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at 1:46 P.M.
AUGUST 18, 1995
Plat Book P
Page 19
BETTY J. HERRMANN RECORDER
VANDERBURGH COUNTY

P-19

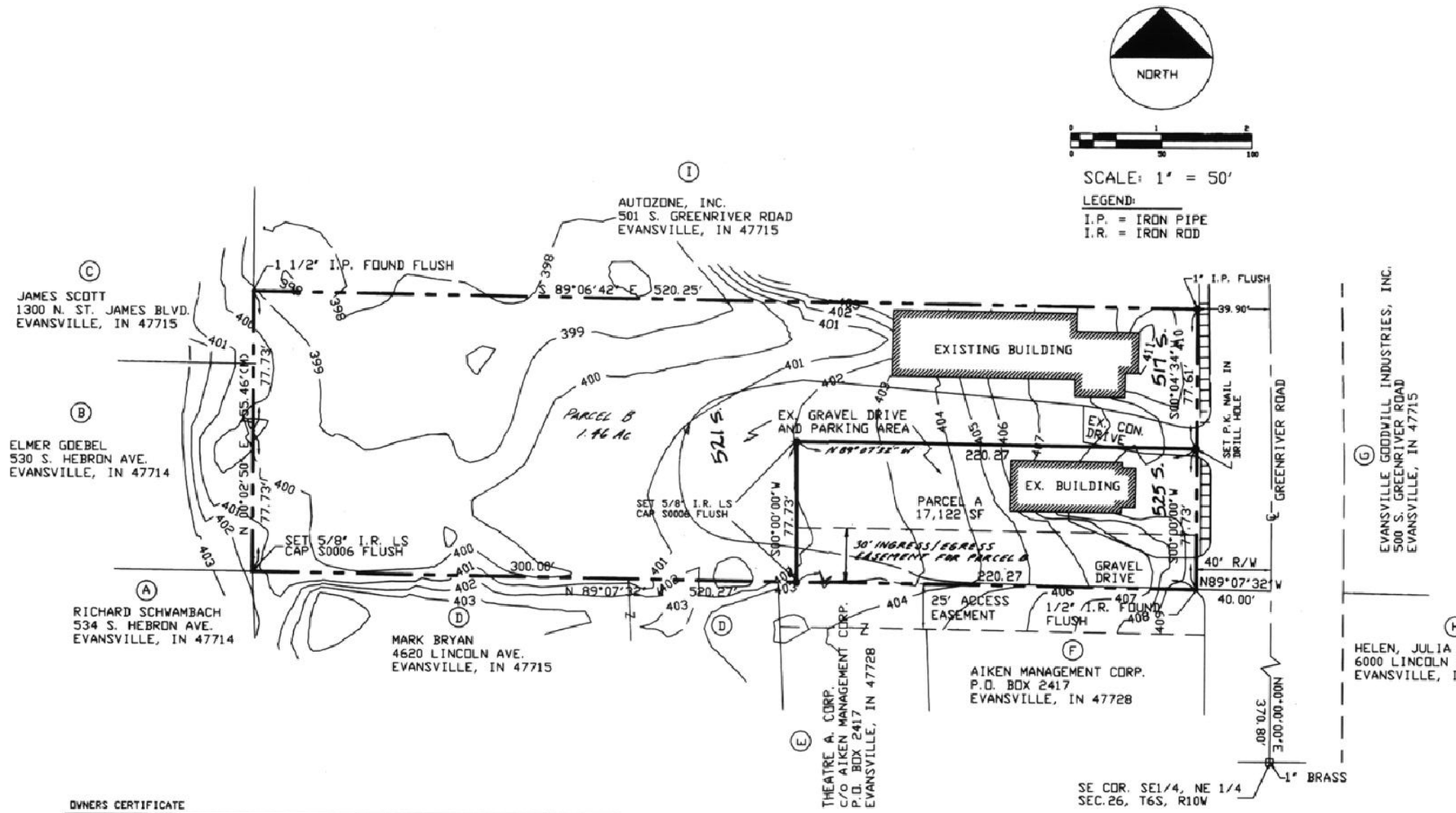
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 18 1995

AUDITOR

4472

SUNRISE COMMERCIAL SUBDIVISION



General Notes:

1. Owners/Developers: Sunrise Development; c/o Castle Contracting, 2626 Kotter Avenue, Evansville, IN 47715
2. Utilities: Southern Indianan Gas and Electric Company gas and electric are available. City of Evansville will provide both water and sanitary sewer service to the site.
3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which shall 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.
4. Flood Plain Data: The above described property is not located in a flood plain as per FIRM Panel 180257 0008 B dated October 15, 1981.
5. Zoning: The above described property is zoned C-1.

LAND DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 6 South, Range 10 West, in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a 1" brass monument in a pot at the southeast corner of said Quarter, Quarter Section; thence along said east line, also being the centerline of Green River Road, North 00°00'00" East (assumed basis of bearing) 370.80 feet; thence North 89°07'32" West 40.00 feet to the true point of beginning on the west right-of-way line of Green River Road; thence continuing

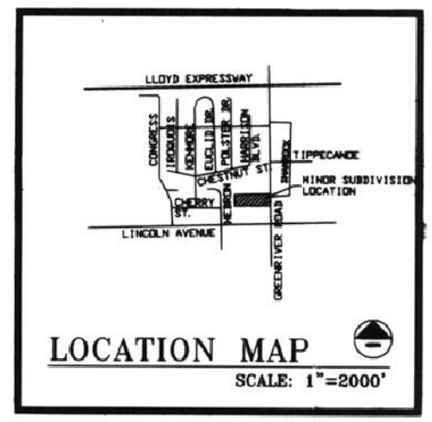
1st: North 89°07'32" West 520.27 feet to a flush 5/8" iron rod with LS cap S0006 onn the east line of Lincoln Heights No.2 Subdivision, as recorded in Plat Book J, page 101 in the office of the Recorder of Vanderburgh County, Indiana; thence along said east line

2nd: North 00°02'50" East 155.46 feet to a flush 1 1/2" iron pipe; thence

3rd: South 89°06'42" East 520.25 feet to a flush 1" iron pipe, being 0.10 feet east of the west right-of-way line of Green River Road; thence along said right-of-way line

4th: South 00°04'34" West 77.61 feet to a drill hole in said west right-of-way line; thence continuing along said right-of-way line

5th: South 00°00'00" West 77.73 feet to the true point of beginning, containing 1.85 acres, more or less.



LOCATION MAP
SCALE: 1"=2000'

OWNERS CERTIFICATE

SUNRISE DEVELOPMENT, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATES IT AS SUNRISE COMMERCIAL SUBDIVISION.

Randy Sheffer

RANDY SHEFFER, SUNRISE DEVELOPMENT, c/o CASTLE CONTRACTING, 2626 KOTTER AVENUE EVANSVILLE, IN 47715, (812) 477-0091

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, 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 LOCATED WITHIN SAID STRIPS OF LAND AND ANY FENCE LOCATED WITHIN SAID STRIPS OF LAND IS SUBJECT SUBJECT TO A 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 DRAINAGE; PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH PUBLIC UTILITY FACILITIES; AND PROVIDED THAT SUCH FACILITITES ARE NOT PLACED IN SUCH A 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 NOT CONSTRUCT OR PLACE ANY OBSTRUCTION WITHIN ANY PUBLIC DRAINAGE EASEMENT WHICH WILL INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS.

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS, WHO ACKNOWLEDGE THE EXECUTION OF FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12TH DAY OF July 19 95.

MY COMMISSION EXPIRES 8-15-96 Judith Woodall NOTARY PUBLIC

JUDITH WOODALL PRINTED NAME

A RESIDENT OF VANDERBURGH COUNTY

NOTARY PUBLIC SEAL INDIANA

SURVEYOR'S CERTIFICATE

I, RALPH A. EASLEY, JR., HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 ALL LOCATIONS NOTED.

SEAL
RALPH A. EASLEY, JR.
INDIANA REG. NO. S 0006

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

AREA PLAN COMMISSION 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 COUNTY AT A MEETING HELD ON Aug. 15 19 95.

PRESIDENT

PLAT RELEASE Barbara L. Cunningham 8-15-95
EXECUTIVE DIRECTOR

SUNRISE COMMERCIAL MINOR SUBDIVISION

GREENRIVER ROAD

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING — LAND SURVEYING
1133 W. MILL ROAD — EVANSVILLE, INDIANA 47710

DRAWN BY: D.C.K.	DATE 6-12-95	SHEET NO.: 1 OF 1
CHECKED BY: R.A.E.	PROJECT NO: S-5288	
SCALE: HORIZONTAL: 1" = 50' VERTICAL: 1" = 5'	REVISIONS: 8-14-95 DCR	