REPLAT OF LOT 25 & LOT 26-A1
EASTSIDE INDUSTRIAL PARK

AS RECORDED IN PLAT BOOK L PAGE 57 AND PLAT BOOK N PAGE 175

P-132

9731919
97-31919

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 20 1997

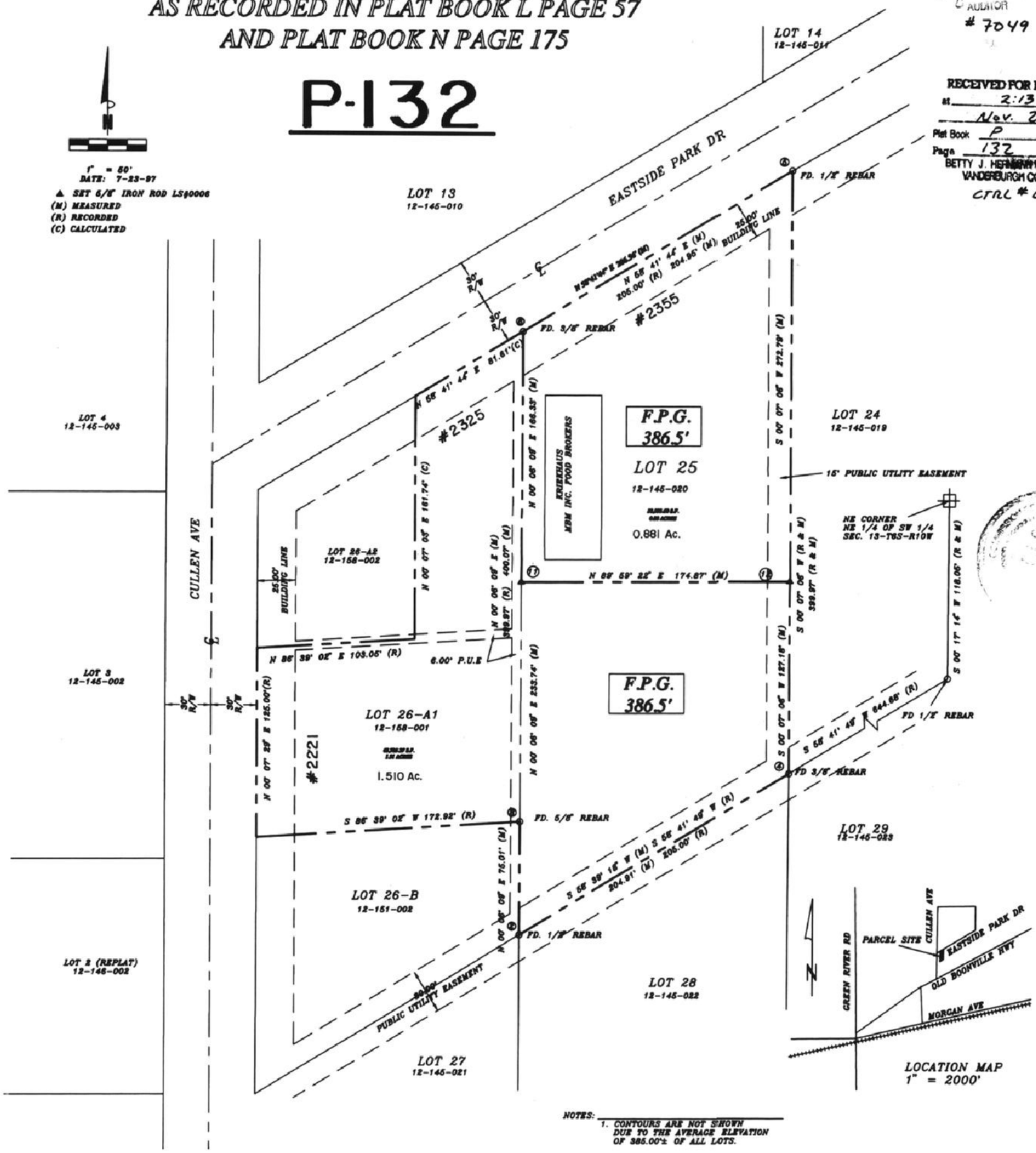
AUDITOR

7049

RECEIVED FOR RECORD
at 2:13 P M.
Nov. 20, 19 97
Plat Book P
Page 132
BETTY J. HERRMANN RECORDER
VANDERBURGH COUNTY
CTRL # 0151

1" = 50'
DATE: 7-23-97

▲ SET 5/8" IRON ROD LS#0006
(M) MEASURED
(R) RECORDED
(C) CALCULATED



NOTES:
1. CONTOURS ARE NOT SHOWN DUE TO THE AVERAGE ELEVATION OF 386.00'± OF ALL LOTS.

For easement Applying to Lot Pt 26-A1
See Deed Drawer 12 card 5425

OWNERS CERTIFICATE

K & S HOLDING CO. THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN DESCRIBED HEREON. LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATES IT AS THE REPLAT OF LOT 25 AND 26-A1 OF THE EASTSIDE INDUSTRIAL PARK SUBDIVISION.

K & S Holding Co
Steven D. Stevens Mary Kathleen Trotter
Deborah A. Stevens Alvin G. Trotter

K & S HOLDING CO., AN INDIANA GENERAL PARTNERSHIP, DEBORAH A. STEVENS & STEVE STEVENS
ALVIN & MARY TRETTER; 2361 N. CULLEN AVE; EVANSVILLE, IN 47715

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 FACILITIES 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 7th DAY OF November, 19 97
MY COMMISSION EXPIRES 11/6/98
Patricia E. Keith NOTARY PUBLIC
Patricia E. Keith PRINTED
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 _____ 19____

PRESIDENT

PLAT RELEASE NOV. 20, 1997
Blaine Stiers
ASSIST. EXECUTIVE DIRECTOR

General Notes:

1. Owner/Developer: K & S HOLDING COMPANY; 8103 CAROLWOOD DR; EVANSVILLE, IN 47715
3. Utilities: Evansville Water and Sewer Utilities has water and sewer available at this site. Gas and electric are available at this site.
4. 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.
5. Flood Plain Data: The above described property is outside of Zone "A" as per FIRM Panel 180256 0030B dated March 19, 1982 for Vanderburgh County.
6. Zoning: The above described property is zoned H1.
7. Soil Classification: Mr - McGary silt loam, 0 to 2 percent slopes.
   Zp - Zipp silty clay, 0 to 2 percent slopes.

Entire property is within Flood Zone "A9".

8. Adjacent Property Owners:
   02. JAMES & LAVERN JONES; 2130 N. CULLEN AVE.; EVANSVILLE, IN 47715
   03. WARREN SPURLING; 3201 N. GREEN RIVER RD.; EVANSVILLE, IN 47715
   04. INTERNATIONAL ASSOC. OF HEAT & FROST INSULATORS, LOCAL 837; 313 MAIN ST; EVANSVILLE, IN 47708
   13. COUNTER DESIGN CO. INC.; 2361 N. CULLEN AVE; EVANSVILLE, IN 47715
   14. ALLAN & KRISTINE PROCTOR; 6301 CHESTNUT CT; EVANSVILLE, IN 47715
   24. ARTHUR & ANNA O'BRYAN; 4562 BRIDGESTONE; NEWBURGH, IN 47630
   26-A1. ALVIN & MARY TRETTER & COUNTER DESIGN; 2361 N CULLEN AVE; EVANSVILLE, IN 47715
   26-A2. EVANSVILLE AREA ASSOCIATION OF REALTORS; 2225 N. CULLEN AVE.; EVANSVILLE, IN 47715
   26-B. METROPOLITAN EVANSVILLE HOME BUILDERS ASSOC. INC.; 2715 N CULLEN AVE; EVANSVILLE, IN 47715
   27. WILLIAM & JUDITH LASWELL; PO BOX 5503; EVANSVILLE, IN 47716
   28. ARTHUR & ANNA O'BRYAN; 4562 BRIDGESTONE; NEWBURGH, IN 47630
   29. ARTHUR & ANNA O'BRYAN; 4562 BRIDGESTONE; NEWBURGH, IN 47630

LAND DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 10 WEST IN KNIGHT TOWNSHIP OF VANDERBURGH COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER,
1ST: SOUTH 00° 11' 14" WEST 88.05'; THENCE
2ND: SOUTH 58° 41' 45" WEST 644.68' TO THE TRUE POINT OF BEGINNING; THENCE
3RD: SOUTH 58° 39' 18" WEST 204.91'; THENCE
4TH: NORTH 00° 06' 09" EAST 78.01'; THENCE
5TH: SOUTH 84° 39' 02" WEST 172.92'; THENCE
6TH: NORTH 00° 01' 28" EAST 125.00'; THENCE
7TH: NORTH 84° 39' 02" EAST 103.05'; THENCE
8TH: NORTH 00° 01' 03" EAST 161.14'; THENCE
9TH: NORTH 58° 41' 44" EAST 206.56'; THENCE
10TH: SOUTH 00° 07' 06" EAST 399.97' TO THE TRUE POINT OF BEGINNING AND CONTAINING 2.39 ACRES OR 104120.87 SF MORE OR LESS.

SUBJECT TO ALL BUILDING AND USE RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD AND ALL HIGHWAYS, EASEMENTS, ROADWAYS, AND RIGHTS-OF-WAY, WHETHER EXISTING OR OF RECORD, AFFECTING TITLE TO AND USE AND OCCUPANCY OF SAID REAL ESTATE.

30-MS-97