUBLIC UTILITY FACILITIES, INCLUDING FLUSH WITH SURFACE LEVEL MANHOLES AND VAULTS THAT DO NOT IMPEDE DRAINAGE FLOW, ACCESS ALONG THE EASEMENT, OR MOWING AND MAINTENANCE OF THE EASEMENT. NO STRUCTURES OTHER THAN SUCH UTILITY FACILITIES OR DRAINAGE WAYS OR SYSTEMS SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY THE BOARD OF PUBLIC WORKS OR A PUBLIC UTILITY WITHOUT LIABILITY IN THE USE OF SAID EASEMENTS.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED **LMASDE (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.

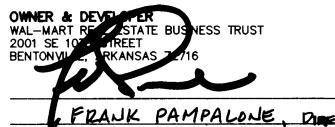
STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED ACCESS DRIVE EASEMENT FOR THE BENEFIT OF LOT 1 AND LOT 2 OVER PORTIONS OF SAID LOT 1 AND LOT 2 FOR THE ACCESS TO AND FROM FIRST AVENUE PER DOCUMENT NUMBER 2015R00009348. EASEMENT IS NON-EXCLUSIVE AND ALL MAINTENANCE AND REPAIR OF THE ACCESS EASEMENT AREA SHALL BE MADE SO AS TO INTERFERE AS LITTLE AS PRACTICABLE WITH THE OPERATIONS OF ANY OF THE OWNERS OF THE LOT OR THEIR EMPLOYEES, AGENTS, TENANTS, INVITEES OR LICENSEES.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED CROSS ACCESS **EASEMENT** FOR THE BENEFIT OF LOT 1 AND LOT 2 OVER PORTIONS OF SAID LOT 1 AND LOT 2. EASEMENT IS NON-EXCLUSIVE AND ALL MAINTENANCE AND REPAIR OF THE ACCESS EASEMENT AREA SHALL BE MADE SO AS TO INTERFERE AS LITTLE AS PRACTICABLE WITH THE OPERATIONS OF ANY OF THE OWNERS OF THE LOT OR THEIR EMPLOYEES, AGENTS, TENANTS, INVITEES OR LICENSEES.

ALL ADDITIONAL CROSS ACCESS EASEMENTS NOT PREVIOUSLY SHOWN, DEDICATED FOR PUBLIC USE. SIGN EASEMENT DEDICATED PER DOCUMENT NUMBER 2015R00009348 FOR THE BENEFIT OF DIAMOND VALLEY INVESTMENTS, LLC, AND INDIANA LIMITED LIABILITY COMPANY. ALL ADDITIONAL TRAFFIC SIGNAL EASEMENTS NOT PREVIOUSLY SHOWN, DEDICATED FOR PUBLIC USE.

EASEMENT, ARE HEREBY DEDICATED FOR THE MAINTENANCE AND OPERATION OF TRAFFIC SIGNAL EQUIPMENT, POLES, OVERHEAD SIGNAL SPANS AND ALL APPURTENANCES RELATED THERETO, BY THE CITY OF EVANSVILLE. MAINTENANCE OF PAVING, DRAINAGE, WATER/SEWER/GAS UTILITIES AND ANY OTHER FACILITIES WITHIN SAID EASEMENT SHALL REMAIN THE RESPONSIBILITY OF THEIR RESPECTIVE OWNERS.

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



NOTARY CERTIFICATE

STATE OF ARKANSAS COUNTY OF FEATON) SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGED THE EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

TWANA HOGUE State of Arkansas, Benton County My Commission Expires 11/1/2015

SURVEYOR'S CERTIFICATE

, BRIAN J. PFHOL, HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 OR UNDER MY SUPERVISION ON FEBRUARY 4, 2015 AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS AS NOTED.

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.

BRIAN J. PFOHL INDIANA REGISTRATION NO. LS205000026 MANHARD CONSULTING, LTD

AN J. PFO **REGISTERED** ★:LS20500026:★ STATE OF

INDIA QF

SUBDIVIS CITY DIAMOND **AVENUE** PF AND **FIRST**

PROJ. MGR.: BJP 2/04/15 1"=100"

WALEVI2 120283

AREA PLAN COMMISSION CERTIFICATE

UNDER 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 MARCH 2, 2015 (AT SUBDIVISION REVIEW).

PRESIDENT: PRINTED NAME: RONALD S. **PLAT RELEASE**

EXECUTIVE DIRECTOR

SECONDARY_PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

BOUNDARY DESCRIPTION

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 WEST, OF THAT PART OF LOTS 2, 4 AND 5 IN BLOCK A IN AVONDALE, AN ADDITION TO THE CITY OF EVANSVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 168 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA AND ALL THAT PART OF THE PLAT OF FENWICK PLACE AS LAID OUT UPON LOT 3 AND PART OF LOT FOUR 4 IN BLOCK A IN AVONDALE, AN ADDITION TO THE CITY OF EVANSVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK I, PAGES 239 AND 240 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 01 DEGREES 32 MINUTES 09 SECONDS WEST, 151.00 FEET (BEARINGS BASED ON INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 1983) ALONG THE EAST LINE OF SAID LOT 5 TO THE NORTHEAST CORNER OF THE PROPERTY TAKEN BY THE STATE OF INDIANA IN APPROPRIATION OF REAL ESTATE PROCEEDINGS FILED IN VANDERBURGH SUPERIOR COURT AS CAUSE NO. 82D03-0404-PL-1990: THENCE NORTH 88 DEGREES 30 MINUTES 12 SECONDS WEST, 10.92 FEET ALONG A NORTH LINE OF SAID PROPERTY TAKEN BY THE STATE OF INDIANA TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 01 DEGREES 29 MINUTES 48 SECONDS WEST, 311.68 FEET ALONG THE WEST LINE OF SAID PROPERTY TAKEN BY THE STATE OF NDIANA; THENCE SOUTH 08 DEGREES 07 MINUTES 21 SECONDS WEST, 165.14 FEET ALONG THE WEST LINE OF SAID PROPERTY TAKEN BY THE STATE OF INDIANA: THENCE SOUTH 01 DEGREES 29 MINUTES 48 SECONDS WEST, 246.06 FEET ALONG THE WEST LINE OF SAID PROPERTY TAKEN BY THE STATE OF INDIANA; THENCE SOUTH 08 DEGREES 12 MINUTES 51 SECONDS WEST, 84.14 FEET ALONG THE WEST LINE OF SAID PROPERTY TAKEN BY THE STATE OF INDIANA; THENCE NORTH 59 DEGREES 39 MINUTES 12 SECONDS WEST, 247.44 FEET ALONG A NORTH LINE OF SAID PROPERTY TAKEN BY THE STATE OF INDIANA; THENCE SOUTH 30 DEGREES 20 MINUTES 48 SECONDS WEST, 6.41 FEET ALONG A WEST LINE OF SAID PROPERTY TAKEN BY THE STATE OF INDIANA TO THE NORTHERLY LINE OF U.S. 460; THENCE NORTH 62 DEGREES 22 MINUTES 14 SECONDS WEST, 236.33 FEET ALONG SAID NORTHERLY LINE OF U.S. 460; THENCE NORTH 59 DEGREES 41 MINUTES 07 SECONDS WEST, 257.97 FEET ALONG SAID NORTHERL' LINE OF U.S. 460 TO THE CENTER LINE OF VACATED NORTH THIRD AVENUE (PLATTED AS SECOND AVENUE IN SAID PLAT OF FENWICK PLACE), SAID LINE ALSO BEING THE WEST LINE OF SAID LOTS 3, 4 AND 5 IN BLOCK A HR AVONDALE AND ALSO BEING THE EAST LINE OF LOT 3 IN BLOCK 6 IN DIAMOND VALLEY SUBDIVISION, RECORDED SEPTEMBER 28, 1973 IN PLAT BOOK K, PAGE 170 AS DOCUMENT 73-17215 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY; THENCE NORTH 01 DEGREES 29 MINUTES 12 SECONDS-EAST, 462.64 FEET ALONG SAID COMMON LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF SAID DIAMOND VALLEY SUBDIVISION; THENCE SOUTH 87 DEGREES 56 MINUTES-51 SECONDS EAST, 299.88 FEET ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 01 DEGREES 26 MINUTES 02 SECONDS EAST, 158.35 FEET ALONG THE EAST LINE OF SAID LOT 1 IN BLOCK 1 TO THE NORTH LINE OF SAID LOT 5 IN BLOCK A IN AVONDALE; THENCE SOUTH 87 DEGREES 55 MINUTES 59 SECONDS EAST, 398.34 FEET ALONG SAID NORTH LINE OF LOT 5 IN BLOCK A IN AVONDALE TO THE POINT OF BEGINNING. CONTAINING 11.3296 ACRES, MORE OR LESS.