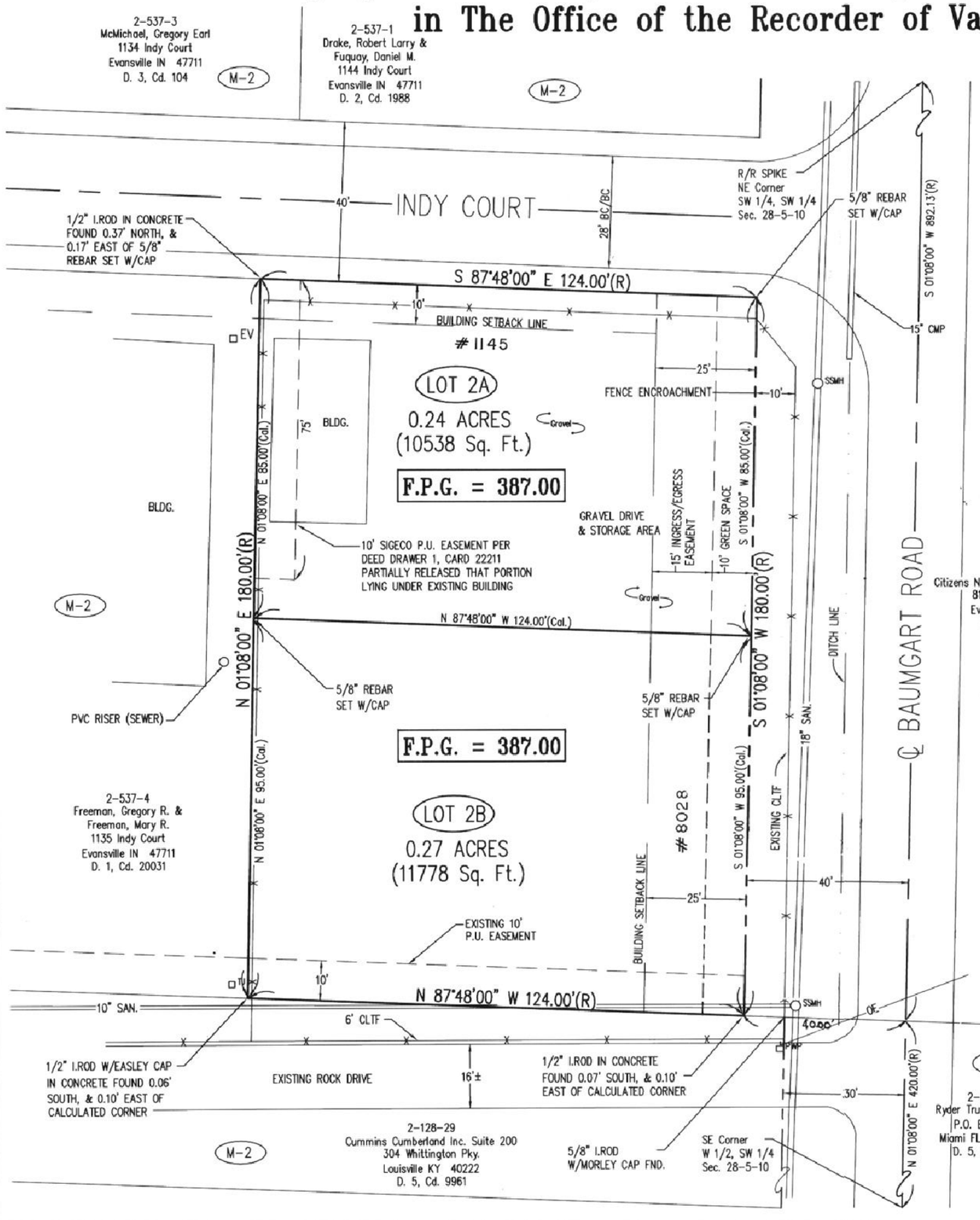
96-29427

A Minor Replat of Lot 2 in 41 North Business Park Subdivision
A Replat of Lots 5, 6 and Part of Lot 13 in Omicron Industrial Park, Secondary Plat
an Addition Lying near the City of Evansville, as per plat thereof, Recorded in Plat Book M, Page 73
in The Office of the Recorder of Vanderburgh County, Indiana



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 14 1996

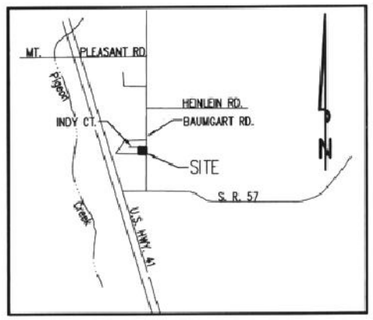
Suzanne M. Cornish
AUDITOR
6538

RECEIVED FOR RECORD
at 3:12 P.M.
NOV. 14, 96
Plat Book P
Page 76
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
Cal 0144

N

SCALE 1" = 20'

20 0 20 40 60



P-76

LEGEND

- TJ UNDERGROUND TELEPHONE JUNCTION BOX
- EV UNDERGROUND ELECTRIC TRANSFORMER VAULT
- SSMH SANITARY SEWER MAN HOLE
- PWP POWER POLE
- OE OVERHEAD ELECTRIC
- FENCE
- CENTER LINE
- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY LINE

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 a Minor Replat of Lot 2 in 41 North Business Park Subdivision. All roads shown and not previously dedicated are hereby dedicated to public use.

By: Gregory G. Kemp
Gregory G. Kemp
3848-B First Avenue
Evansville, IN 47710
(812) 425-8686

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 16th day of October 19 96

My Commission Expires: 1-18-97

Jean Ellen Bennett
Notary Public
Jean Ellen Bennett
(typed or printed name)

Notary Resides in Warrick County, Indiana

GENERAL NOTES

Zoning: The subject property is currently zoned M-2
The abutting property is zoned as shown hereon.

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 0025 C, dated Aug. 5, 1991, this proposed subdivision does lie within that Special Flood Zone A. ELEV.= 385.0

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 around houses. All first floor grades shall conform to local and state enforced building codes.

Utilities: Water and sanitary sewers are available to the site

Access: Lot 2A shall access Indy Ct., Lot 2B shall access Baumgart Rd. or Indy Court thru Ingress/Egress Easement

Easements: Existing recorded easements are as shown hereon.

Easements: Any easements 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.

NOTE: It is understood by the owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

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 _____ 19____

President

Executive Director

PLAT RELEASE DATE: November 14, 1996

Blaine A. Oliver
Executive Director

BOUNDARY DESCRIPTION

Lot two (2) in 41 North Business Park Subdivision, a replat of Lots five (5), six (6) and part of Lot thirteen (13) in Omicron Industrial Park, secondary plat, an addition lying near the City of Evansville, as per plat thereof, recorded in plat book "M", page 73 in the Office of the Recorder of Vanderburgh Co., Indiana.

Subject to a 10' wide Public Utility Easement off the west line of said lot, beginning at the northwest corner thereof and running south along said line 75' per Deed Drawer 1, Card 22211 in the Office of the Recorder of Vanderburgh County, Indiana.

Subject to all other easements and rights-of-way of record.

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 16th day of October 19 96

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

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

Date: 10/16/96 Proj No.: 96-3364-1

FOR ~~SAVINGS BANK~~ APPLYING TO THIS MORTGAGE
SEE RELEASE DRAWER 11 CARD 8866
DATE 11-20-96
ATTEST: BETTY J. HERMANN, RVC
BY _____ DRVC