

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described herein, do hereby plat and subdivide said real estate as shown and designate the same as **Lincoln Hill Lot 2** a major subdivision.

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

Ships or areas of land, of the dimensions shown on this plat and marked "P.W.E." (Private Water Easement), are hereby reserved by the owner of Lots 2A, 2B and 2C to provide private water service connections to the public main in Lincoln Avenue. This easement allows each Lot owner, or contractor for the Lot owner, the right to install, maintain, operate, enlarge and repair the water lines within the easement with the right to trim or remove trees, overhanging branches, bushes and other obstructions. No buildings or fences shall be located within the easement. Any landscaping, lawn, parking lots or sidewalks located within or adjacent to the easement and disturbed by the installation, maintenance, operation, enlargement and repair of the water lines within the easement shall be repaired to its original condition and elevation with the same or equal materials.

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.

Owner and Developer - Lot 2A
 Judith A. Giorgio, Trustee
 500 Sandalwood Drive
 Evansville, IN 47715

Janice D. Buebel 7/20/18
 Judith A. Giorgio date

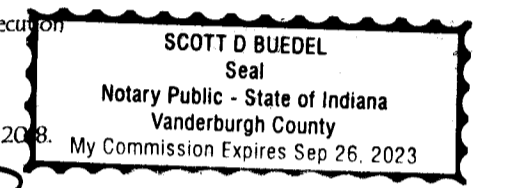
NOTARY CERTIFICATE

State of Indiana ss:
 County of Vanderburgh

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Judith A. Giorgio, Trustee, the owner of the real estate shown and described herein 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 20th day of July, 2018.

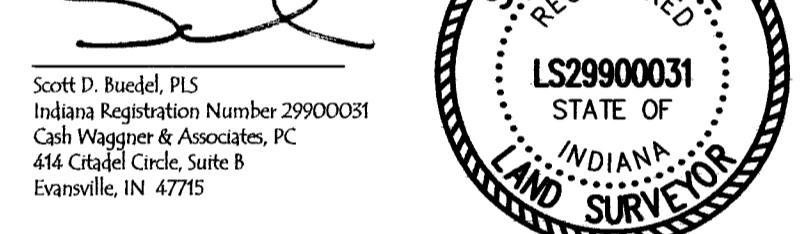
My Commission expires: 7-26-2023
 Notary Public
 Notary Resides in Vanderburgh
 County, Indiana
Scott D. Buebel
 Type or printed name



SURVEYOR'S CERTIFICATE

I, Scott D. Buebel, 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 19th day of July, 2018.



Owner and Developer - Lot 2B
 4962 Lincoln ERA, LLC
 4962 Lincoln Avenue
 Evansville, IN 47650

Janice E. Miller
 Janice E. Miller, Managing Member

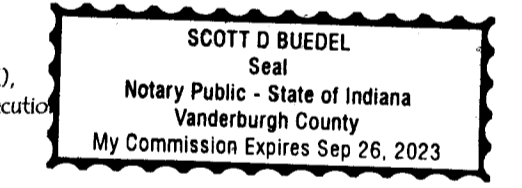
NOTARY CERTIFICATE

State of Indiana ss:
 County of Vanderburgh

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Janice E. Miller (Managing Member of 4962 Lincoln ERA, LLC), the owner of the real estate shown and described herein 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 20th day of July, 2018.

My Commission expires: 9-26-2023
 NOTARY PUBLIC
 Notary Resides in Vanderburgh
 County, Indiana
Scott D. Buebel
 Type or printed name



AREA PLAN COMMISSION CERTIFICATE

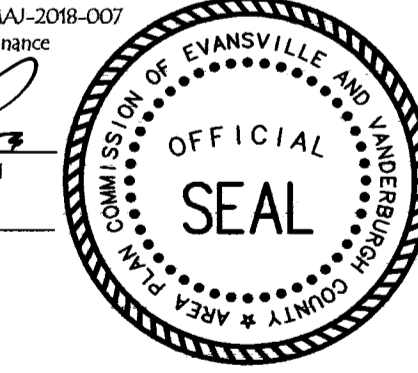
Under the authority provided by the Acts of 1981, Public Law #509, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on July 5, 2018.

President: STACEY STEVENS
Stacey Stevens

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

PLAT RELEASE for APC DOCKET NO. MAJ-2018-007
 The Secondary plat complies with the Ordinance and is released for recording.

Ronald S. London
 Executive Director: RONALD S. LONDON
 July 23, 2018
 Plat Release Date



Owner and Developer - Lot 2C
 4972 Lincoln Ave, LLC
 4601 Saybrook Drive
 Evansville, IN 47711

Bachar Malek
 Bachar Malek, Manager

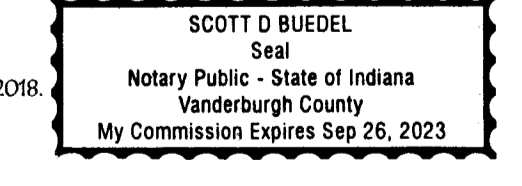
NOTARY CERTIFICATE

State of Indiana ss:
 County of Vanderburgh

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Bachar Malek (Manager of 4972 Lincoln Ave, LLC), the owner of the real estate shown and described herein 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 20th day of July, 2018.

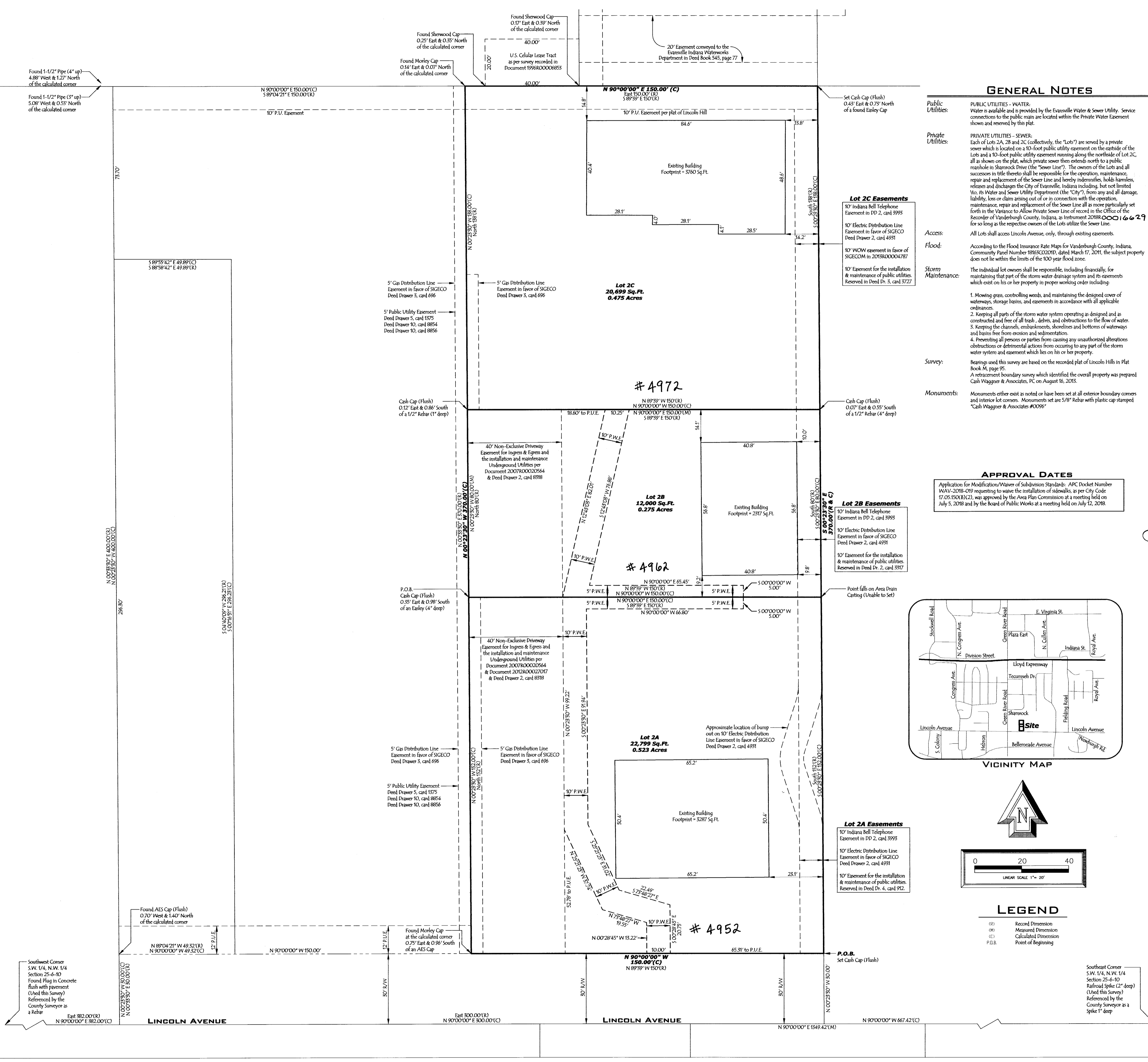
My Commission expires: 9-26-2023
 NOTARY PUBLIC
 Notary Resides in Vanderburgh
 County, Indiana
Scott D. Buebel
 Type or printed name



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: *Scott D. Buebel*
 PRINTED NAME: Scott D. Buebel



GENERAL NOTES

Public Utilities - WATER: Water available and is provided by the Evansville Water & Sewer Utility. Service connections to the public main are located within the Private Water Easement shown and reserved by the plat.

Private Utilities - SEWER: Each of Lots 2A, 2B and 2C (collectively, the "Lots") are served by a private sewer which is located on a 10-foot public utility easement on the north side of the Lots and a 10-foot public utility easement running along the north side of Lot 2C, all as shown on the plat, which private sewer then extends north to a public manhole in Shamrock Drive (the "Sewer Line"). The owners of the Lots and all successors in title thereto shall be 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 all as more particularly set forth in the "Variance to Allow Private Sewer Line" of record in the Office of the Recorder of Vanderburgh County, Indiana, as Instrument 2018-00016029 for so long as the respective owners of the Lots utilize the Sewer Line.

Access: All Lots shall access Lincoln Avenue, only, through existing easements.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18165(02)D10, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone.

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:

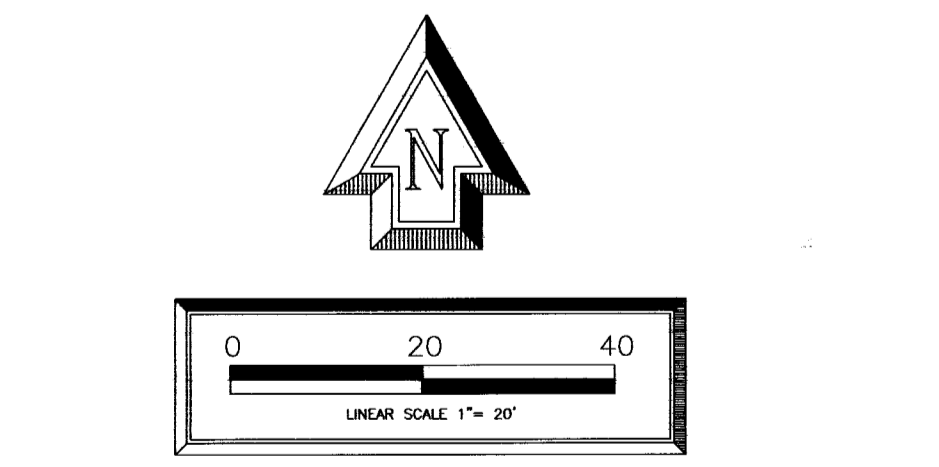
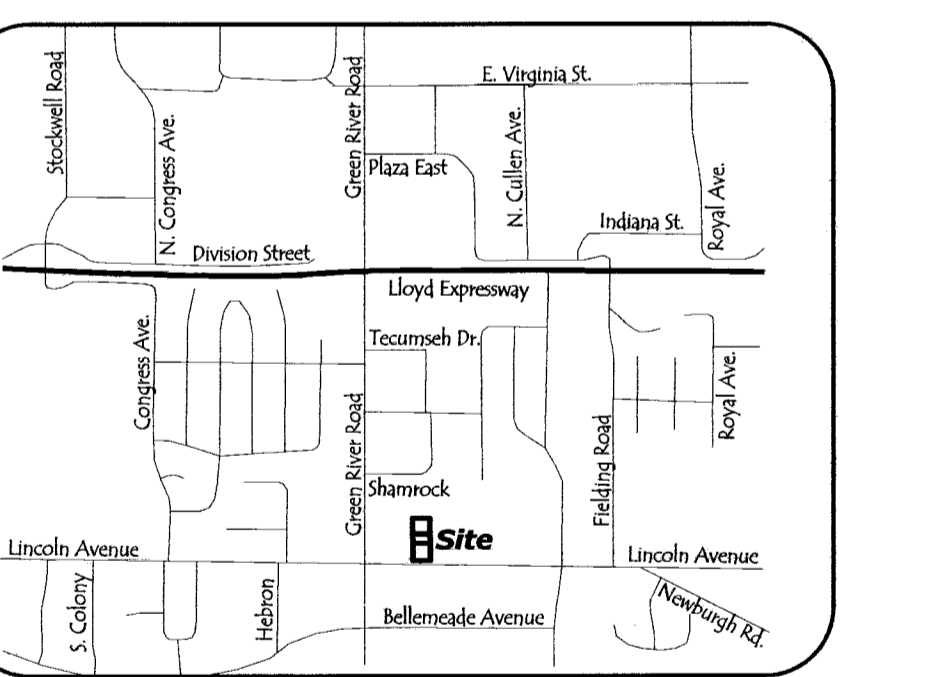
- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
- Keeping all parts of the storm water system operating as designed and as constructed and free of all trash, debris, and obstructions to the 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.

Survey: Bearings used in this survey are based on the recorded plat of Lincoln Hills in Plat Book M, page 95.

Monuments: Monuments either exist as noted or have been set at all exterior boundary corners and interior lot corners. Monuments set are 5/8" Rebar with plastic cap stamped "Cash Wagner & Associates #0096".

APPROVAL DATES

Application for Modification/Waiver of Subdivision Standards: APC Docket Number WAV-2018-019 requesting to waive the installation of sidewalks, as per City Code 17.05.150(B)(2), was approved by the Area Plan Commission at a meeting held on July 5, 2018 and by the Board of Public Works at a meeting held on July 12, 2018.



Southwest Corner S.W. 1/4, N.W. 1/4 Section 25-6-10 Found Plug in Concrete flush with pavement (Used this Survey) Referenced by the County Surveyor as a Rebar East 382.00'(R) N 90°00'00" E 382.00'(C)

Southwest Corner S.W. 1/4, N.W. 1/4 Section 25-6-10 Railroad Spike (2" deep) (Used this Survey) Referenced by the County Surveyor as a Spike 1" deep