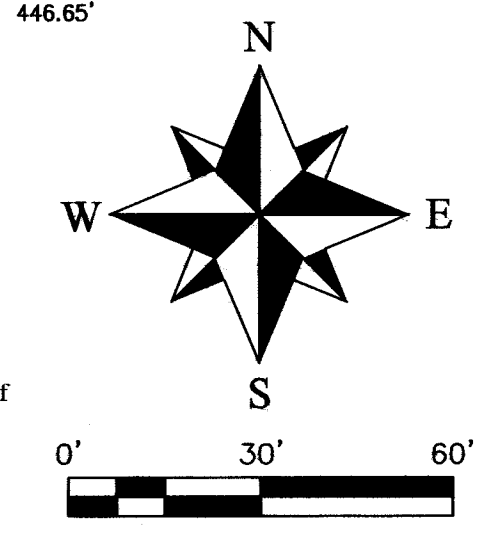


General Notes

- 1. PUBLIC UTILITIES - WATER: Water is available and is provided by the Evansville Water & Sewer Utility.
2. PUBLIC UTILITIES - SEWER: Sanitary Sewer is available and will be provided by the Evansville Water & Sewer Utility.
3. ACCESS: Lot 1 has direct access to Southeast Second Street and Lot 2 has direct access to Southeast Second Street and an alleyway located along the Easterly boundary of said Lot.
4. FLOOD PLAIN DATA: No portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tract(s) plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0179 D, Community Panel 180257 dated March 17, 2011.
5. NATURAL SURFACE WATERCOURSE: The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses on this site.
6. PRIOR COVENANTS & 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.



LEGEND:

- (S) SET 5/8" REBAR LS2990003
(R) RECORDED DEED DIMENSION
(M) MEASURED DIMENSION
(C) CALCULATED DIMENSION
(FND.=FOUND
I.D.=INSIDE DIAMETER
O.D.=OUTSIDE DIAMETER
A.G.=ABOVE GRADE
B.G.=BELOW GRADE

RATHBONE
(This is a reprint of Part of Lot 1 in Block 1 of Parrett's Enlargement)

RECEIVED FOR RECORD
DATE 6/11/2019 3:30 PM
PLAT BOOK 009
PAGE 009
INSTR# 201900011406
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

Boundary Description

Part of the Northwest Quarter of Section 32, Township 6 South, Range 10 West of the 2nd P.M., lying in Pigeon Township, Vanderburgh County, Indiana and part of Lot 1 in Block 1 of Parrett's Enlargement to the City of Evansville, as per plat thereof, recorded in Plat Book "B", pages 24 and 25 in the office of the Recorder of Vanderburgh County, Indiana as per a survey dated August 23, 2018 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. S-10349 and being more particularly described as follows:

Commencing at a 3/4" pinch top iron pipe at the most Westerly corner of Lot 1 in M.J. Bray's Subdivision, as per plat thereof, recorded in Plat Book "D", page 379 in the office of the Recorder, thence along the Northeast right of way line of Southeast Second Street for the following 2 (two) courses, North 54°08'52" West 12.30 feet, thence North 28°08'46" West 77.82 feet to a 1 1/2" inside diameter iron pipe at the true point of beginning, said point being 817.79 feet Southeast from a 1/2" inside diameter iron pipe at the Southeast corner of the Southeast Second Street (80 foot right of way) and Madison Avenue (80 foot right of way); thence continue along the Northeast right of way line of Southeast Second Street

- 1st: North 28°08'46" West 433.69 feet to a point that lies 208.69 feet Northwest of the Southeast boundary of the tract formerly owned by Alfred A. McGriff as described in deed recorded in Deed Volume "Z", page 800 in the office of the Recorder, said point being in the Southeast boundary of the G.W. Rathbone tract as depicted on the plat of Parrett's Enlargement, as per plat thereof, recorded in Plat Book "B", pages 24-25 in the office of the Recorder; thence parallel with the Southeast boundary of said McGriff property and along said G.W. Rathbone boundary
2nd: North 64°20'14" East 214.00 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence parallel with Southeast Second Street

- 3rd: South 28°08'46" East 10.00 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence parallel with the McGriff and G.W. Rathbone boundary lines
4th: North 64°20'14" East 171.93 feet; thence parallel with the Southwest line of Lot 1 in Block 1 of Parrett's Enlargement
5th: North 25°57'53" West 31.28 feet; thence parallel with the South line of Madison Avenue
6th: South 89°42'44" East 160.96 feet to the East line of Lot 1 in Block 1 of Parrett's Enlargement, said point also being in the West line of a 12 foot alley as depicted in the plat of Johnson's Subd. of Parrett's Enlargement, as per plat thereof, recorded in Plat Book "C", page 343 in the office of the Recorder; thence along said line

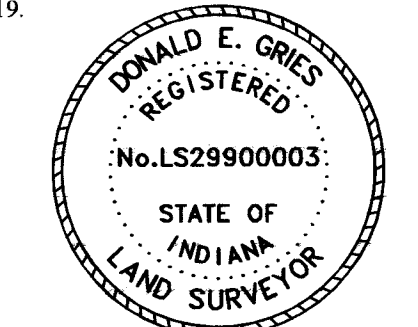
Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 on February 27th, 2019 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 4th day of April, 2019.

Donald E. Gries, PS
Indiana Registration No. LS 29900003
Andy Easley Engineering, Inc.
1133 West Mill Road, Suite 205
Evansville, IN 47710



AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to read each Social Security Number in this document, unless it is required by law. (Donald E. Gries)

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 March 25, 2019 (at Subdivision Review).

President: Stacy Stevens
Attest Executive Director: Ronald S. London

PLAT RELEASE for APC Docket No.: MIN-2019-014

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

Executive Director: Ronald S. London
6/11/2019
Plat Release Date



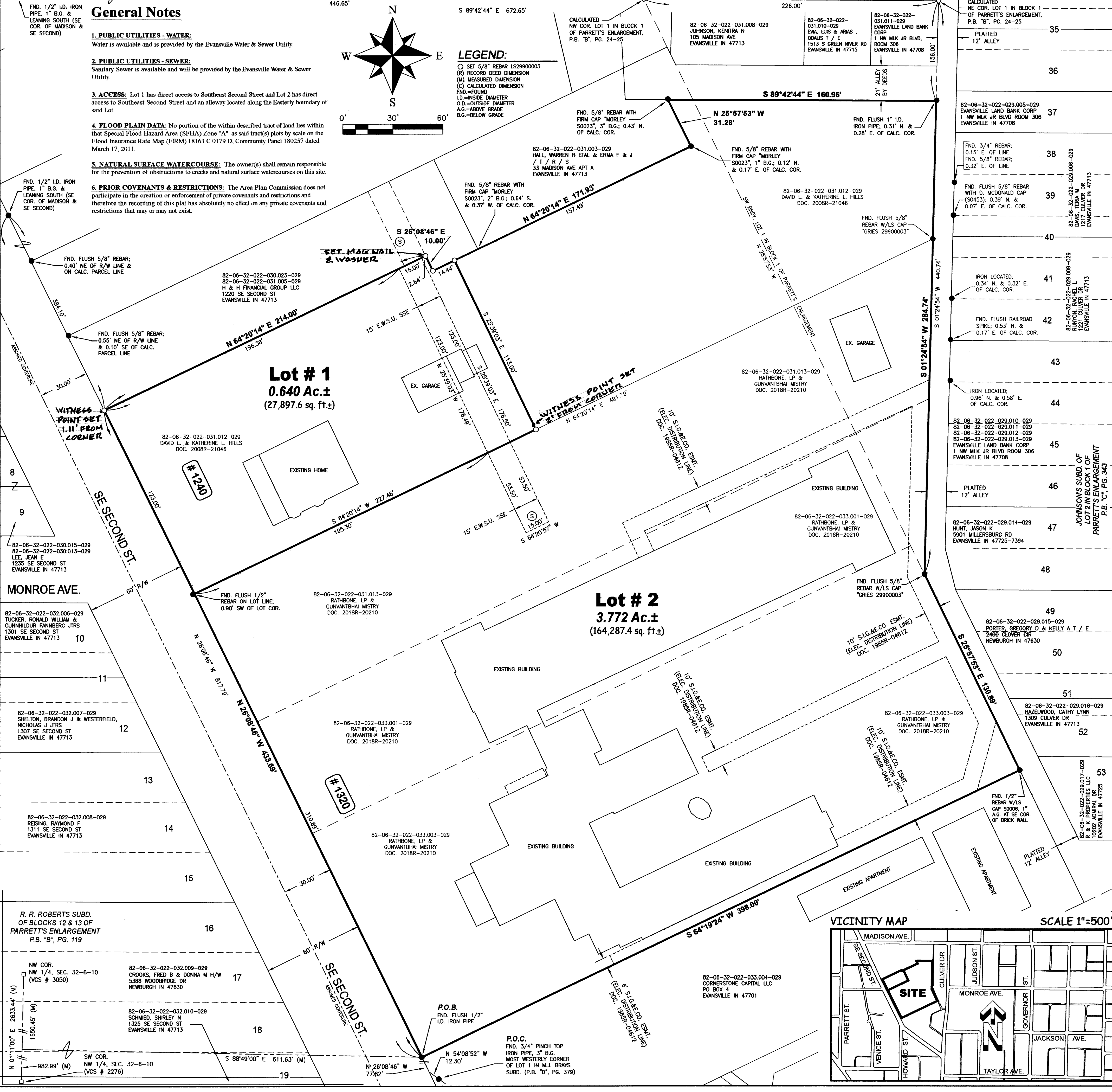
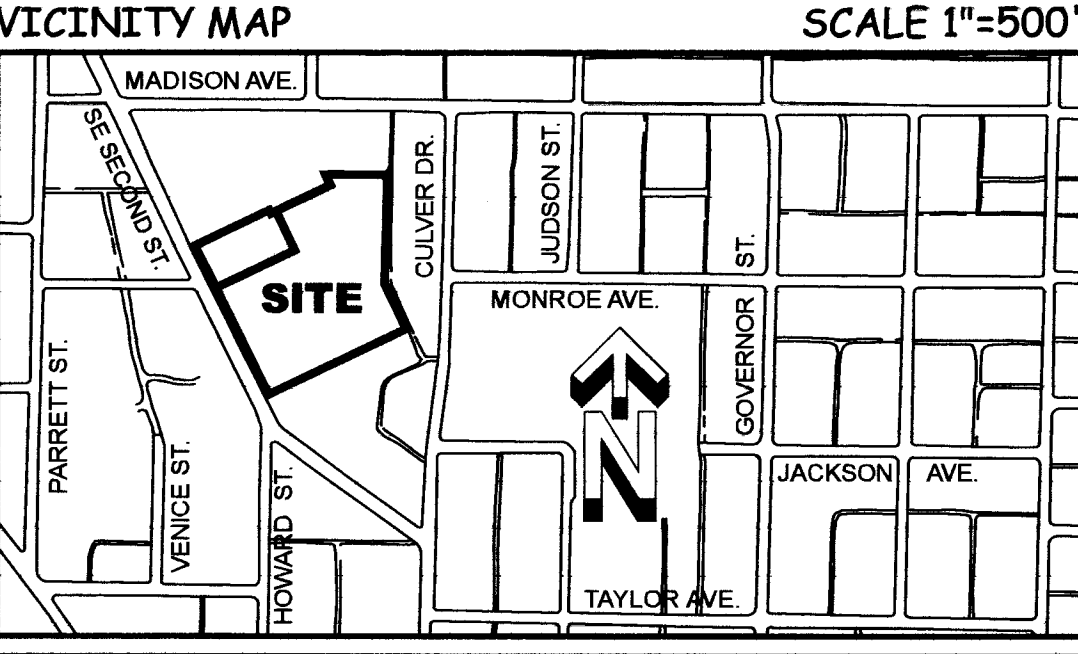
OWNER'S CERTIFICATE

I, the undersigned owner(s) of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Rathbone, a Minor Subdivision.

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

E.W.S.U. SSE

Strips or areas of land, of the dimensions shown on this plat and marked E.W.S.U. SSE (Evansville Water and Sewer Utility Sanitary Sewer Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department an exclusive, permanent Sanitary Sewer Utility Easement and right-of-way over the Real Estate described herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewage, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted, provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet.



Signature of Patricia E. Keith, Managing Member of Rathbone LP

Rathbone, LP
Shannon Huffler, Managing Member
6407 Bardstown Road
Louisville, KY 40291
(Owner Lot 2)

NOTARY CERTIFICATE
STATE OF Indiana
COUNTY OF Vanderburgh

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, the owner(s) of the 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 this 23rd day of April, 2019.
My commission expires 11/21/2022

Signature of Patricia E. Keith
Printed Name: Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana (state)



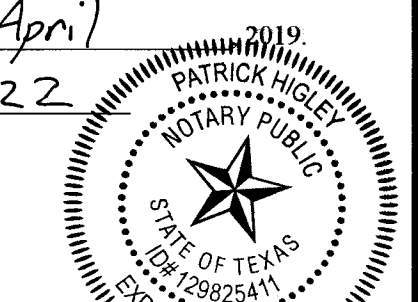
Signature of Gunvantbhai Mistry
Gunvantbhai Mistry
6407 Bardstown Road
Louisville, KY 40291
(Owner Lot 2)

NOTARY CERTIFICATE
STATE OF Texas
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, the owner(s) of the 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 this 26th day of April, 2019.
My commission expires May 20, 2022

Signature of Patrick Higley
Printed Name: Patrick Higley
Notary Resides in Williamson County, Texas



Signature of David L. Hills and Katherine L. Hills
David L. Hills
1240 SE Second Street
Evansville, IN 47713
(Owner Lot 1)
Katherine L. Hills
1240 SE Second Street
Evansville, IN 47713
(Owner Lot 1)

NOTARY CERTIFICATE
STATE OF Indiana
COUNTY OF Vanderburgh

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, the owner(s) of the 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 this 23rd day of April, 2019.
My commission expires 11/21/2022

Signature of Patricia E. Keith
Printed Name: Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana (state)



Cross References: 2019R00011405

Minor Subdivision
1320 SE SECOND STREET
Rathbone, LP
Vanderburgh County, Indiana

AE ANDY EASLEY ENGINEERING
LAND SURVEYING
(812) 424-2481
1133 WEST MILL ROAD
EVANSVILLE, INDIANA 47710

Table with columns: DRAWN BY, J.R.F., CHECKED, SPECIFIED, DATE, PROJECT NO., SHEET NO., SCALE, REVISIONS. Values include 02/28/19, 2019R00011406, 1 of 1, 1"=40'