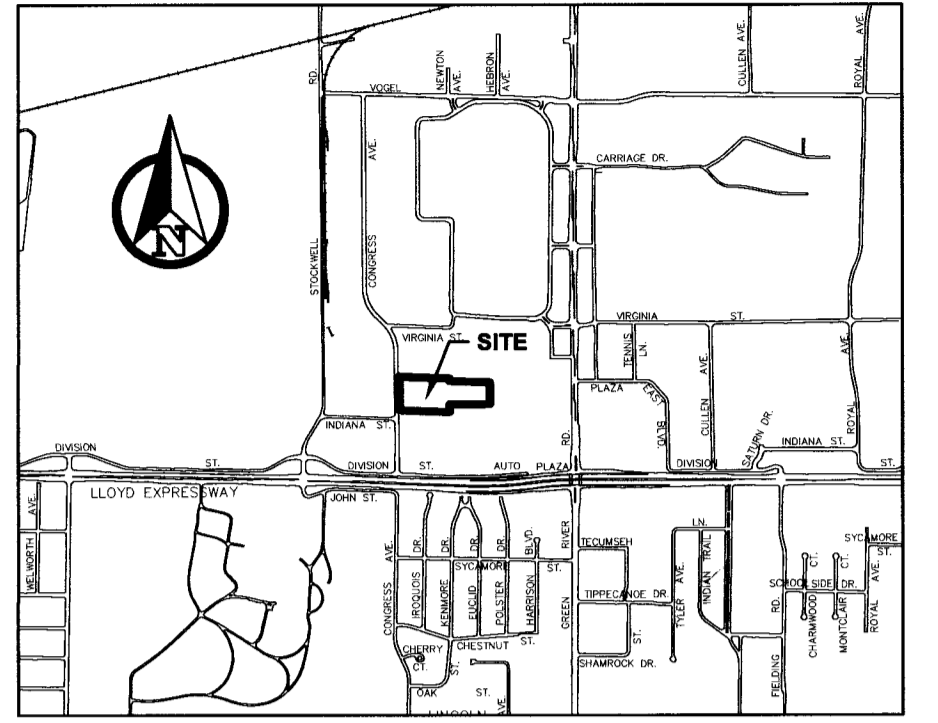


# Premier

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 DATE Jul 24, 2017  
 PLAT BOOK U  
 PAGE 105  
 INST# 2017R00017044  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY



### Location Map Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Premier**.

Owner/Developer: A.H.O.C. Evansville, LLC  
 By: *Michael P. Medici*, Member  
 323 Cash Memorial Blvd  
 Forest Park, GA 30297

### General Notes

- Utilities:** Water and Sewer are available at the site and are supplied by Evansville Water and Sewer Utility.
- Basements:** Any basements must be approved by the Vanderburgh County Building Commissioner.
- Zoning:** The subject property is currently zoned M2.
- Flood Hazard Statement:** No part of the subject tract is located within Flood Zone A, the 100 year flood zone, as scaled from F.I.R.M. Community Panel 180256 0201 D, being Map No. 18163C0201 D dated March 17, 2011.
- All first floor grades shall conform to local and state enforced building codes.
- Temporary Erosion Control (during construction):** For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110(C)(16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130(C)(1) of the Evansville Municipal Code.
- Property Corner Markers:** All corners not already monumented will be monumented with a Mag Nail with washer or 5/8" steel rebar with plastic cap stamped "Morley & Assoc ID# 0023".
- Basis of Bearings:** Indiana State Plane West 1302 NAD 83
- Reference Survey:** Inst. #2017R00011489. There has been no change of matters from said survey that would affect this plat.
- Natural Drainage Courses:** No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.
- Purpose of Subdivision:** The purpose of this subdivision is to bring the subject tract into compliance of the City and County Land Development Codes.
- Application for modification/waiver of subdivision standards:** APC Docket Number 12-SW-2017 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved at Subdivision Review on MAY 22, 2017.

### Surveyor's Certificate

I, Douglas K Bacon, do hereby certify that I am a 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, and that all monuments shown exist at locations.  
 Witness my hand and seal this 12th day of July, 2017.

**U-105**

**Notary Certificate**  
 STATE OF Georgia, COUNTY OF Clayton, ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nic Greco, for A.H.O.C. Evansville, LLC 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 17th day of July, 2017.  
 My Commission Expires: 10/21/2019  
 Notary Resides in Fayette, Georgia  
 County, Georgia

**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 Subdivision Review held on MAY 22, 2017.  
 President: *[Signature]*  
 Attest Executive Director: *[Signature]*  
 Secondary Plat complies with the Ordinance and is released for Recording.  
 Executive Director: *[Signature]*  
 PLAT RELEASE DATE: July 24, 2017



### Boundary Description

Part of the East Half of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter all in Section 23, Township 6 South, Range 10 West in Knight Township, in the City of Evansville, Vanderburgh County Indiana more particularly described as follows:  
 Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 23; thence along the East line thereof, North 00 degrees 00 minutes 47 seconds West 674.79 feet to the point of beginning; thence parallel to the South line of said Quarter Quarter Section, North 87 degrees 33 minutes 47 seconds West 522.03 feet to the East Right-Of-Way of N. Congress Avenue; thence along said Right-Of-Way and parallel to the West line of said Quarter Quarter Section, North 00 degrees 20 minutes 28 seconds West 350.00 feet; thence parallel to the South line of said Quarter Quarter Section, South 87 degrees 33 minutes 47 seconds East 524.03 feet to the East line of said Quarter Quarter Section; thence along said East line South 00 degrees 00 minutes 47 seconds East 24.92 feet; thence parallel to the South line of the East Half of the Southeast Quarter of said Section 23, South 87 degrees 33 minutes 47 seconds East 420.10 feet; thence South 00 degrees 12 minutes 09 seconds East 225.97 feet; thence North 89 degrees 59 minutes 47 seconds West 420.46 feet to the East line of said Quarter Quarter Section; thence along said East line, South 00 degrees 00 minutes 47 seconds East 81.18 feet to the point of beginning, containing 281,515.6 square feet, 6.46 acres, more or less.

<b>Affirmation Statement</b> 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: <i>Douglas K Bacon</i> Douglas K Bacon	<b>Secondary Plat</b> Designed by: <u>DKB</u> Job Number: <u>10086.4.001A</u> Drawn by: <u>DKB/IEV</u> Date: <u>7/12/2017</u> Filmed by: _____ 10086 Survey Base	 Engineering Surveying Architecture Construction Management 4800 Rosebud Lane Newburgh, IN 47630 (812) 464-9585 www.morleyandassociates.com