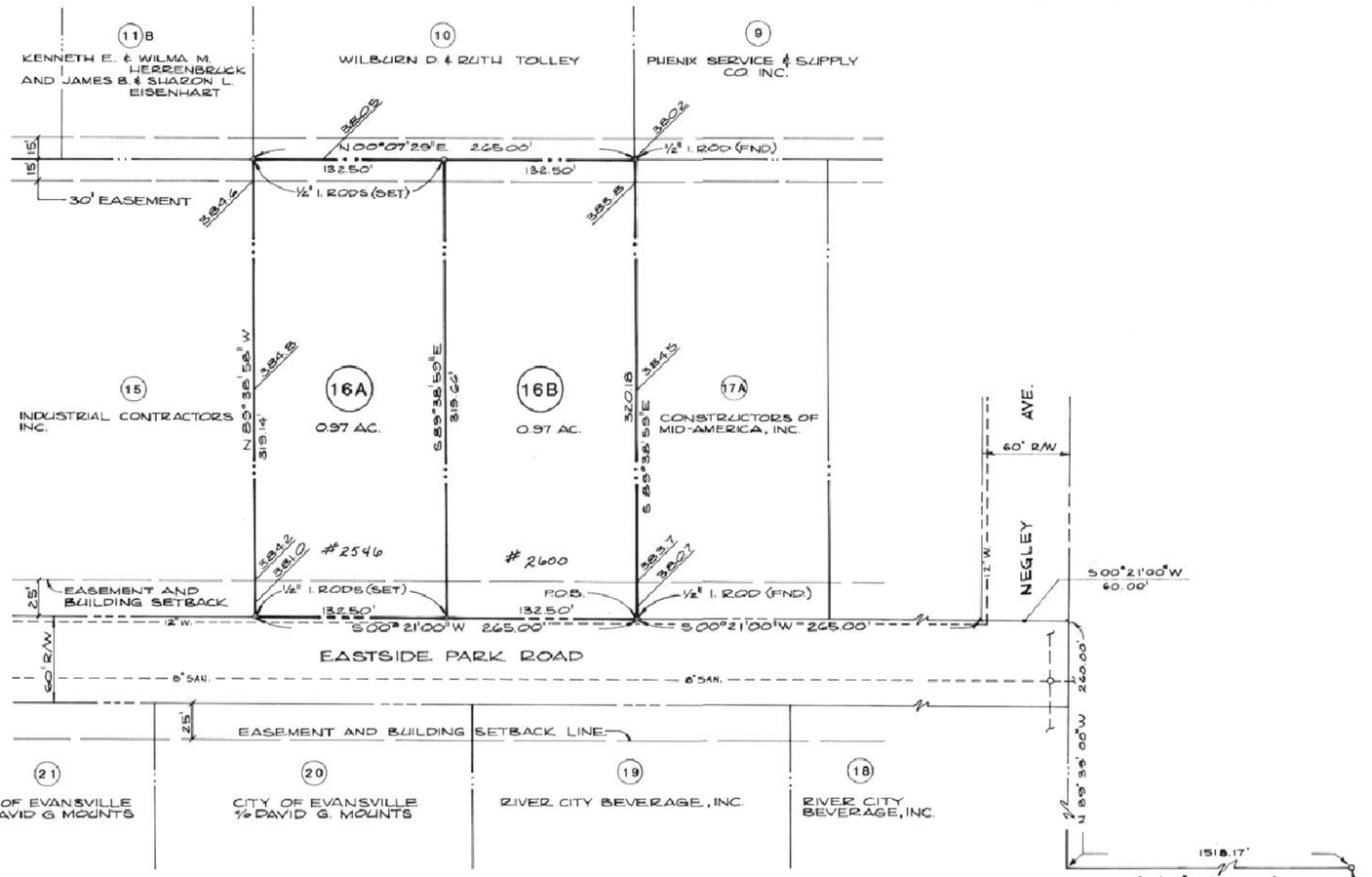
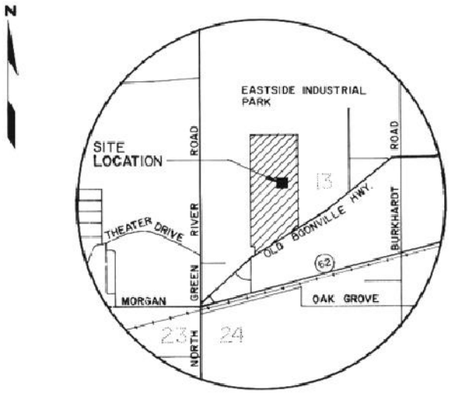
EASTSIDE INDUSTRIAL PARK

REPLAT LOT-16

86-15670



50 0 50 100



LOCATION MAP
SCALE: 1"=2000'

ADJOINERS

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

Wilburn D. & Ruth Tolley
7400 Olive
Evansville, IN 47715

Kenneth E. & Wilma M. Herrenbruck &
James B. & Sharon L. Eisenhart
2503 Cullen Avenue
Evansville, IN 47715

City of Evansville
C/O David G. Mounts
217 Marlene
Evansville, IN 47712

River City Beverage, Inc.
2605 Eastside Park Road
Evansville, IN 47715

Constructors of Mid-America, Inc.
P.O. Box M
Lynnville, IN 47619

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 386.60.

Temporary Erosion Control:

Slopes of 0%-6% shall be mulched and seeded, i.e., rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping.

Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

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

Utilities: sewer, water and electricity are available at the site.

Drainage: Drainage is currently accomplished by roadside ditches and swales. The drainage swale along this lot is designed for strom 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 16 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 to the northeast corner of Lot 18 as per said plat; thence north 89 degrees 39 minutes 00 seconds west along the line separating Lots 18 and 35 and the north R/W of Negley Avenue 260.00 feet; thence south 00 degrees 21 minutes 00 seconds west 60.00 feet to a point on the south R/W of Negley Avenue and the west R/W of Eastside Park Road, thence along said west R/W 265.00 feet to a 1/2" iron rod (found), said point being the true point of beginning; thence south 00 degrees 21 minutes 00 seconds west 265.00 feet; thence north 89 degrees 38 minutes 58 seconds west 319.14 feet; thence north 00 degrees 07 minutes 29 seconds east 256.00 feet; thence south 89 degrees 38 minutes 59 seconds east 320.18 feet to the point of beginning, containing 1.94 acres.

OWNERS CERTIFICATE

The undersigned Owner(s) of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designates the same as REPLAT OF LOT 16 OF EASTSIDE INDUSTRIAL PARK. All easements shown are dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown dedicated to public use.

INDUSTRIAL CONTRACTORS, INC.
BY Chas. H. Braun

CHARLES H. BRAUN
CHAIRMAN OF THE BOARD
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 (their) voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 26th day of June, 1986.

My Commission Expires:
2-10-89

Terry A. Campbell
Notary Public
Terry A. Campbell

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 JUNE 27, 1986.

[redacted]
President

Plat Release Date: JUNE 27, 1986

Barbara L. Cunningham
Director

Barbara L. Cunningham
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 by me on JUNE 9, 1986, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 9th day of JUNE, 1986.

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629
605 SE 7th Street
Evansville, IN 47713

RECEIVED FOR RECORD
at 9:40 A.M.
JUNE 27 1986
Plat Book N
Page 23
BOB STEELE, RECORDER
VANDERBURGH COUNTY

N-23

86-1222-4