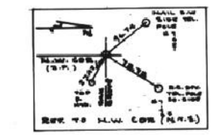
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 0 5 1992

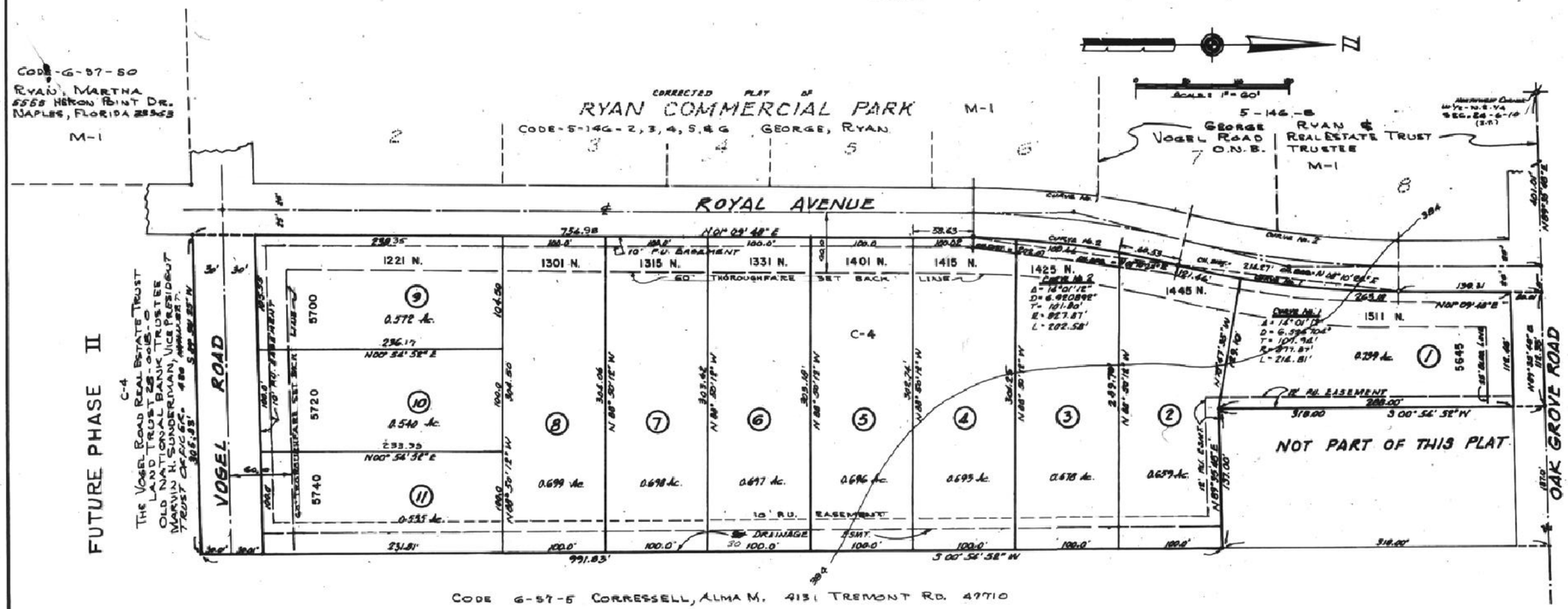
Sam Thompkins
AUDITOR
5492

0-88

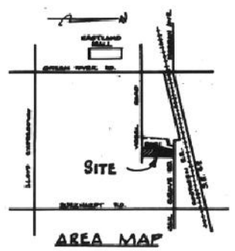
RECEIVED FOR RECORD
at 9:58 A.M.
OCT. 5 1992
Plat Book D
Page 88
BOB STEELE, RECORDER
VANDERBURGH COUNTY
92-27497



VOGEL ROAD COMMERCIAL PARK



CODE 6-57-5 CORRESSELL, ALMA M. 4131 TREMONT RD. 47710



EASEMENTS:

1. STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" ARE HEREBY DEDICATED TO PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES WETHER ABOVE GROUND OR BELOW GROUND, WITH THE RIGHT TO TRIM OR REMOVE, AT THE DISCRETION OF THE PUBLIC UTILITY, TREES, OVERHANGING BRANCHES, BUSHES, UNDERBRUSH AND OBSTRUCTIONS. NO STRUCTURES OTHER THAN SUCH FACILITIES SHALL BE LOCATED WITHIN SAID STRIPS OF LAND AND ANY FENCE LOCATED WITHIN SAID STRIPS OF LAND IS SUBJECT TO REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OR SAID EASEMENTS BY SAID UTILITY.
2. STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE; PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH PUBLIC UTILITY FACILITIES; AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH MANNER AS TO IMPEDE THE FLOW OF WATER AND FURTHER, PROVIDED THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS AND EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITIES.

Restrictions See misc dr. 4 cd 3370
Instr. 94-16489 Date 6/17/94
Attest. BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
Patti Gullatte DRVC

For easement Applying to Lot 5
See Deed Drawer 4 card 16648

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 exist at the locations noted.

March 14th 1991
Date

Sam Biggerstaff-L.S.
Indiana Reg. No. 9838

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 SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on 6-3-92.

PRESIDENT

EXECUTIVE DIRECTOR

Plat Release October 5, 1992

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 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 straw bales and/or erosion control blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
5. ZONING: The zoning for this site is C-4 all adjoining properties are zoned as shown in this plat.

DESCRIPTION

A subdivision of part of the West Half of the Northeast Quarter of Section Twenty-four (24), Township Six (6) South, Range Ten (10) West lying in Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a point in the center of Oak Grove Road and 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 401.01 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 112.33 feet; thence South 00 degrees 54 minutes 52 seconds West for 318.00 feet; thence North 89 degrees 35 minutes 48 seconds East for 137.00 feet; thence South 00 degrees 54 minutes 52 seconds West for 991.83 feet; thence South 89 degrees 56 minutes 25 seconds West for 305.83 feet; thence North 01 degree 09 minutes 48 seconds East for 756.98 feet to the beginning of a 6.920892 degree curve to the right; thence in a Northerly direction along the arc of said curve for 202.58 feet (said Curve having a long chord of 202.07 feet and a chord bearing of North 08 degrees 10 minutes 24 seconds East) to the end of said curve and the beginning of a 6.526704 degrees curve to the left; thence in a Northerly direction along the arc of said curve for 214.81 feet (said curve having a long chord of 214.27 feet and a chord bearing of North 08 degrees 10 minutes 24 seconds East) to the end of said curve; thence North 01 degree 09 minutes 48 seconds East for 139.31 feet to the place of beginning.

OWNERS CERTIFICATE

The undersigned Owners of the real estate shown and described hereon do hereby plat and subdivide said real estate and designate it as VOGEL ROAD COMMERCIAL PARK.

All streets 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.

Owners shall take their title subject to the rights of the public utilities and the restrictions for drainage easements.

The Vogel Road Real Estate Trust
Land Trust 28-0018-0
Old National Bank, Trustee
420 MAIN ST.
Marvin H. Sunderman
MARVIN H. SUNDERMAN
Vice President - Trust Officer

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public for Vanderburgh County, State of Indiana, Personally appeared the above signed Owner and Subdivider of the real estate described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

WITNESS my hand and seal this 13 day of May, 1992.

My County of residence is: Vanderburgh
Dana L. DiVon
Notary Public
My Commission expires: 4/4/93
Dana L. DiVon
Printed

FOR AFFIDAVIT APPLYING TO THIS LEASE
SEE MISC. DRAWER ____ CARD ____
ATTEST: BETTY J. HERMANN, RVC
BY ____ DRVC