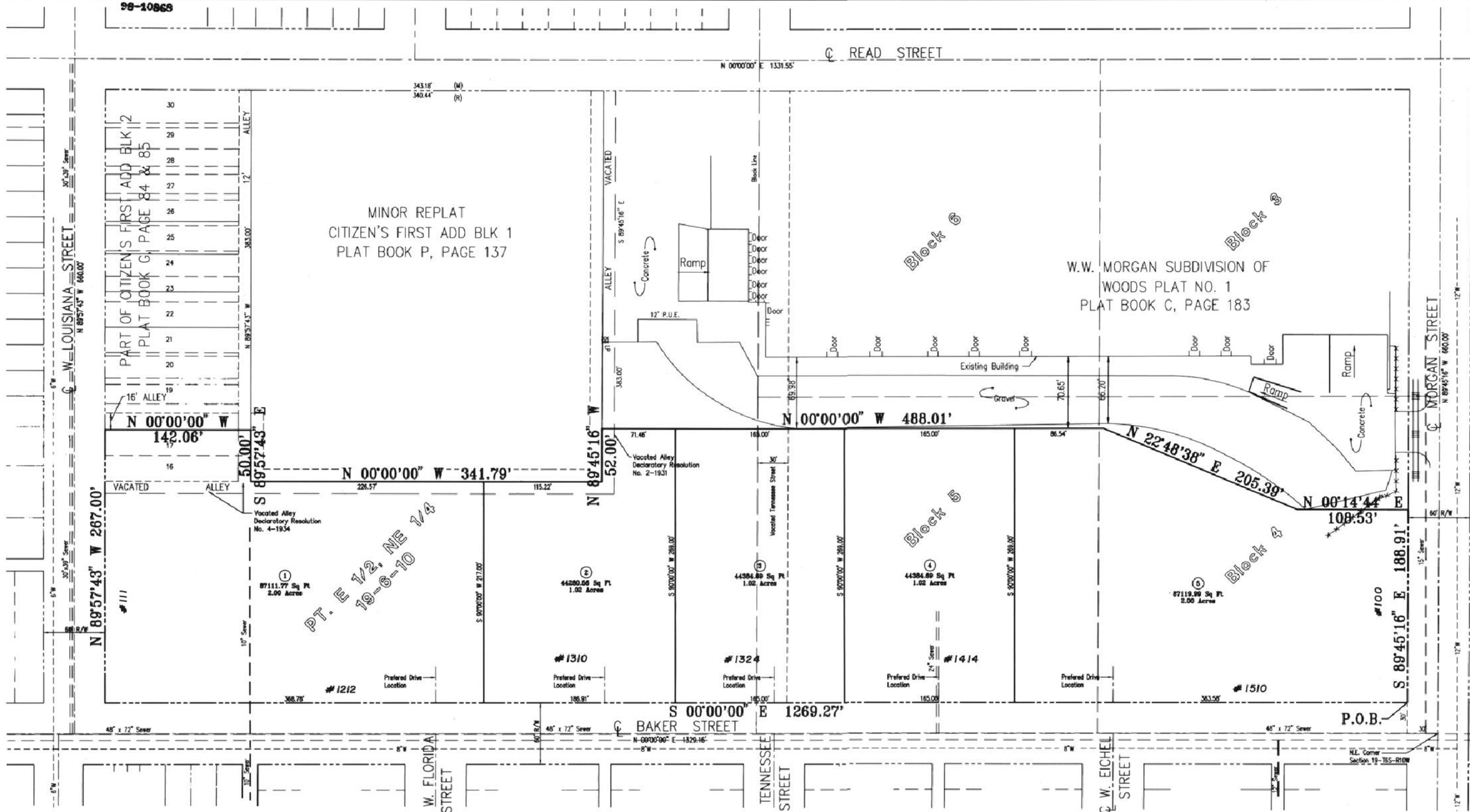
98-10868



Union Stockyard Subdivision

A REPLAT of Part of Blocks 4 and 5 in Wm. W. Morgan's Subdivision of Woods Plat No. 1 as per plat recorded in Plat Book C, Page 183, in the office of the Recorder of Vanderburgh County, Indiana; also Lots No. 16 & 17 in Citizens First Addition as per plat recorded in Plat Book G, pages 84 & 85 in the office of said Recorder; also part of the alley was vacated per Declaratory Resolution No. 2-1931 and 4-1934; also part of the east half of the northeast quarter of the northeast quarter of Section 19, Township 6 South, Range 10 West, Pigeon Township, Vanderburgh County, Indiana.

Secondary Plat

SCALE 1" = 50'

50 25 0 50 100

P-149

LEGEND

Centerline
Boundary Line
Right-of-Way Line
Easement Line
Fence
Railroad Tracks

NW 1/4 | NE 1/4 | SW 1/4 | SE 1/4

Section 19-6-10
Pigeon Township

BOUNDARY DESCRIPTION

Part of Block 4 and Part of Block 5 in William W. Morgans Subdivision of Woods Plat No. 1 as per plat thereof recorded in Plat Book C, Page 183 in the office of the Recorder of Vanderburgh County, Indiana; also Lot 16 and 17 in Block 2 in Citizens First Addition to the City of Evansville as per plat thereof recorded in Plat Book G, Pages 84 and 85 in the office of said Recorder; also part of the East Half of the Northeast Quarter of the Northeast Quarter of Section 19, Township 6 South, Range 10 West in Vanderburgh County, Indiana; also part of the vacated alleyway per Declatory Resolution No. 2-1931 and No. 4-1934 on file in the office of the Board of Public Works, City of Evansville, Indiana and being more particularly described as follows:

Commencing at the northeast corner of Section 19, Township 6 South, Range 10 West, said point also being the centerline intersection of Morgan Avenue and Baker Street, said point also being the northeast corner of Block No. 4 in said William W. Morgans Subdivision; thence along the east line of said Section 19 and east line of said Block 4 South 00 degrees 00 minutes 00 seconds East 30.00 feet; thence North 89 degrees 45 minutes 16 seconds West 30.00 feet to the west right-of-way line of Baker Street, said point being the true point of beginning; thence along said west line of Baker Street South 00 degrees 00 minutes 00 seconds East 1269.27 feet to the north right-of-way line of West Louisiana Street; thence along said right-of-way North 89 degrees 57 minutes 43 seconds West 267.00 feet to the southwest corner of Lot No. 17 in said Block No. 2 of Citizens First Addition; thence along the west line and northerly extended west line of said Lot No. 17, North 00 degrees 00 minutes 00 seconds West 142.06 feet to the south line of the Minor Replat of part of Citizens First Addition as per plat thereof recorded in Plat Book P, Page 137 in the office of said Recorder; thence along the south line thereof South 89 degrees 57 minutes 43 seconds East 50.00 feet to the southeast corner thereof; thence along the east line thereof North 00 degrees 00 minutes 00 seconds West 341.79 feet to the northeast corner thereof; thence along the north line thereof North 89 degrees 45 minutes 16 seconds West 52.00 feet; thence North 00 degrees 00 minutes 00 seconds West 488.01 feet; thence North 22 degrees 48 minutes 38 seconds East 205.39 feet; thence North 00 degrees 14 minutes 44 seconds East 108.53 feet to the south right-of-way line of Morgan Avenue; thence along the south line thereof South 89 degrees 45 minutes 16 seconds East 188.91 feet to the true point of beginning containing 7.05 acres (307,281.69 square feet).

GENERAL NOTES

Zoning: The subject property is currently zoned M-3.

Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood insurance Rate Map for City of Evansville, Vanderburgh County, Indiana, Community Panel Number 180257000 4B, dated October 15, 1981.

Access: Lots shall access existing roadways. Preferable locations of new drive ways is along Baker Street. Where possible, line new driveways up with existing intersecting streets.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the Erosion Control Plan and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: 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 silt fence, 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.

Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Drainage plans must be approved by site review for each individual lot.

Utilities: Water and sanitary sewers are available to the site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, MARCH 4th 19 98

President

Executive Director (Assistant)

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director (Assistant)

PLAT RELEASE DATE: APRIL 7, 1998

JULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 07 1998

AUDITOR

#2264

RECEIVED FOR RECORD
at 9:20 A.M.
April 7, 19 98
Plat Book P
Page 149
BETTY J. HERMAN RECORDER
VANDERBURGH COUNTY
CTRL. # 0003

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 Union Stockyard Subdivision - A Replat of Part of Blocks 4, and 5 in Wm. W. Morgan's Subdivision of Woods Plat No. 1 as per plat recorded in Plat Book C, Page 183, in the office of the Recorder of Vanderburgh County, Indiana; also Lots No. 16 & 17 in Citizens First Addition as per plat recorded in Plat Book G, pages 84 & 85 in the office of said Recorder; also part of the alley was vacated per Declaratory Resolution No. 2-1931 and 4-1934; also part of the east half of the northeast quarter of the northeast quarter of Section 19, Township 6 South, Range 10 West, Vanderburgh County, Indiana. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (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 areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.&E U.G.D.E." (Public Utility and Underground Drainage Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, and for the Owner's underground storm sewers, with the right to trim or remove, at the discretion of the public utility or the Owner, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities or drainage pipes shall be located within said areas of land and any fence located within said areas of land is subject to removal by the public utility or the Owner, his successors or assigns, without liability, in the use of said easements.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction. The Drainage Board or utility exercising such right of ingress or egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

GARVIN INDUSTRIAL ASSOCIATES, L.P.

By: Claudia Millner
Vice President
Title

Address: 1315 Read Street
Evansville, IN 47710
Telephone: 812-464-8383

NOTARY CERTIFICATE

STATE OF ~~INDIANA~~ Missouri COUNTY OF VANDERBURGH ~~)~~ Saint Louis) 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 10th day of MARCH 19 98

My Commission Expires: 3-29-99

Georgia Hartsaver
Notary Public

GEORGIA HARTSAVER
(typed or printed name)

Notary Resides in St. Charles County, ~~Indiana~~ Missouri

NOTARY PUBLIC SEAL MISSOURI INDIANA

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do hereby certify that I am a land surveyor licensed in compliance with the laws of the Stateof 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 11th day of February, 1998.

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

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

Proj No.: 3829

APC # 8-S-98

For easement Applying to Lot 2-4
See Deed Drawer 12 card 4540