RYAN COMMERCIAL PARK

N-189

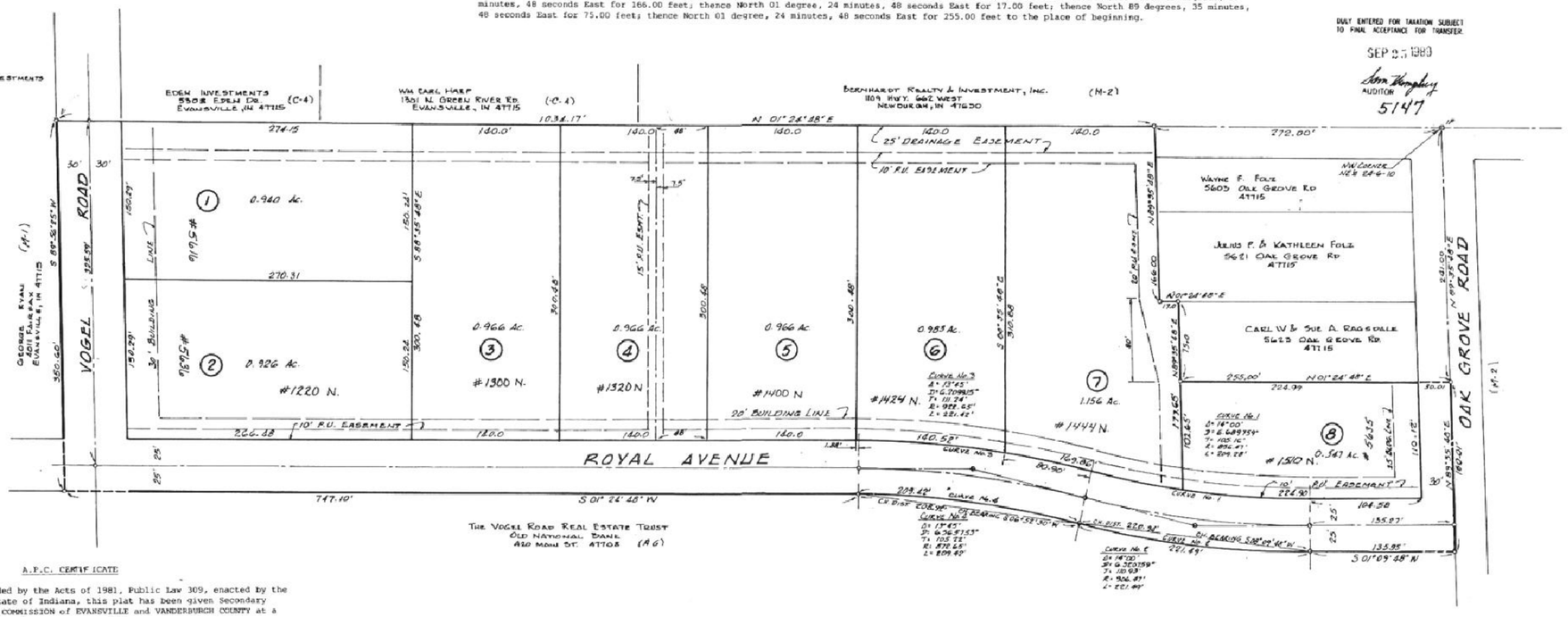
89-18123
RECORDED AS PRESENTED
at 1:19 P.M.
SEPT. 25 1989
File No. N
Page 189
VANDERBURGH COUNTY

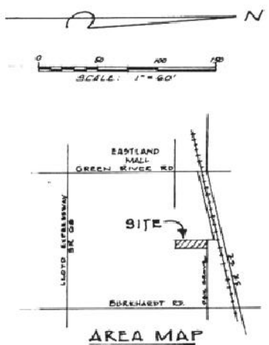
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
SEP 25 1989
Jean Humphrey
AUDITOR
5147

DESCRIPTION

A subdivision of part of the West half of the Northeast Quarter of Section 24, Township 6 South, Range 10 West lying in Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a point in the center of Oak Grove Road on the North line of the West half of the Northeast Quarter of said Section 24 and North 89 degrees, 35 minutes, 48 seconds East a distance of 241.0 feet from the Northwest corner thereof; from said place of beginning thence continue North 89 degrees, 35 minutes, 48 seconds East along the said North line for 160.01 feet; thence South 01 degree, 09 minutes, 48 seconds West for 135.95 feet to the beginning of a 6.320759 degree curve to the right; thence in a Southerly direction along the arc of said curve for 221.49 feet (said curve having a chord measurement of 220.94 and a chord bearing of South 08 degrees, 09 minutes, 48 seconds West) to the end of said curve and the beginning of a 6.565753 degree curve to the left; thence in a Southerly direction along the arc of said curve for 209.42 feet (said curve having a chord measurement of 208.92 feet and a chord bearing of South 06 degrees, 52 minutes, 30 seconds West) to the end of said curve; thence South 01 degree, 24 minutes, 48 seconds West for 747.10 feet; thence South 89 degrees, 56 minutes, 25 seconds West for 350.60 feet to a point on the West line of said half Quarter Section; thence North 01 degree, 24 minutes, 48 seconds East along the said West line for 1034.17 feet; thence North 89 degrees, 35 minutes, 48 seconds East for 166.00 feet; thence North 01 degree, 24 minutes, 48 seconds East for 17.00 feet; thence North 89 degrees, 35 minutes, 48 seconds East for 75.00 feet; thence North 01 degree, 24 minutes, 48 seconds East for 255.00 feet to the place of beginning.





AREA MAP

A.P.C. CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law 309, enacted by the General Assembly of the State of Indiana, this plat has been given Secondary Approval by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on APRIL 1, 1987.

President — Executive Director

PLAT RELEASE

SEPT. 25, 1989
Date — Executive Director

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered 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 exists at the locations noted.

September 12th, 1989
Date

Sam Biggerstaff, L.S.
Indiana Reg. No. 9838
1270 MAXWELL AVE
EVANSVILLE, IN 47711

NOTE: These Notes Are Required By The Area Plan Commission

1. UTILITIES: Water, sanitary, gas, electric and telephone are available at the site.
2. FLOOD INFORMATION: According to FIRM Panel 50 of 100, dated March 19, 1982, this site lies outside of the 100 year flood plain.
3. SOIL TYPE: The soil type is Henshaw Silt Loam at the North part and Evansville Silt Loam over the remaining area.
4. TEMPORARY EROSION CONTROL (during construction): 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 staw bales and/or erosion control blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.
5. ZONING: The zoning for this site is M-1, all adjoining properties are zoned as shown on this plat.

OWNERS CERTIFICATE

George Ryan and the Vogel Road Real Estate Trust (Land Trust 28-0018-0) the undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown, and designate it as RYAN COMMERCIAL PARK. Building setback lines are established as shown on the plat. No buildings shall be erected or maintained between the building setback lines and the property line. Strips of land of the width shown on the plat and designated as "P.U. ESMT" are reserved for the installation and maintenance of water, sewer, and gas lines; overhead or underground electric telephone or cable television. No structures other than utility structures shall be erected or maintained in said strips of land. Strips of land of the width shown on the plat and designated as "Drainage ESMT" shall be for the installation and maintenance of drainage swales, pipes and structures. No buildings, shrubs, trees or other material shall be placed or permitted to remain in these easements which may damage or interfere with the installation and maintenance of utilities or which may alter, obstruct or retard the flow of water through drainage channels in these easements. The easement area of each lot shall be maintained by the owner of the lot except those improvements for which public authority or utility company is responsible. Owner of lots shall take title subject to the rights of the proper authorities in said strips of land. All streets shown on the plat and not previously dedicated are hereby dedicated to the public.

GEORGE RYAN — AND

The Vogel Road Real Estate Trust
Land Trust 28-0018-0
Old National Bank, Trustee

MARVIN H. SUNDERMAN
Vice President - Trust Officer
420 MAIN ST.
EVANSVILLE, IN 47708

NOTARY CERTIFICATE

STATE OF INDIANA SS:
COUNTY OF VANDERBURGH

Before me, the undersigned, a Notary Public for Vanderburgh County, State of Indiana, personally appeared GEORGE RYAN an Owner of the real estate shown and described hereon and acknowledge the execution of this plat to be his voluntary act and deed.

WITNESS my hand and seal this 15th day of September, 1989.

Staci D. Fulton
Notary Public
STACI D. FULTON
Printed

My Commission Expires:
Mar 25, 1990

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 Marvin H. Sunderman, Vice President, Old National Bank, Trustee of The Vogel Road Real Estate Trust, Land Trust 28-0018-0, an owner of the real estate shown and described hereon, and acknowledge the execution of the plat to be his voluntary act and deed.

WITNESS my hand and seal this 15th day of September, 1989.

Sara L. Dixon
Notary Public
Sara L. Dixon
Printed Notary Public Resident of Vanderburgh County

My Commission Expires:
6/14/93