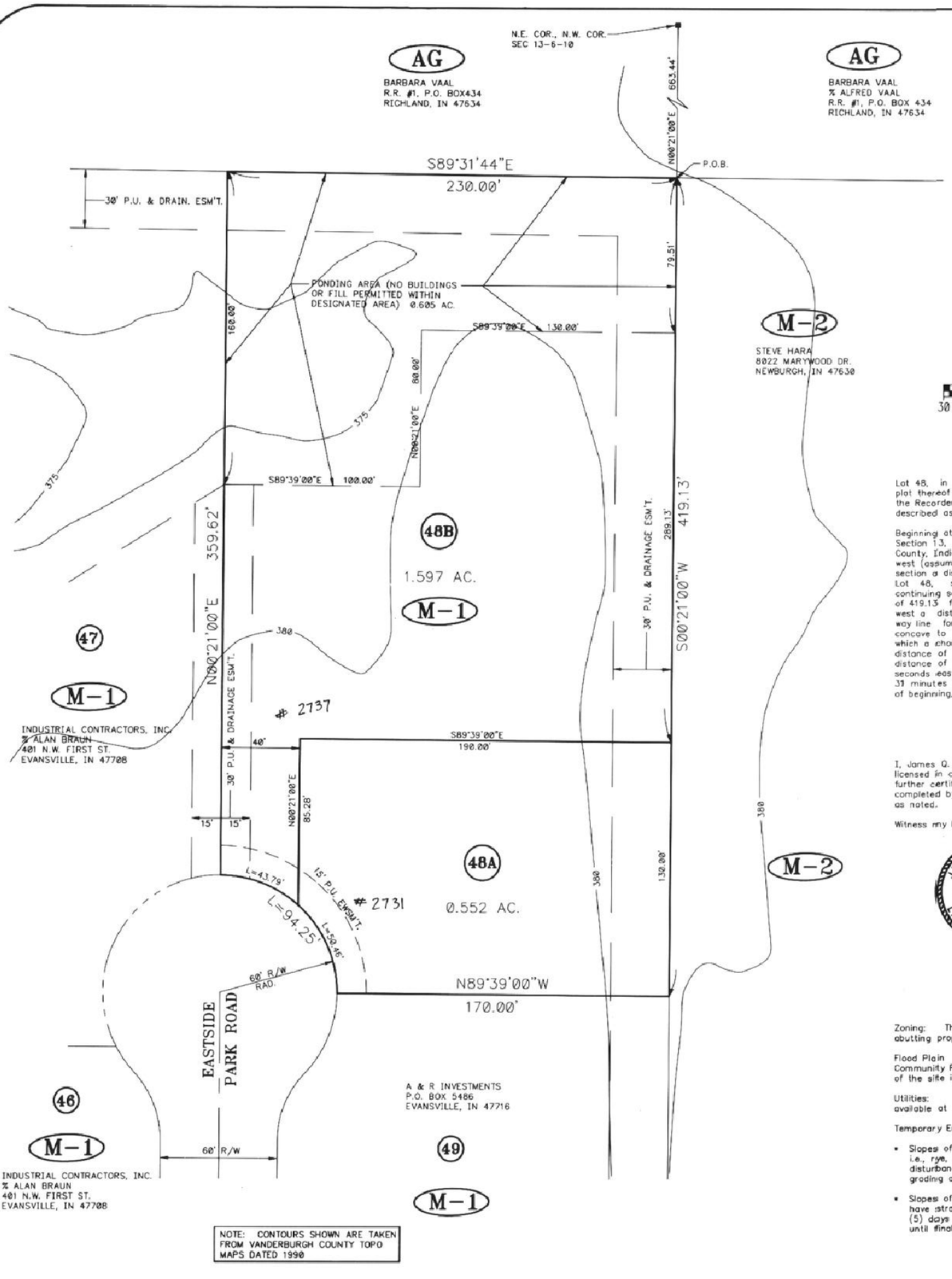
EASTSIDE INDUSTRIAL PARK
REPLAT OF LOT 48



NOTE: CONTOURS SHOWN ARE TAKEN FROM VANDERBURGH COUNTY TOPO MAPS DATED 1990

BOUNDARY DESCRIPTION

Lot 48, in Eastside Industrial Park, Replat of Lots 32-35 as per plat thereof recorded in Plat Book N, page 133 in the office of the Recorder of Vanderburgh County, Indiana and more particularly described as follows:

Beginning at the northeast corner of the Northwest Quarter of Section 13, Township 6 South, Range 10 West in Vanderburgh County, Indiana; thence south 00 degrees 21 minutes 00 seconds west (assumed bearing) along the east line of said quarter section a distance of 663.44 feet to the northeast corner of said Lot 48, said point being the point of beginning; thence continuing south 00 degrees 21 minutes 00 seconds west a distance of 419.13 feet; thence north 89 degrees 39 minutes 00 seconds west a distance of 170.00 feet to a point on the east right of way line for Eastside Park Road, said point being on a curve concave to the southwest, having a radius of 60.00 feet and from which a chord bears north 44 degrees 39 minutes 00 seconds west a distance of 84.85 feet; thence northwesterly along said curve a distance of 94.25 feet; thence north 00 degrees 21 minutes 00 seconds east a distance of 359.62 feet; thence south 89 degrees 31 minutes 44 seconds east a distance of 230.00 feet to the point of beginning, containing 2.149 acres.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, do hereby certify that I am a 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 locations as noted.

Witness my hand and seal this 25th day of September 19 93

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

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

GENERAL NOTES

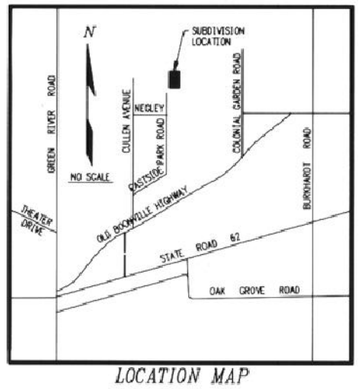
Zoning: The subject property is currently zoned M-1. The abutting property is currently zoned as shown hereon.

Flood Plain Data: Per F.I.R.M., Vanderburgh County, Indiana, Community Panel Number 180256 0025 C, Dated August 5, 1991, all of the site is within the designated 100 year flood zone.

Utilities: Water, telephone, sanitary sewer and gas are available at the site. Electric will be extended to the site.

Temporary Erosion Control: (during construction)

- Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.
- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.



LOCATION MAP

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

APR 05 1993

AUDITOR
1669

0-100

RECEIVED FOR RECORD
AT 4:04 P M
APRIL 5 1993
Plat Book O
Page 100
BETTY J. HERRMANN RECORDER
VANDERBURGH COUNTY
93-07837

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as EASTSIDE INDUSTRIAL PARK - REPLAT OF LOT 48.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether 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 utility facilities shall be erected 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 of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with 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.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the banks of ditches or swales in such a manner as to impede the flow of water.

CONCRETE PAVERS, INC.

By _____

2650 Cullen Avenue
Evansville, IN 47715

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 Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 24th day of March 19 93

My Commission Expires:
2-10-97

Notary Resides in Vanderburgh County, Indiana

Terry A. Campbell
Notary Public
Terry A. Campbell
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #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 April 5 19 93.

President

Barbara K. Cunningham
Executive Director

PLAT RELEASE DATE: April 5, 1993

Barbara K. Cunningham
Executive Director

93-2524-4 3-17-93

For easement Applying to Lot 48A
See Deed Drawer X card 798