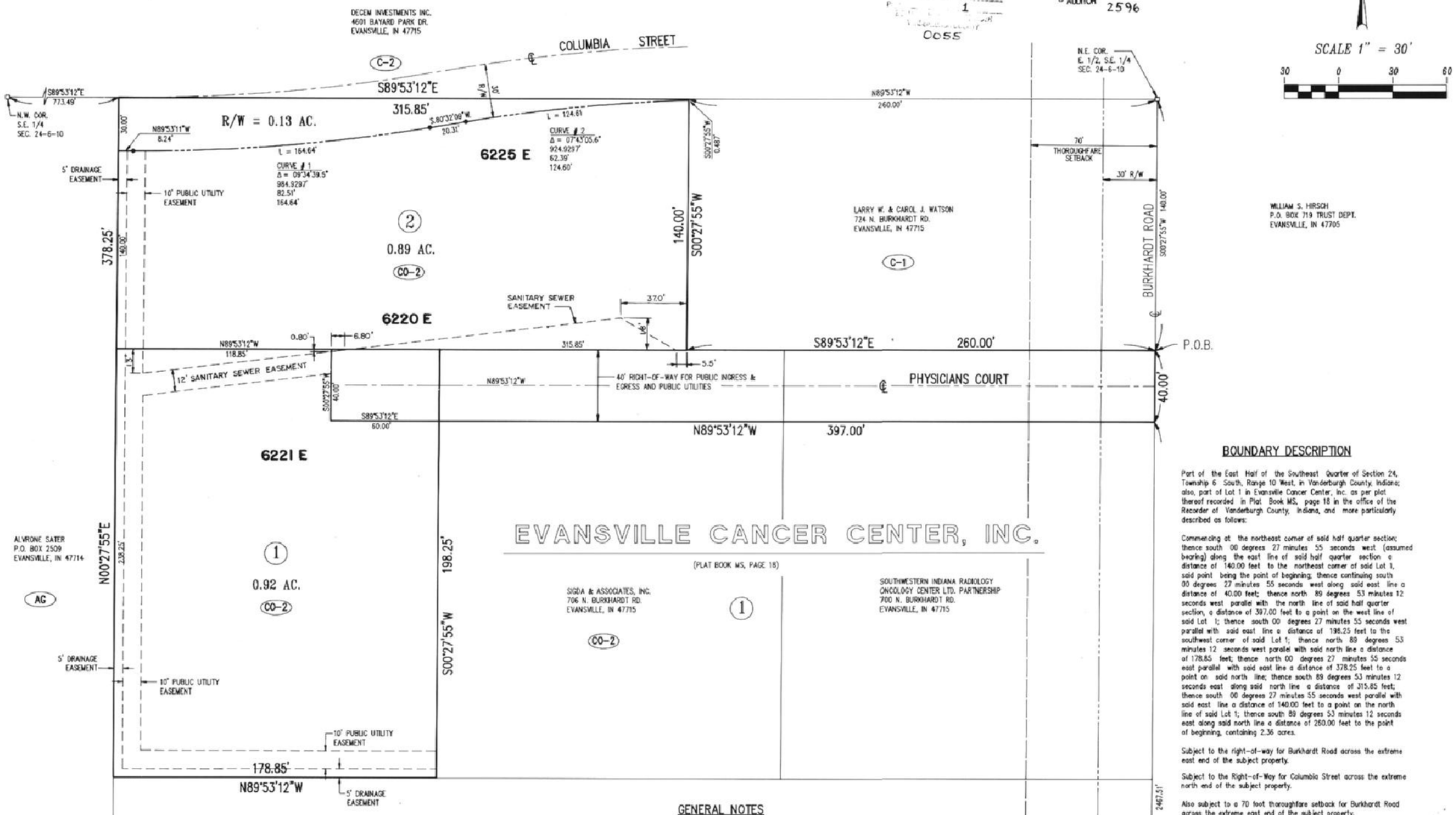
FOR Agreement APPLYING TO THIS Plat
REC MISC. DRAWER 6 CARD 1719
2000000025325 DATE 1-27-2000
ATTEST: BETTY J. HERMANN, RVC
BY Felissa J. Buchanan DEPC

ONCOLOGY CENTER
SUBDIVISION

RECEIVED FOR RECORD
11:23 A.M.
MAY 22 1995
P
1
0055

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAY 22 1995
AUDITOR 2596

P-1



SCALE 1" = 30'
30 0 30 60



OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as ONCOLOGY CENTER SUBDIVISION.

The 40 foot Right-Of-Way shown is hereby dedicated for rights of public ingress/egress and dedicated for public utility services. The roadway improvements within said 40 foot Right-Of-Way shall remain privately maintained.

The Right-Of-Way shown for the future Columbia Street construction is hereby dedicated for public use and dedicated for public utility services.

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. Said "Public Utility Easements" may be paved for parking, walks and curbs or small landscaping, however public utilities will not be liable for repair or replacement of such improvements.

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.

Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "Drainage Easement" which shall interfere with the flow of water along said easements.

Drainage detention areas are required on each lot. Individual lot owners shall construct areas for detention according to plans approved by "Vanderburgh County Drainage Board" and maintain such detention areas.

AK-AR Investments
An Indiana Partnership
By: _____
Alvin Korbo
and: _____
Aly Rozek
(Owners of lots 1 & 2, this sub.)
706 N. Burkhardt Rd.
Evansville, IN 47715

SIGDA & Associates, Inc.
By: _____
(Owners of west part of 40' R/W)
706 N. Burkhardt Rd.
Evansville, IN 47715

Southwestern Indiana Radiology Oncology Center, LTD.
An Indiana Limited Partnership,
By: _____
(Owners of east part of 40' R/W)
700 N. Burkhardt Rd.
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 2nd day of May 1995

My Commission Expires:
9/21/97

Notary Resides in Vanderburgh County, Indiana

Brenda Harding
Notary Public
Brenda Harding
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

BOUNDARY DESCRIPTION

Part of the East Half of the Southeast Quarter of Section 24, Township 6 South, Range 10 West, in Vanderburgh County, Indiana; also, part of Lot 1 in Evansville Cancer Center, Inc. as per plat thereof recorded in Plat Book MS, page 18 in the office of the Recorder of Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the northeast corner of said half quarter section; thence south 00 degrees 27 minutes 55 seconds west (assumed bearing) along the east line of said half quarter section a distance of 140.00 feet to the northeast corner of said Lot 1, said point being the point of beginning; thence continuing south 00 degrees 27 minutes 55 seconds west along said east line a distance of 40.00 feet; thence north 89 degrees 53 minutes 12 seconds west parallel with the north line of said half quarter section, a distance of 397.00 feet to a point on the west line of said Lot 1; thence south 00 degrees 27 minutes 55 seconds west parallel with said east line a distance of 198.25 feet to the southwest corner of said Lot 1; thence north 89 degrees 53 minutes 12 seconds west parallel with said north line a distance of 178.85 feet; thence north 00 degrees 27 minutes 55 seconds east parallel with said east line a distance of 378.25 feet to a point on said north line; thence south 89 degrees 53 minutes 12 seconds east along said north line a distance of 315.85 feet; thence south 00 degrees 27 minutes 55 seconds west parallel with said east line a distance of 140.00 feet to a point on the north line of said Lot 1; thence south 89 degrees 53 minutes 12 seconds east along said north line a distance of 260.00 feet to the point of beginning, containing 2.36 acres.

Subject to the right-of-way for Burkhardt Road across the extreme east end of the subject property.

Subject to the Right-of-Way for Columbia Street across the extreme north end of the subject property.

Also subject to a 70 foot thoroughfare setback for Burkhardt Road across the extreme east end of the subject property.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, 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 on March 29, 1995 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 23 day of March 1995

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

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

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 MAY 5, 1995

President

Barbara F. Carmin
Executive Director

PLAT RELEASE DATE: 5/22/95

Barbara F. Carmin
Executive Director

GENERAL NOTES

Zoning: Subject property is zoned CO-2. Adjoining property is zoned as noted.

Flood Plain Data: Per F.I.R.M., Vanderburgh County, Indiana, Community Panel Number 180256 0050 B, Dated March 19, 1982, no portion of the site is within the designated 100 year flood zone.

Utilities: Water is available to the site. Sanitary sewers, gas, electric and telephone 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.

Storm Water Detention:

- Detention / Retention Structures shall be provided on Lot 1 to the extent necessary to restrict the peak flow rate exiting the Lot to 0.7 cfs., or approximately equivalent to the outflow from a 6 inch diameter lined ductile iron pipe.
- Detention / Retention Structures shall be provided on Lot 2 to the extent necessary to restrict the peak flow rate exiting the Lot to 0.9 cfs., or approximately equivalent to the outflow from a 6 inch diameter lined ductile iron pipe.

Preliminary Storm Drainage Plan was approved by Vanderburgh County Drainage Board on 4-26-95
The plan was revised and a Drainage Plan for Lot 2 was approved on 2-24-95 by the Vanderburgh Co. Surveyor
A final Drainage and Storm Water Detention Plan for Lot 1 must be approved when the Site Development Plan is prepared for Lot 1.

For easement Applying to Lot 2, See Deed Drawer 10 Card 330

Date: 3-15-95 Proj. No. 95-3035-1 File: SUB.dwg