LLOYD OFFICE PARK SUBDIVISION

94-31283

RECEIVED FOR RECORD
at 2:07 P.M.
DEC. 2. 1994
Plat Book O
Page 185
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

FRACTIONAL SECTION S30-T6S-R9W

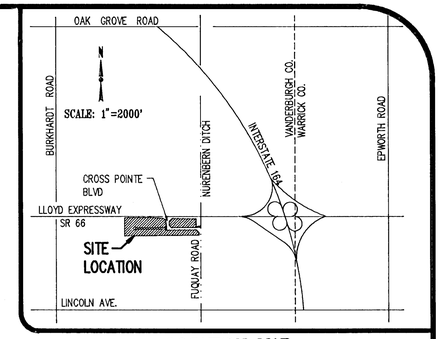
SCALE 1" = 100'

100 0 100 200

0-185

DULY ENTERED FOR TAXATION SUBJEC
TO FINAL ACCEPTANCE FOR TRANSFER.
DEC - 2 1994
AUDITOR
7089

BENCH MARK - SOUTH HEAD BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHEAST INTERSECTION OF KIRKWOOD DRIVE AND EAGLE CREST BOULEVARD. ELEVATION = 390.51.



LOCATION MAP

ADJOINERS

JAMESTOWN SECTION B - CARROLTON CT

Lot 49 11-186-28 Deed Drawer 1, Card 8297 — Hlum, Charles G.& Jennie P. 201 Park Plaza Dr. Evansville, IN 47715

Lot 50 11-186-29 Deed Drawer 1, Card 1587 — Rittenhouse, Beverly B. 7100 E. Sycamore Evansville, IN 47715

Lot 51 11-186-30 Q.C. Drawer 2, Card 1477 — Norton, Lynne P. 7116 E. Sycamore Evansville, IN 47715

Lot 52 11-186-31 Volume 629, Page 66 & 67 — Robb, Michael L. & Myrna L. 7124 E. Sycamore Evansville, IN 47715

Lot 53 11-186-32 Volume 686, Page 158 — Burres, Harold E. & Lola G. 7124 E. Sycamore Evansville, IN 47715

Lot 54 11-186-33 Volume 613, Page 101 — Dunkins, Calvin C. & Mary Jo 7200 E. Sycamore Evansville, IN 47715

Lot 55 11-186-34 Deed Drawer R, Card 10398 — Foraught, Abbue 7208 E. Sycamore Evansville, IN 47715

Lot 56 11-186-35 Q.C. Drawer 5, Card 5292 — Day, Gustaud D. 198 Orbie Dr. Evansville, IN 47715

Lot 57 11-186-36 Deed Drawer R, Card 8105 — Mohler, H. Scott & Janet L. 7308 E. Sycamore Evansville, IN 47715

CROSS POINTE SECTION 1 (OUT LOT)

4-147-10 Plat Book O, Page 17 — Cross Pointe Commerce Corp. P.O. Box 20190 Evansville, IN 47708

Lot A2 4-147-1; Lot A4 4-147-3; Lot A6 4-147-2; Lot A8 4-147-4 — Cross Pointe Commerce Corp. c/o Box 20190 Evansville, IN 47708

Lot A16 4-147-11 Deed Rbk 7, Card 8282 — Dunach Everglen, Inc. 820 Oak St. Mt. Carmel, IL 62863

OUR PROPERTY

17-182-5 Deed Drawer 4, Card 294 — Jacobs, Othmar J. 1/2 Int. Kenneth E. 1/2 Int. 7700 Outer Gray Rd. Newburgh, IN 47630

17-182-1 Volume 383, Page 308 — Southern Indiana Gas & Electric Hulman Building Evansville, IN 47708

17-182-11 Deed Rbk 3, Card 5786 — Southern Indiana Gas & Electric Hulman Building Evansville, IN 47708

17-182-17 — Texas Gas Transmission Corporation 3800 Frederica St. Owensboro, KY 42301

JAMESTOWN SECTION K - CARROLTON COURT

Lot 1 11-187-1 Deed Drawer 4, Card 7315 — Skaggs, William B. & Charlotte L. 7400 E. Sycamore Evansville, IN 47715

Lot 2 11-187-2 Deed Drawer 5, Card 10684 — Burger, Charles L. & Leslie A. 7408 E. Sycamore Evansville, IN 47715

Lot 3 11-187-3 Deed Drawer 6, Card 912 — Mutti, Shahid I. & Chazala R. 7416 E. Sycamore Evansville, IN 47715

Lot 4 11-187-4 Deed Drawer R, Card 2324 — Lloyd, Shirley B. 7500 E. Sycamore Evansville, IN 47715

Lot 5 11-187-5 Deed Drawer 4, Card 8129 — Jacobs, Othmar J. 6200 River Bluff Newburgh, IN 47630

Lot 6 11-187-6 Deed Drawer 4, Card 8128 — Jacobs, Kenneth E. 7700 Outer Gray Rd. Newburgh, IN 47630

EAGLE CREST SUBDIVISION

Lot 4 12-157-4; Lot 5 12-157-5; Lot 6 12-157-6 Plat Book O, Page 21 — Old National Bank in Evansville(Trustee) P.O. Box 207 Evansville, IN 47702

PLAZA COURT SUBDIVISION

Lot 42 14-142-43; 14-142-42 QC Dr R, Card 7004; QC Dr R, Card 7003 — Dunn, John M. c/o King City Financial Services P.O. Box 368 Mt. Vernon, IL 62864

Lot 41 14-142-41 Deed Drawer 5, Card 3514 — Mutzke, D. Scott & Carol S. 130 Plaza Dr. Evansville, IN 47715

Lot 40 14-142-40 Deed Drawer 4, Card 7022 — Stallings, Anne W. 148 Plaza Dr. Evansville, IN 47715

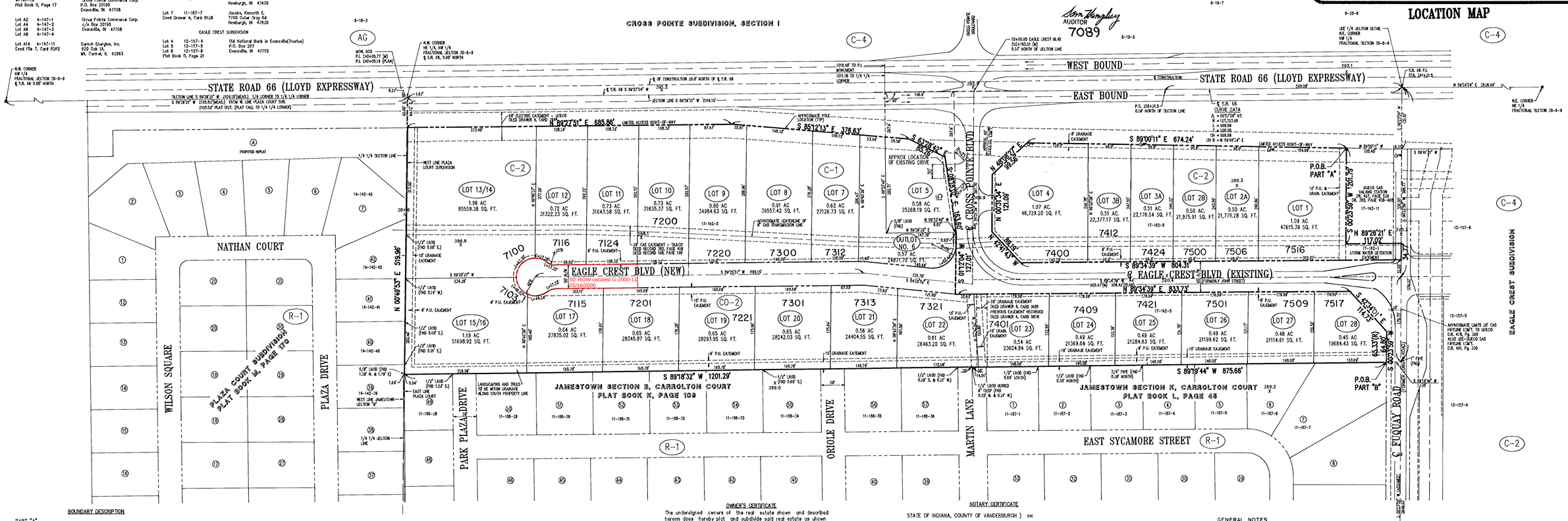
Lot 39 14-142-39 Deed Drawer R, Card 1885 — Belwood, Michael E. & Jane A. 204 Plaza Drive Evansville, IN 47715

6-19-5 Deed Drawer 3, Card 5920 — State of Indiana

6-19-7 QC DR R, Card 5025, 5028 — TDC Management Co. Indiana LLC 3811 Timber Creek Ste 700 Dallas, TX 75219-4419

6-19-3 Volume 305, Page 73 — Buente, Chris H. & Wilburn H. & Hoose, Estella 7888 Ridgemont Drive Newburgh, IN 47630

6-20-8 Misc.Book 18, page 421 — Greusling, Martha J.; Hoffman, Mary Anne Hoffman, Norbert Leo & Hartmann, Joseph M. 413 S. Horton Evansville, IN 47714



1/4 SECTION CORNER DETAIL
N.E. CORNER, NW 1/4 - 30-6-9
NO SCALE

BOUNDARY DESCRIPTION

PART "A"

Part of the Northwest Quarter of Fractional Section 30, Township 6 South, Range 9 West in Vanderburgh County, Indiana and being more particularly described by metes and bounds as follows:

Commencing at the northeast corner of the Northwest Quarter of Fractional Section 30, Township 6 South, Range 9 West, said point being south 89 degrees 54 minutes 04 seconds west 3.36 feet from a brass marker marking P.I. Station 2614+21.5 along State Road 66 (S-SR66-A); thence along the western limit thereof south 00 degrees 23 minutes 59 seconds west 131.01 feet to a point on the south right-of-way line of said SR 66; thence along the south right-of-way line thereof south 89 degrees 41 minutes 21 seconds west 18.56 feet to a point 130.00 feet south of the centerline of SR 66; thence continue along said right-of-way line north 89 degrees 00 minutes 11 seconds west 100.45 feet to the point on intersection with the west line of a tract of land conveyed to Southern Indiana Gas and Electric company per deed recorded in Deed Record 457, Page 530, said point being the true point of beginning; thence along the west line thereof south 00 degrees 23 minutes 59 seconds west 201.79 feet to the southwest corner of a tract of land owned by Southern Indiana Gas and Electric Company as per deed recorded in Deed Record 382, Pages 456-466; thence along the south line thereof north 89 degrees 26 minutes 21 seconds east 117.02 feet to the east line of the northwest quarter of Fractional Section 30, Township 6 South, Range 9 West, said point also being on the centerline of Fuquay Road (former Long Road); thence along the east line of said quarter section and centerline of Fuquay Road south 00 degrees 23 minutes 59 seconds west 24.77 feet to the point of intersection with the north line of Eagle Crest Boulevard (labeled Fuquay Road Connector on Indiana Department of Transportation plans for Project I-164-1(0029) fiscal year 1986); thence along the north line thereof south 89 degrees 34 minutes 39 seconds west 804.31 feet; thence continue along said right-of-way north 42 degrees 41 minutes 43 seconds west 89.19 feet; thence continue along said right-of-way north 00 degrees 31 minutes 34 seconds east 121.09 feet; thence continue along said right-of-way north 48 degrees 08 minutes 27 seconds east 99.56 feet to the point of intersection with the south right-of-way line of State Road 66; thence along the south line thereof south 89 degrees 00 minutes 11 seconds east 674.24 feet to the point of beginning containing 4.21 acres (183,215.44 square feet).

Subject to the permanent extinguishment of rights and easements of ingress and egress to, from and across the limited access facility to be known as SR 66 and Fuquay Road Connection and a Project I-164-1(2) as described in Corrective Warranty Deed recorded in Deed Drawer 3, Card 6868 and in Corrective Warranty deed recorded in Deed Drawer 4, Card 294.

Subject to an easement for right-of-way in favor of Southern Indiana Gas and Electric Company per Vanderburgh Superior Court Cause No. 82 D03-8803-CP-443 and recorded in Deed Drawer 4, Card 7848.

Subject to a gas transmission line easement of sufficient width granted to Missouri-Kansas Pipeline Company per agreement recorded in Deed Record 168, Page 490, transferred to Southern Indiana Gas and Electric Company per conveyance recorded in Deed Record 382, Page 456 and modified to 20 feet in width per supplemental agreement dated July 14, 1965.

Subject to a right-of-way agreement of unspecified width in favor of Texas Gas Transmission corporation per document recorded in Deed Record 315, Page 507.

Subject to a 50 foot wide right-of-way agreement in favor of Texas Gas Transmission Corporation per document recorded in Deed Record 377, Page 50.

Subject to an electric line easement in favor of Southern Indiana Gas and Electric Company as per document recorded in Deed Record 348, Page 118.

Subject to a gas pipeline easement in favor of Southern Indiana Gas and Electric Company as per document recorded in Deed Record 401, page 330.

Subject to a 20 foot wide gas pipeline easement in favor of Southern Indiana Gas and Electric Company as per document recorded in Deed Record 478, Page 360.

ALSO: PART "B"

Part of the Northwest Quarter of Section 30, Township 6 South, Range 9 West in Vanderburgh County, Indiana and being more particularly described by metes and bounds as follows:

Commencing at the northeast corner of the northwest quarter of Section 30, Township 6, Range 9 West; thence along the east line thereof south 00 degrees, 23 minutes, 59 seconds west (assumed bearing) 579.52 feet; thence south 89 degrees, 19 minutes, 44 seconds west 30.00 feet to the northeast corner of the Jamestown Section K of Carrolton Court Subdivision as per plat thereof recorded in Plat Book L, Page 45 in the office of the Recorder of Vanderburgh County, Indiana, said point being the true point of beginning; thence along the north line thereof south 89 degrees, 19 minutes, 44 seconds west 875.66 feet to the centerline of Martin's Lane; thence along the north line of the Jamestown Section B of Carrolton Court Subdivision as per plat thereof recorded in Plat Book K, Page 109, in the office of said Recorder, south 89 degrees, 18 minutes, 32 seconds west 1201.29 feet (1203.86 feet plat) to the east line of Plaza Court Subdivision as per plat thereof recorded in Plat Book M, Page 170 in the office of said Recorder; thence along the east line thereof north 00 degrees, 49 minutes, 55 seconds east 519.96 feet to the south right-of-way line of S.R. 66 (Lloyd Expressway), said point being 65.00 feet south of the centerline of S.R. 66; thence along said right-of-way line and parallel with the centerline of S.R. 66 north 89 degrees, 27 minutes, 51 seconds east 685.86 feet; thence continue along said right-of-way line south 85 degrees, 12 minutes, 13 seconds east 376.63 feet; thence along said right-of-way line south 63 degrees 28 minutes 42 seconds east 85.26 feet to the west right-of-way line of the Fuquay Road connector (Eagle Crest Boulevard) as per deed recorded in Deed Drawer 4, Card 294 in the Office of said Recorder; thence along the west line thereof south 08 degrees 19 minutes 02 seconds east 163.60 feet; thence continue along said right-of-way line south 01 degrees 12 minutes 04 seconds east 127.01 feet; thence continue along said right-of-way north 89 degrees 34 minutes 39 seconds east 833.73 feet; thence continue along said right-of-way south 42 degrees 34 minutes 01 seconds east 114.73 feet; thence continue along said right-of-way south 00 degrees 23 minutes 59 seconds west 64.80 feet to the true point of beginning, containing 18.62 acres more or less.

Subject to an easement for gas transmission line as per document recorded in Deed Record 168 page 490.

Subject to an easement for storm drainage as per document recorded in Deed Drawer 4, Card 9681.

Subject to the limited access rights along the right-of-way of S.R. 66.

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, 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 29th day of NOVEMBER, 1994

Danny K. Leek, R.L.S.
Indiana Registration No. S0480

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

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 designated in the same as LLOYD OFFICE PARK SUBDIVISION. All roads shown and not previously dedicated are hereby dedicated to public use.

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 "P.U. & Drainage Easement" are dedicated for surface water 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 3 feet to the centerline of any storm drain pipe.

Note: Outlot No. 6 is non-buildable lot.

By: Robert G. Woodward
Robert G. Woodward
2916 E. Morgan Avenue
Evansville, IN 47711
(812) 474-1900
Owner: Lots 1-4

By: Kenneth E. Jacobs
Kenneth E. Jacobs
7700 Outer Gray Street
Newburgh, IN 47630
Part Owner: Lots 6-28

By: Julia Jacobs
Julia Jacobs
6200 River Bluff Drive
Newburgh, IN 47630
Part Owner: Lot 5

By: Othmar J. Jacobs
Othmar J. Jacobs
6200 River Bluff Drive
Newburgh, IN 47630
Part Owner: Lots 5-28

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 30th day of November, 1994

My Commission Expires: 9-16-98

Notary Public: Deborah I. Masterson
(typed or printed name)

Notary Resides in: Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

GENERAL NOTES

Zoning: Lot Nos. 1 thru 4 are zoned C-2 with use commitments.
Lot Nos. 5 thur 9 are zoned C-1 with use commitments.
Lot Nos. 10 thru 14 are zoned C-2 with use commitments.
Lot Nos. 15 thru 28 are zoned CO-2 with use commitments.

All use commitments are on file in the Vanderburgh County Area Plan Commission Office.

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0050 B, dated March 19, 1982, this proposed subdivision is within Zone B, which is above the 100 year flood.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner.

Minimum First Floor Elevation: First floor grades shall be set to allow for proper drainage. All first floor grades shall conform to local and state enforced building codes. The Building Commissioner has established a First Floor Elevation of 390.00.

Utilities: Water and sanitary sewers will be extended to each lot. Front footage cost and other applicable fees for service connections will be due and payable at the time of development on lots 23 through 28 & through 4.

Access: All lots shall access Eagle Crest Boulevard. No lot shall have access on S.R. 66 which is designated "Limited Access Right-of-way".

Easements: Existing recorded easements are as shown hereon.

Lake & Common Area Maintenance: The lot owners shall provide the lake and common areas in the herein platted subdivision.

Road Grades: Maximum road grades will not exceed 5.0%

Basements: Any basements must be approved by the Vanderburgh County building Commissioner.

The location of existing underground utilities must be determined by the utility prior to beginning any type of construction.

Temporary Erosion Control: (during construction)

- Slopes of 0% to 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.

Erosion Control for Ditches:

Slopes of 0% to 2% shall be mulch and seeded within 45 days of disturbance.

Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

REVISED 11/30/94
REVISED: 11/28/94
REVISED: 10/21/94
REVISED: 10/4/94
DATE: 8/24/94 PROJ.:94-2690-4

CITY

STORM DRAINAGE PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON: Oct. 5, 1994 DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON: NOV. 30, 1994 DATE

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 CO. ON OCT. 5, 1994.

PRESIDENT DEC. 2, 1994 PLAT RELEASE

EXECUTIVE DIRECTOR ASSR. EXECUTIVE DIRECTOR