VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER
1998R00035254
10-21-1998 12:23 PM
RECORDING FEE: 18.00
PAGES: 1

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 5th day of October, 1998.

David L. Savage

David L. Savage, P.E.,L.S.
Indiana Land Surveyor 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 III (roman numeral 3).

For COMMERCIAL DEVELOPMENT CO., INC.

Thomas E. Roberts, President

THOMAS E. ROBERTS, PRESIDENT
8000 MARYLAND AVE, SUITE 1170, CLAYTON, MO. 63105

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 6th day of October, 1998.

HEATHER PROKASKY
Notary Public - Notary Seal
State of Missouri
County of Jefferson
My Commission Exp. 11/06/2001

My Commission Expires:

11-06-2001
Notary Resides in:

Jefferson, Missouri
County, Missouri

Heather Prokasky
Notary Public

Heather Prokasky
Printed

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.

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 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.

wd8 b:esmt.doc

All roads shown & 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 Sept. 2, 19 98.

President

Executive Director

Plat Release Date: Oct. 21, 1998

Executive Director

VEHICULAR ACCESS EASEMENT

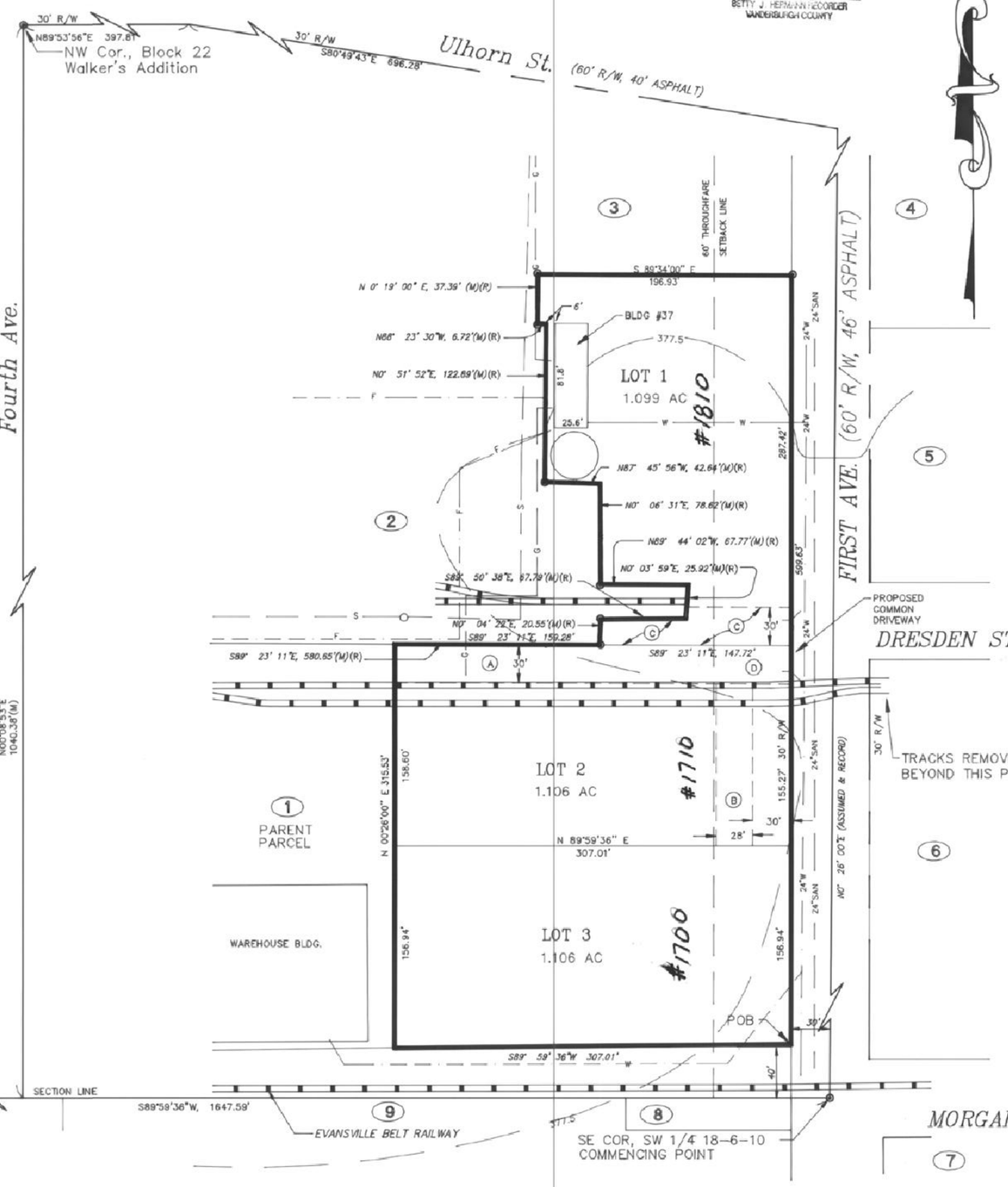
- (A) 30' ACCESS FOR PROPERTY TO WEST
- (B) 28' ACCESS FOR LOT 3
- (C) ACCESS FOR LOTS 2 & 3 AND PROPERTY TO WEST
- (D) ACCESS FOR LOTS 1 & 3 AND PROPERTY TO WEST

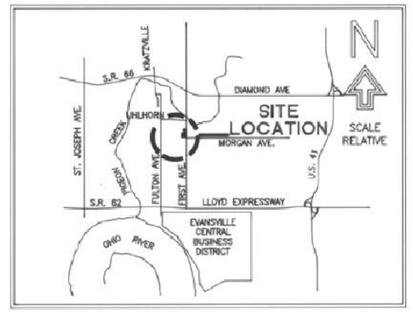
COMMON DRIVE & DECEL LANE

All lots, including the parent parcel, shall access First Avenue through a common drive. A southbound decel lane on First Avenue at the common drive will be constructed and installed prior to the issuance of any improvement location permit for the development of lots 2 and 3 that will cause the estimated traffic from the subdivision to exceed the volume requirement for decel lanes in accordance with The EUTS Access Standards Manual.

50 0 50 100 150
Scale 1" = 50'

RECEIVED FOR RECORD
at 12:23 P M.
OCT 21 98
Plat Book P
Page 178
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY





DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT 21 1998
Suzanne M. Crouch
AUDITOR
#7471

LEGAL DESCRIPTION

Part of the Southwest quarter of Section 18, Township 6 South, Range 10 West, in Pigeon Township, Vanderburgh County, Indiana, described as follows:

Commencing at the Southeast corner of the Southwest quarter of said Section 18; thence S89°59'36"W 30.00' to the westerly right-of-way line of First Ave.; thence N00°26'00"E 40.00' to the true point of beginning. Thence S89°59'36"W and parallel to the south line of said quarter 307.01'; thence N00°26'00"E 315.53' to the south line of the property of Johnson Feed and Supply as recorded in deed drawer 10, card 3427 in The Office of The Recorder of Vanderburgh County; thence S89°23'11"E 159.28' to an iron pin marking the southeast corner of said Johnson Feed & Supply property; thence N00°04'22"E 20.55' to an iron pin; thence S89°50'38"E 67.79'; thence N00°03'59"E 25.92'; thence N89°44'02"W 67.77' to an iron pin; thence N00°06'31"E 78.62'; thence N87°45'56"W 42.64' to an iron pin; thence N00°51'52"E 122.89'; thence N88°23'30"W 6.72' to an iron pin; thence N00°19'00"E 37.39' to the Southwest corner of CDC No. 2 Subdivision as recorded in plat book P, page 98 in said office; thence S89°34'00"E 196.93' to the southeast corner of said CDC No. 2; thence S00°26'00"W, assumed bearing, 599.63' along the west right-of-way line of First Avenue to the true point of beginning, containing 3.311 acres, more or less.

Cdc3 legal.doc

GENERAL NOTES

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.

FLOOD ZONE: This property does not fall within the 100 year flood zone boundary as shown on FIRM 1802570004 B, 10/15/81.

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CDC No. 3 SUBDIVISION

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

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

DATE: July 1998
SCALE: 1" = 50'
PROJECT NO. 4125

File name: C:\AP\CDCBLK

REV. DATE: 10/05/98

APC# 26-S-98