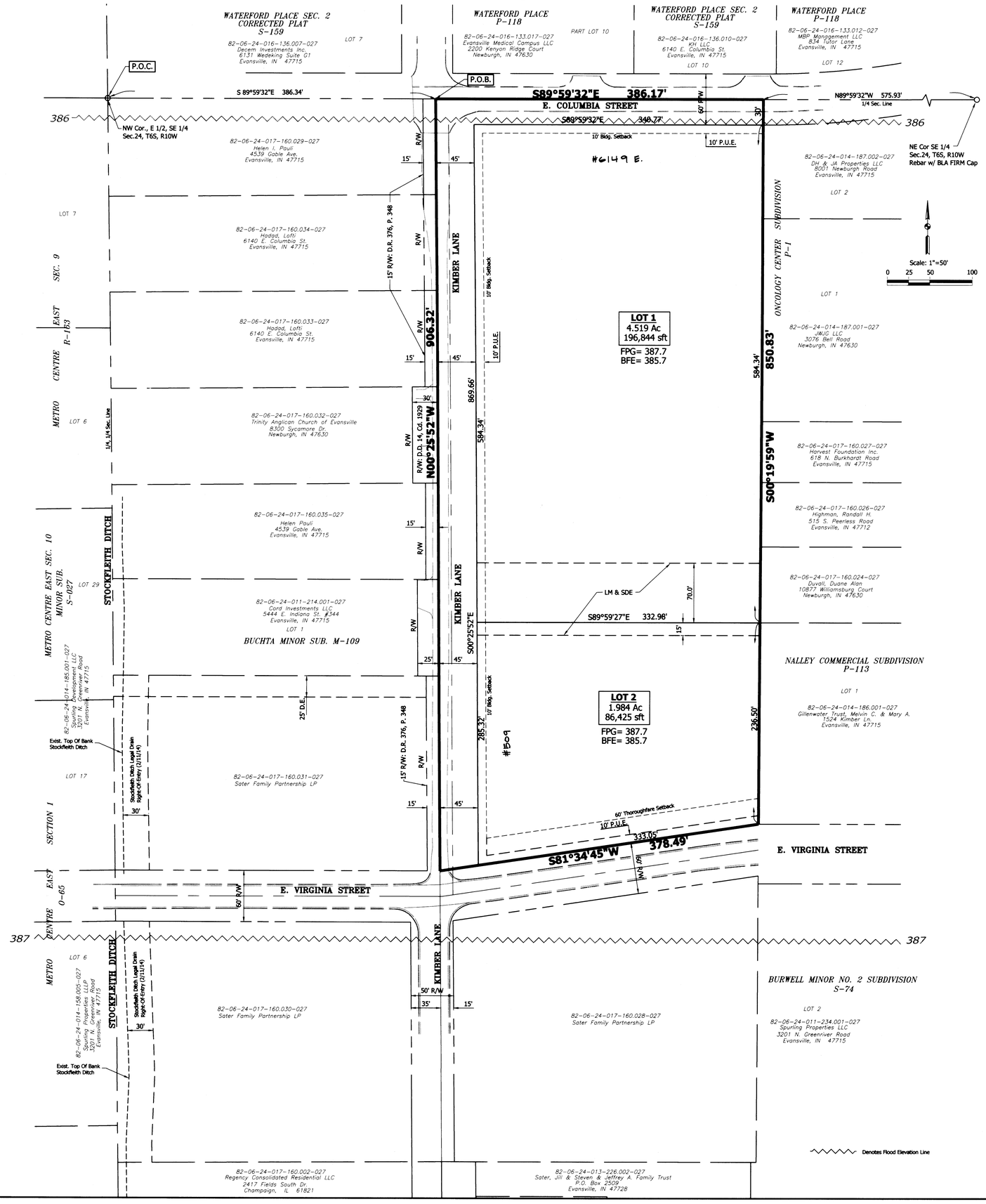
KIMBER VIRGINIA



Date: Oct 24, 2017, 8:02am User Name: apoppert
File: S:_2017\117-0065\PD\CAD\PLAT\SECONDARY PLAT.dwg

GENERAL NOTES:

ZONING: The Subject Property is Zoned C-4.

FLOOD PLAIN DATA: All of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "AE" as said tracts plot on Community Panel Number 18163C0201D, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

MINIMUM FIRST FLOOR ELEVATIONS: Flood Protection Grades (FPG) where appropriate will be established by the Vanderburgh County Building Commissioner.

BASEMENTS: Any basements must be approved by the Vanderburgh County Building Commissioner.

UTILITIES: Sanitary sewer, water, gas, telephone and electric are available to the site. Extension will require a Letter of Credit. Water service is available and is provided by the Evansville Water & Sewer Utility. Sewage treatment will be provided by the Evansville Water & Sewer Utility. Evansville water is available to Lot 2 only if structure faces Kimber Lane. Water will need to be extended if structure on Lot 2 faces Virginia Street.

ACCESS:
Access to Lot 1 will be onto E. Columbia Street.
Access to Lot 2 will be onto E. Virginia Street by a right-in/right-out only, driveway a minimum of 230 Feet from the Kimber Lane intersection.

SIDEWALKS:
APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number 27-SW-2017 requesting to waive the instillation of sidewalks, as per City Code 17.05.150(B)(2). A partial waver was approved with conditions at Subdivision Review on September 18, 2017. Sidewalks will be built only along the north side of E. Virginia Street across Lot 2.

Sidewalk Plan Approval: October 24, 2017.

INSTALLATION OF SIDEWALKS WITH CERTIFICATE OF OCCUPANCY:
(i) Each purchaser, or successor in interest to, of 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.
(ii) 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.
(iii) 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.
(iv) 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.
(v) 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.

SITE TOPOGRAPHY: The Site relatively flat with an average slope of less than 2%. The elevations throughout range from 385.0 to 386.0.

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

OWNERS' CERTIFICATE

The undersigned owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designate the same as Kimber Virginia.
All road Rights of Way shown and not previously dedicated are hereby dedicated to public use.

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 Drainage Board. 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 "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities 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 obstacles. 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.

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.

Alvrone Sater
Alvrone Sater, Managing Partner
Sater Family Partnership, L.P.
P.O. Box 2509
Evansville, IN 47728

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared Alvrone Sater, the owner of said real estate shown and described hereon, and acknowledged 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 30th day of October, 2017

My Commission Expires: 8/17/25

Notary Resides in Warrick County, Indiana

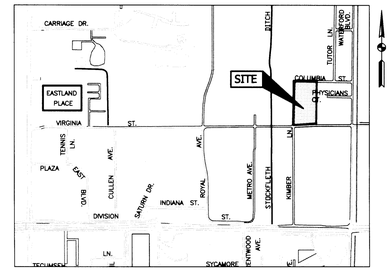
Notary Public Peggy J. Weigele
(typed or printed name)

PEGGY J. WEIGELE, Notary Public, State of Indiana, Vanderburgh County, My Commission Expires August 17, 2025

NOTARY PUBLIC SEAL INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov. 1, 2017 (DATE)
BRIAN GERTH AUDITOR
5599 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 11.01.17 11:15A
PLAT BOOK U
PAGE 122
INSTR# 2017R0002671G
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY



VICINITY MAP

KNIGHT TWP.
VANDERBURGH CO.
NE1/4, SE1/4 Sec. 24, T6S, R10W

BOUNDARY DESCRIPTION

Part of the East Half of the Southeast Quarter of Section 24, Township 6 South, Range 10 West, in the City of Evansville, Knight Township,Vanderburgh County, Indiana, described as follows:

Commencing at the northwest corner of the East Half of the Southeast Quarter of said section; thence South 89 degrees 59 minutes 32 seconds East 386.34 feet along the north line of said quarter section to the POINT OF BEGINNING; thence South 89 degrees 59 minutes 32 East along the said North line 386.17 feet to a point which lies North 89 degrees 59 minutes 32 seconds West a distance of 575.93 feet from the Northeast corner of said quarter section; thence South 0 degrees 19 minutes 59 seconds West parallel to the said East line of said quarter section for 850.83 feet; thence South 81 degrees 34 minutes 45 West 378.49 feet along the north right of way of Virginia Street; thence North 0 degrees 25 minutes 52 seconds West for 906.32 feet to the POINT OF BEGINNING and containing 7.761 acres (334,133 SF) , more or less.

SURVEYOR'S CERTIFICATE

I, James A. Farny, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed on December 27, 2013 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 24th day of October, 2017

James A. Farny
Indiana Registration No. LS 80040551
Lochmueller Group, Inc.
6200 Vogel Rd.
Evansville, IN 47715

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 required by law.

James A. Farny — 10-24-17 Date

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 September 18, 2017.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: Nov. 1, 2017

U-122
APC #29-MS-2017

SECONDARY PLAT

Prepared By:
LOCHMUELLER GROUP
6200 Vogel Road, Evansville, Indiana 47715
Phone: 812.479.6200
Toll Free: 800.423.7411
LOCH. GROUP PROJECT NO. 117-0065