98 22410

RECEIVED FOR RECORD
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RE Book P 161
RECORDER
VANDERBURGH COUNTY
CTRL# 00170

# GARVIN INDUSTRIAL PARK

A REPLAT OF BLOCKS 5 AND 8 IN MANUFACTURERS ADDITION TO THE CITY OF EVANSVILLE, INDIANA
ALSO A PART OF BLOCKS 7, 18, 9, 14, AND 15 IN WILLIAM W. MORGANS PLAT OF LOTS
1, 2, 3, 4, AND 5 IN MAXWELL'S SUBDIVISION

P-161

ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 09 1998

AUDITOR
4730

N

SCALE 1" = 50'

50 25 0 50 100

NOTE:
ALL EXISTING CONTOURS AND SPOT SHOT ELEVATIONS SHOWN HEREON ARE TAKEN FROM EVANSVILLE-VANDERBURGH COUNTY TOPOGRAPHIC MAP SHEET NO. 138 OF 317 DATED 3-27-90 AND DOES NOT REPRESENT AN ON THE GROUND SURVEY.

## LEGEND

- POWER POLE
- LIGHT POLE
- TELEPHONE POLE
- OHW OVERHEAD WIRE
- GAS VALVE
- WATER VALVE
- WM WATER METER
- SMH STORM SEWER MAN HOLE
- SSMH SANITARY SEWER MAN HOLE
- FIRE HYDRANT
- AREA DRAIN
- CURB INLET
- OHE OVERHEAD ELECTRIC
- FENCE
- CENTER LINE
- BOUNDARY LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY LINE
- RAILROAD TRACK
- POINT OF SWITCH

WM. W. MORGANS PLAT OF LOTS 1,2,3,4&5 IN MAXWELLS SUBDIVISION PLAT BOOK C, PAGE 180

PIGEON CREEK

MANUFACTURES ADDITION PLAT BOOK C, PAGE 316.

℄ PIGEON CREEK LEVEE

Evansville Vanderburgh Levee Authority District 1300 Waterworks Road Evansville, In. 47713

LEVEE PROTECTION TO ELEVATION 387.20

N 76°56'55" E 43.74'

N 66°59'08" E 54.08'

TITLE EXCEPTION (9) 6.8' SIGECO EASEMENT DEED RECORD 575, PAGE 425 SEE TITLE EXCEPTION NO. 10

PERPETUAL EASEMENT FOR SEWER AND I WALL CONSTRUCTION DEED DRAWER 1, CARD 2029

PAINT MARK ON LEVEE WALL

N 76°31'41" E 203.95'

SOUTH FACE OF PIGEON CREEK LEVEE CONC. I WALL

1.17' O/S SOUTH FACE OF I. WALL TO ℄ OF I. WALL. R/W GRANTED TO E.V.L.A.D. DEED DRAWER 1, CD.2028.

SIGECO (12) DEED DRAWER 1, CARD 5385

SECTION 18

N 03°59'50" W 86.28'

℄ EASEMENT

1/2" I.R.O.D.

PART OF THE SE 1/4 SECTION 18-T6S-R10W

REPLAT OF PART OF BLOCKS 2, 7, 8, & 9 IN WILLIAM W. MORGANS PLAT OF LOTS 1, 2, 3, 4, AND 5 IN MAXWELL'S SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK C, PAGE 180 & MINOR SUBDIVISION

N 73°50'10" E 564.82'

356.80'

208.02'

12' UNDERGROUND UTILITY EASEMENT

20' LANDSCAPE EASEMENT

10' DRAINAGE EASEMENT

FENCE CORNER POST

VARIABLE WIDTH DRAINAGE EASEMENT

APPROX. ℄ 54" COMBINATION SEWER

℄ PERPETUAL EASEMENT TO THE CITY OF EVANSVILLE. DEED RECORD 182, PAGE 393.

109.5'

NOTE:
1. NO BUILDINGS PERMITTED WITHIN DRAINAGE EASEMENT AREA.
2. DRAINAGE EASEMENT MAY BE PAVED AND UTILIZED AS A PARKING LOT.

LOT 5
1.74 ACRES

LOT 6
1.35 ACRES

N 00°12'18" W 265.47'

S 00°12'18" E 322.66'

27-54-3
Garvin Industrial Associates LP % Nancy Cooper STE 12
415 DeBaliviere
St. Louis, MO. 63119

M-2

12' PUBLIC UTILITY & DRAINAGE EASEMENT

N 00°30'29" E

27-72-1
Garvin Industrial Associates LP % Nancy Cooper STE 12
415 DeBaliviere
St. Louis, MO. 63119

ZONED M-2

#409

#317

383.8 X

R = 30' L = 24.38'

L = 119.11'

50.0'

123.54'

200.00'

N 89°47'42" E. 308.40'

READ STREET

811.85'

10' DRAINAGE & UNDERGROUND UTILITY EASEMENT

N 89°47'42" E 112.81'

MILLNER INDUSTRIAL DR. CONCRETE PAD

S 89°47'42" W 719.72'

50' R/W

25' R

499.55'

L = 115.18'

211.32'

210.00'

184.69'

#400

#314

#300

BLOCK WALL SIGN

UNDERGROUND PIPE

#408

#1610

27-54-4
Bobby G. Ogelsby
510 Dresden Street
Evansville, In. 47715

M-2

LOT 4
1.47 ACRES

LOT 3
1.38 ACRES

LOT 2
1.38 ACRES

LOT 1
1.38 ACRES

N 00°12'28" E 307.18'

S 00°12'16" E 283.92'

N 00°12'18" W 285.59'

N 00°12'18" W 287.24'

370.9'

338.88'

286.88'

27-72-2
Spiegel, Si & Squarci
Larry-Partnership
840 Broadway
Newburgh, NY. 12550

ROCK PARKING AREA

ASPHALT PARKING AREA

CONCRETE PAD

P.O.B.

FIRST AVENUE

15' PUBLIC UTILITY EASEMENT

ASPHALT AREA

R/R MILE MARK POST # 286

(15) EASEMENT TO CITY OF EVANSVILLE DEED DRAWER 5, CARD 3479

COMMITMENT EXCEPTION (13) SUBJECT TO AN AGREEMENT FOR ELECTRIC TO SOUTHERN INDIANA GAS & ELECTRIC CO. MAP DATED 3/5/98 FILED IN DRAWER P AT GRANTEES OFFICE.

223.12'

211.82'

218.00'

206.41'

N 89°45'16" W 850.86'

N 89°45'16" W 880.70'(MEAS) 880.00'(DEED)

R/R SPIKE

R/R SPIKE (REPLACES FORMER P.K. NAIL)

109.5'

MORGAN AVENUE

ABANDONED RAILWAY

18'ST.

382.3 X

1979.23'

PUNCHED STAINLESS STEEL ROD S.W. COR., SEC. 18-6-10

R/R SPIKE (FND)

27-50-1
Stagg Industrial Development Corp.
1800 N. Elm
Henderson, KY. 42420

27-25-2
Southern Indiana Gas & Electric CO.
20 N.W. Fourth Street
Evansville, IN. 47741

27-35-1
Elston Richards, Inc.
P.O. Box 88467
Grand Rapids, MI. 49588

M-3

27-27-1
Jerry L. Fruth & Jack Rogers
19 N.W. Fourth Street, Suite 400
Evansville, In. 47708

27-27-9
Jerry L. Fruth & Jack Rogers
19 N.W. Fourth Street, Suite 400
Evansville, In. 47708

27-1-1
Garvin Industrial Associates LP % Nancy Cooper STE 12
415 DeBaliviere
St. Louis, MO. 63119

TITLE EXCEPTION (12) – NO EFFECT

TITLE EXCEPTION (11) – NO EFFECT

## 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 designates the same as Garvin Industrial Park
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 "Public Utility (P.U.) Easement", are hereby dedicated 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 erected 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 of land marked "Drainage & Underground (D.&U.) Utility Easement" are dedicated for conveyance of surface water and/or subsurface water drainage, maintenance and operation of underground portions of public utility facilities including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of easement.

Strips of ground marked "Drainage (Drain.) Easement" are dedicated for conveyance of surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross, underground only, such Drainage Easements with utility facilities; and provided that such facilities are not placed in such 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, so long as any damage caused to designed facility is repaired by the utility company equal to design standards.

By _____ EXECUTIVE V.P.
Garvin Industrial Associates L.P.
1315 Reed Street
Evansville, IN 47710
(812) 464-8383

## 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 1997

My Commission Expires: 3/29/99

Georgia Hartbauer
Notary Public
GEORGIA HARTBAUER
(typed or printed name)

Notary Resides in St. Charles County, Indiana MISSOURI

## GENERAL NOTES

Zoning: The subject property is currently zoned M-2 General Industrial. The abutting property is zoned M-2.

Flood Plain Data: Per F.I.R.M. for City of Evansville, Indiana, Panel Number 180257 0004 B, dated October 15, 1981, this proposed subdivision does not lie within that Special Flood Zone A. Site in Zone C.
NOTE: Property is Levee Protected.

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.

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

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

Access: All lots shall access Millner Industrial Drive.

Easements: Existing recorded easements are as shown hereon.

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.

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.

LOCATION MAP

PIGEON TWSHP

Erosion Control for Ditches: If Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% 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. 0021."

Fences: Fences may be erected within drainage and public utility easements subject to the rights of the public utilities, subject to drainage requirements and subject to covenant restrictions of this subdivision, including fence drawings, diagrams and specifications therein.

STREET PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON: 9-11-96

DRAINAGE: STORM WATER DETENTION WILL BE REQUIRED AS EACH LOT IS DEVELOPED. DRAINAGE PLAN MUST BE DEVELOPED WHICH PROVIDES THE PEAK RELEASE RATE NOT EXCEED THE 10 YEAR PREDEVELOPED RUNOFF RATE.

## 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 MAY 1, 1996.

Secondary Plat complies with the Ordinance and is released for Recording

President Blaine Oliver

Attest Executive Director (ASST.)

Executive Director (ASST.) Blaine Oliver

PLAT RELEASE DATE: July 8, 1998

## BOUNDARY DESCRIPTION

A part of Blocks 5 and 8 in Manufacturers Addition to the City of Evansville, Indiana, as per plat thereof, recorded in Plat Book C, page 316 in the office of the Recorder of Vanderburgh County, Indiana; also a part of Blocks 7, 8, 9, 14 and 15 in William W. Morgans Plat of Lots 1, 2, 3, 4, and 5 in Maxwell's Subdivision as per plat thereof, recorded in Plat Book C, page 180 in the office of the Recorder of Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at the southeast corner of Block 14 of said William W. Morgans Plat (said point also being the centerline intersection of Reed Street and Morgan Avenue); thence along the south line of Block 14 and 15 of said William W. Morgans Plat and Block 8 of said Manufacturers Addition, North 89 degrees 45 minutes 16 seconds West 880.70 feet measured (880.00 per plats) to a point 109.5 feet east of the southwest corner of Block 8 of Manufacturers Addition; thence along a line parallel with and 109.5 feet east of the west line of Block 8 and 5 of manufacturers Addition, North 00 degrees 12 minutes 28 seconds East 30.00 feet to the north right-of-way line of Morgan Avenue, said point being the true point of beginning; thence continuing along said line North 00°12 minutes 28 seconds East 499.55 feet to a point on the south right-of-way line of the Evansville-Vanderburgh Pigeon Creek Levee, said point being 60.00 feet measured perpendicular from the centerline of said Pigeon Creek Levee, said point being a fence corner post; thence along the southerly right-of-way line of said levee, said line being marked by a chain link fence, North 73 degrees 50 minutes 10 seconds East 564.82 feet to a 1/2 inch iron rod (found); thence South 00 degrees 12 minutes 18 seconds East 322.66 feet; thence North 89 degrees 47 minutes 42 seconds EAST308.40 feet to the west right-of-way line of Read Street; thence along said west right-of-way line, South 00 degrees 30 minutes 29 seconds West 338.88 feet to the point of intersection of said west right-of-way line and the north right-of-way line of Morgan Avenue; thence along said north right-of-way line of Morgan Avenue,

North 89 degrees 45 minutes 16 seconds West 850.86 feet to the point of beginning, containing 9.62 acres.

Subject to the following:

An 8 foot easement for right-of-way to Southern Indiana Gas and Electric Company as per Deed Record 575, page 424 in the office of the Recorder of Vanderburgh County, Indiana. This easement may be invalid since the construction of the Pigeon Creek Levee.

An 8 foot easement for right-of-way to Southern Indiana Gas and Electric Company, recorded in Deed Drawer 1, Card 5385 in the office of the Recorder of Vanderburgh County, Indiana.

A Perpetual Easement to the City of Evansville, along a described centerline for the purpose of constructing and maintaining a sewer, inlets, manholes and to enter on the easement to repair and other provisions therein set out, dated April 20, 1935, recorded May 8, 1935 in Deed Record 182, page 393 in the office of the Recorder of Vanderburgh County, Indiana.

Sewer and "I" wall foundation easement to the Evansville-Vanderburgh Levee Authority District as recorded in Deed Drawer 1, Card 2029 in the office of the Recorder of Vanderburgh County, Indiana.

Agreement between Swift and Company and Southern Indiana Gas and Electric Company for the installation and maintenance of electric line over and across the above described parcel as shown on map labeled Southern Indiana Gas and Electric Company, Evansville, Indiana, drawn by P. dated March 5, 1938.

## 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 15th day of October, 1997

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 S.E. Sixth Street
Evansville, IN 47713-1787
(812) 464-9585
REFERENCE LAWYERS TITLE COMMITMENT NO. 107835, DATED MAY 24, 1996

Date: 10/15/97 Proj. No. 96-3320-4

APC # 11-S-96

For easement Applying to Lot Pt 6
See Deed Drawer 12 card 7169

For easement Applying to Lot Pt 5
See Deed Drawer 12 card 7168

For easement Applying to Lot Pt 5
See Deed Drawer 13 card 2187

For easement Applying to Lot Pt 1-4
See Deed Drawer 13 card 2453