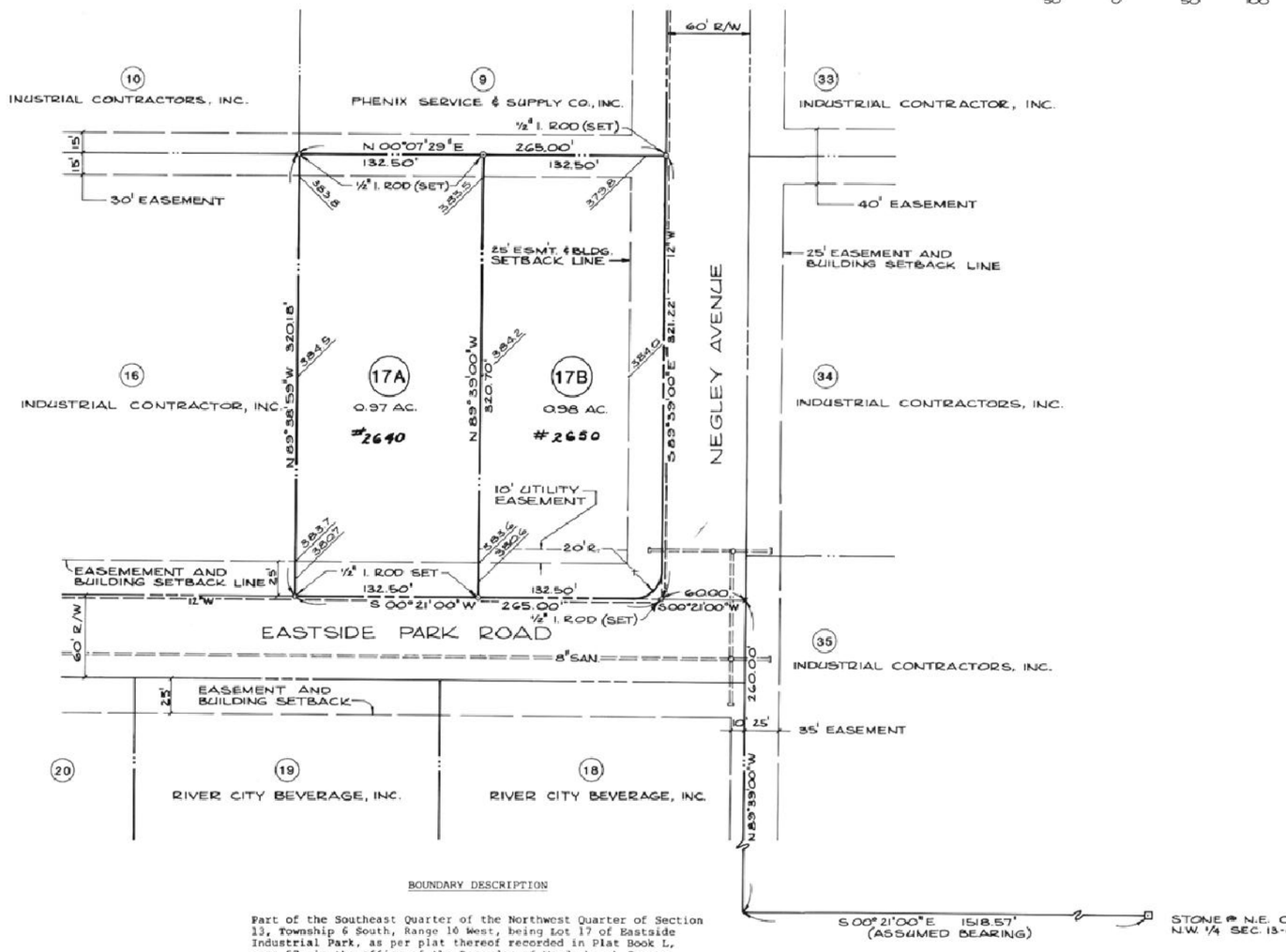
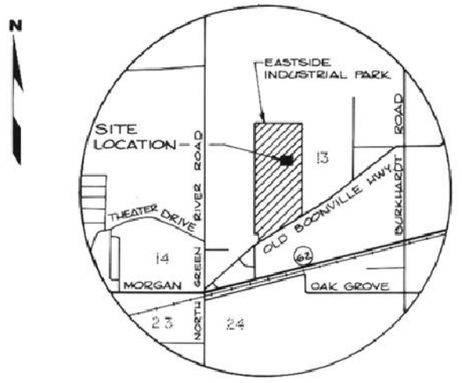
EASTSIDE INDUSTRIAL PARK

REPLAT LOT-17

85-19936





LOCATION MAP
SCALE: 1"=2000'

Industrial Contractors, Inc.
P.O. Box 208
Evansville, IN 47702

Phenix Service & Supply Co., Inc.
2641 Cullen Avenue
Evansville, IN 47715

River City Beverage, Inc.
2605 Eastside Park Road
Evansville, IN 47711

GENERAL NOTES

Flood Plain Data: None of the lot is within the 100 year flood zone, per FIRM 180256 0025 B and 180256 0050B revised 3/19/82.

Building Elevations: Minimum first floor elevation 386.50.

Erosion Control: All disturbed areas to be mulch seeded within 45 days of completion of cut and fill grading.

Zoning: The lot and all adjacent property is currently zoned M-1.

Utilities: Sewer and water are available at the site.

Drainage: Drainage is currently accomplished by roadside ditches and swales. The drainage swale along this lot is designed for storm water detention storage. If this swale is filled, an equivalent storage area must be excavated on the lot and the plan approved by the Vanderburgh County Drainage Board.

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 6 South, Range 10 West, being Lot 17 of Eastside Industrial Park, as per plat thereof recorded in Plat Book L, page 57, in the office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

Commencing at a stone marking the northeast corner of the Northwest Quarter of said Section; thence south 00 degrees 21 minutes 00 seconds west (assumed bearing) along the east line of said quarter section line 1518.57 feet; thence north 89 degrees 39 minutes 00 seconds west along the line separating Lots 18 and 35, 260.00 feet to a point on the north right-of-way of Negley Avenue; thence south 00 degrees 21 minutes 00 seconds west 60.00 feet to the point of beginning; thence south 00 degrees 21 minutes 00 seconds west 265.00 feet; thence north 89 degrees 38 minutes 59 seconds west 320.18 feet; thence north 00 degrees 07 minutes 29 seconds east 265.00 feet; thence south 89 degrees 39 minutes 00 seconds east 321.22 feet to the point of beginning, containing 1.95 acres.

Subject to a 20 foot radius for street right-of-way off the northeast corner of the above described real estate.

RECEIVED FOR RECORD
at 3:11 P.M.
OCTOBER 10 1985
Plat Book M
Page 157
BOB STEELE, RECORDER
VANDERBURGH COUNTY

M-157

5823

OWNERS' CERTIFICATE

The undersigned Owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designates the same as EASTSIDE INDUSTRIAL PARK REPLAT - LOT 17

ALAN W. BRAUN,
PRESIDENT,
INDUSTRIAL CONTRACTORS, INC.

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 3rd day of October, 1985.

My Commission Expires:
2-10-89

Notary Public
TERRY A. CAMPBELL
(Typed or printed name)

Notary resides in Vanderburgh County, Indiana.

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an Ordinance adopted by the Common Council of the City of Evansville, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on 10-10-85.

President

Plat Release Date 10-10-85

Barbara L. Cunningham
Director

Barbara L. Cunningh
Director

SURVEYOR'S CERTIFICATE

I, James Q. Morley, do hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed under my direct supervision on September 23 1985, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 3rd day of Oct., 1985.

James Q. Morley, L.S.
Indiana Registration No. 12629

JAMES Q. MORLEY NINETEEN SEC. No. 12629 STATE OF INDIANA LAND SURVEYOR

No Assessment Applying to Lot 17A & 17B
See Deed Drawer 2 card 5010

85-1084-3