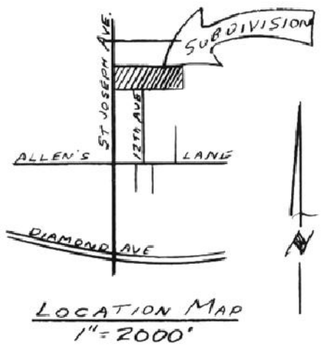
REPLAT OF LOT 13 IN
ST. JOSEPH AVE. BUSINESS PARK

N-170

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
FEB 21 1989
Jon Humphrey
AUDITOR 728

89-02914
RECEIVED FOR RECORD
at 10:48 AM
FEB 21 1989
Plat Book N
Page 170
BOB STEELE, RECORDER
VANDERBURGH COUNTY



LOCATION MAP
1" = 2000'

Adjacent Property Owners

Tax Code	Name and Address
2-472-6	James R. and Quona J. Edwards 2218 Commercial Court Evansville, IN 47712
2-472-7	Gary S. and Shirley A. Lichtenberger 2160 Commercial Court Evansville, IN 47712
2-472-12	Mill Road Office Building 1133 West Mill Road, Suite 205 Evansville, IN 47710
2-472-14	Donald A. and Barbara Ann Blanchette Box 244 Nineveh, IN 46164
2-194-13	Clyde H. and Dorothy Wisley 3701 North St. Joseph Avenue Evansville, IN 47712

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the right of the public utilities.

Thomas K. Gabe
THOMAS K. GABE

Deborah K. Gabe
DEBORAH K. GABE

NOTARY CERTIFICATE

State of Indiana)
County of Vanderburgh) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 1 day of Feb, 1989.

My Commission expires 5-15-92

Notary Public
Printed Name

A resident of Vanderburgh County

A.P.C. CERTIFICATE

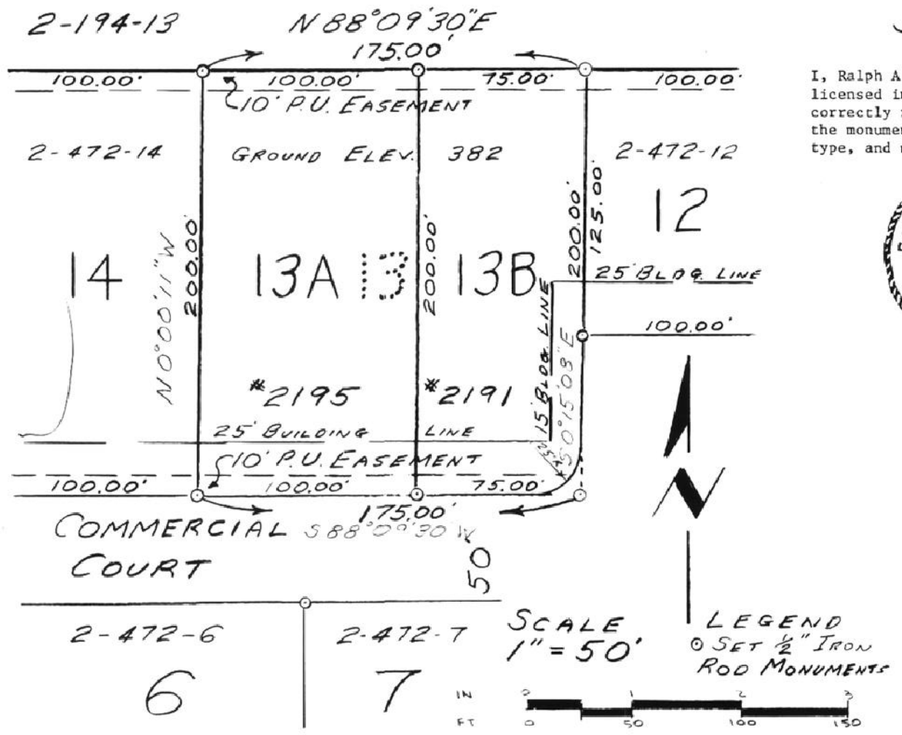
Under the authority provided by the Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on FEB 21 1989.

President

Barbara L. Cunningham
Executive Director

Plat Release FEB 21, 1989

Barbara L. Cunningham
Executive Director



LEGAL DESCRIPTION

Lot Thirteen (13) in St. Joseph Avenue Business Park, as per plat thereof, recorded in Plat Book K, page 222 in the office of the Recorder of Vanderburgh County, Indiana.

SURVEYOR'S CERTIFICATE

I, Ralph A. Easley, Jr., hereby certify that I am a professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on JAN. 24, 1989; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

Ralph A. Easley, Jr.
Land Surveyor
Indiana Reg. S 0006

General Notes

1. Owner/Developer: Tom Gabe, PO Box 6414, Evansville, Indiana 47719 812/963-3832.
2. Utilities: Water, gas, electric and sanitary sewers are available at site.
3. Erosion Control: Slopes 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.
4. Zoning: The property is zoned C-4.
5. Flood Plain Data: None of the property is located within the 100 year flood zone according to FIRM Panel 75 of 100 dated March 19, 1982 for Vanderburgh County, Indiana.
6. Soil Classification: Zp - Zipp silty clay.
7. Minimum finished floor elevation shall be 382.0 feet according to the Vanderburgh County Building Commissioner.
8. Encroachment within open drainage channels, underground drainage conduits or designated easements by fences, trees, shrubs, gardens, vegetation other than grass, or by permanent structures other than those designated by the drainage plan for the subdivision is prohibited.

AE ANDY EASLEY ENGINEERING
CIVIL ENGINEERING
1133 W. MILL ROAD
LAND SURVEYING
EVANSVILLE, INDIANA 47710