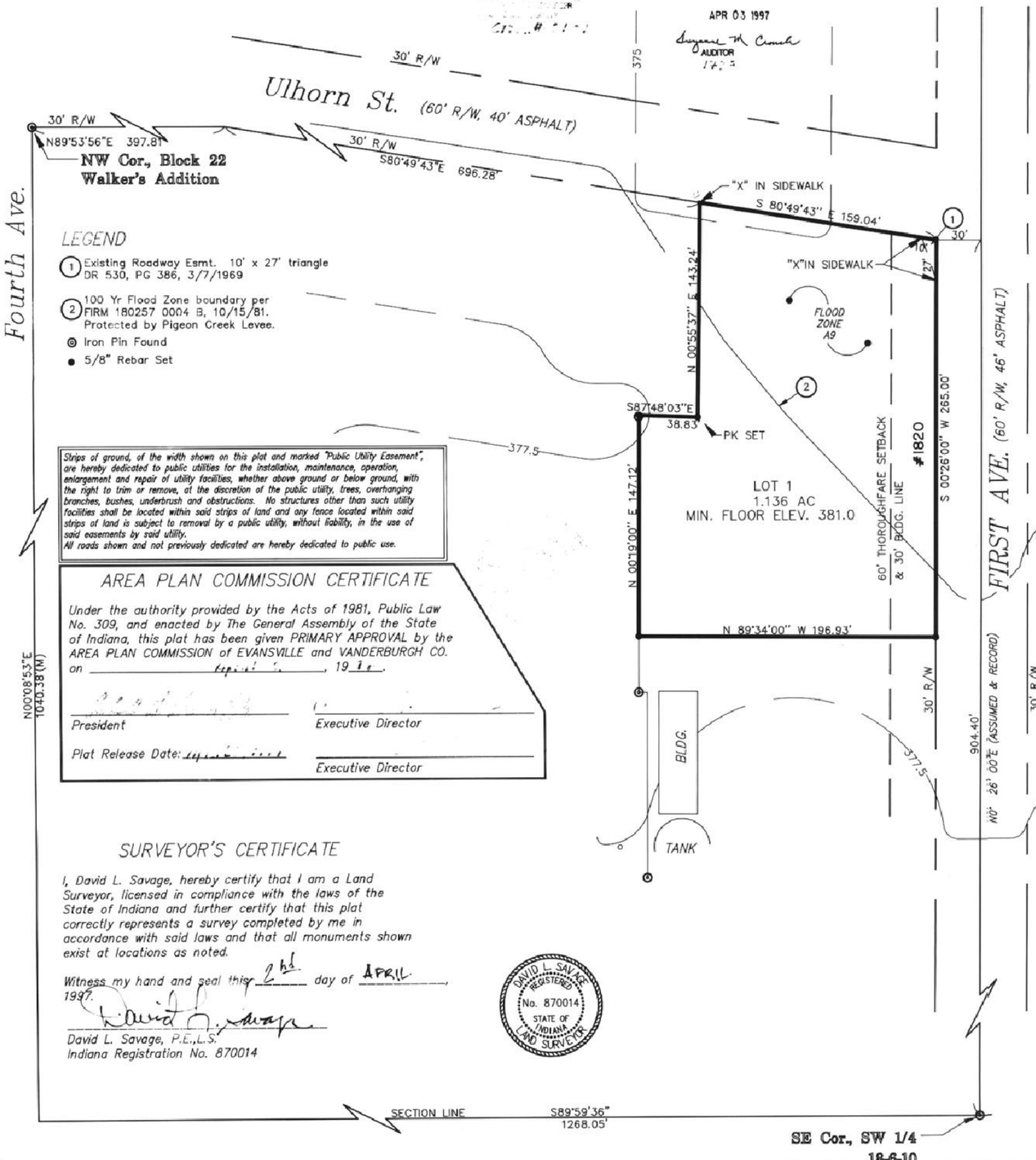
CDC II Subdivision CDC II Subdivision CDC II Subdivision CDC II Subdivision

97-07842

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 03 1997

Suzanne M. Crouch
AUDITOR



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 to removal by a public utility, without liability, in the use of said easements by said utility.
All roads shown and not previously dedicated are hereby dedicated to public use.

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 CO. on _____, 19__.

President

Executive Director

Plat Release Date: _____

Executive Director

LEGEND

1. Existing Roadway Esmt. 10' x 27' triangle DR 530, PG 386, 3/7/1969
2. 100 Yr Flood Zone boundary per FIRM 180257 0004 B, 10/15/81. Protected by Pigeon Creek Levee.

◎ Iron Pin Found
● 5/8" Rebar Set

SURVEYOR'S CERTIFICATE

I, David L. Savage, 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 in accordance with said laws and that all monuments shown exist at locations as noted.

Witness my hand and seal this 2nd day of APRIL, 1997.

David L. Savage, P.E.,L.S.
Indiana Registration No. 870014

DAVID L. SAVAGE REGISTERED No. 870014 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as CDC II (roman numeral 2).

For COMMERCIAL DEVELOPMENT CO., INC.

Thomas E. Roberts, President

Commercial Development Co., Inc.
8000 MARYLAND AVE, SUITE 1170, CLAYTON, MO. 63105

NOTARY CERTIFICATE

STATE OF MISSOURI, COUNTY OF ST. LOUIS

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 25th day of March, 1997.

My Commission Expires: JUNE 10, 2000
St. Louis Co., Mo
Notary Resides in:

County, Missouri

Notary Public

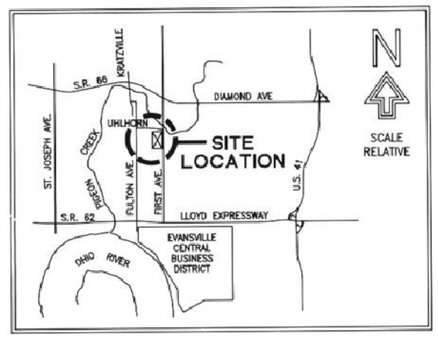
JODY L. HORD
Printed

GENERAL NOTES

ZONING: The subject property and all abutting property is currently zoned M3 except as noted.

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 and 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 until final grading and seeding.

UTILITIES available at this site include Water, Sanitary, Gas, and Electric.



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGAL DESCRIPTION

Part of the southwest 1/4 of Section 18, Township 6 South, Range 10 West, in Vanderburgh County, Indiana, described as follows:

Commencing at the northwest corner of Block 22 in Walker's Addition to Lamasco City, now a part of the City of Evansville, as recorded in plat book "E", pages 73 and 74, in the office of the Recorder of Vanderburgh County, thence N89°53'56"E, 397.81' along the south right-of-way line of Ulhorn Street; thence S80°49'43"E 696.28' along said south right-of-way line to the northeasterly corner of the property of Johnson Feed and Supply as recorded in deed drawer 8, card 6262 in said office, said point being the true point of beginning; thence S80°49'43"E 159.04' along said south right-of-way line to a point on the west right-of-way line of First Avenue, said point being N00°26'00"E 904.40' and N89°34'00"W 30' of the southeast corner of said southwest 1/4; thence S00°26'00"W 265.00' along said west right-of-way line; thence N89°34'00"W 196.93' to an iron pin on the easterly line of said Johnson Feed property; thence along the following courses of said easterly line, N00°19'00"E 147.12'; thence S87°48'03" E 38.83' ; thence N00°55'37"E 143.24' to the point of beginning, containing 1.136 acres more or less.

Cdc2 gross lgl.doc

P-98

CDC No.2 SUBDIVISION

SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 WEST
EVANSVILLE, VANDERBURGH COUNTY, PIGEON TOWNSHIP, INDIANA

Commercial Development Company, Inc.

Survey by:
D. L. SAVAGE ENGINEERING, INC.
P.O. Box 888
Evansville, IN 47706-0888
(812) 473-0130

DATE: March 1997
SCALE: 1" = 40'
PROJECT NO. 4125

CDCWKNT.DWG REV. 031797