REPLAT OF OAK HILL COMMERCIAL SUBDIVISION
(PART FOUR)



LOCATION MAP

RECEIVED FOR RECORD
at 2:37 P M.
DEC 14 1998
Plat Book P-
Page 194
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1998R00041471

#9745

SCALE: 1"=50'
0 25 50 100

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 15, Township 6 South, Range 10 West in Knight Township, in the City of Evansville, Vanderburgh County, Indiana and more particularly described as follows:

Beginning at the southwest corner of the plat of Oak Hill Commercial Subdivision (Part Four) as recorded in Plat Book O, page 197, said point being on the north right-of-way for Maxwell Avenue 570.00 feet east of the west line of said quarter section; thence North 01 degrees 08 minutes 11 seconds West 413.05 feet; thence North 89 degrees 09 minutes 12 seconds East parallel with Maxwell Avenue 63.25 feet; thence North 11 degrees 55 minutes 12 seconds East 54.06 feet to a point on the real estate conveyed to the State of Indiana as described in Circuit Court Cause No. 2582; thence for the next three (3) calls along said right-of-way as acquired by Cause No. 2582:

(1) South 52 degrees 58 minutes 10 seconds East 14.44 feet;
(2) South 74 degrees 31 minutes 59 seconds East 109.54 feet;
(3) 98.20 feet along a curve concave to the northeast, said curve having a radius of 2024.94 feet and a chord of 98.19 feet bearing South 64 degrees 14 minutes 08 seconds East;

thence continue along real estate conveyed the State of Indiana, as recorded in Volume 548, page 524 for the next five (5) calls:

(1) 188.08 feet along a curve and being a continuation of the previously described curve, said curve being concave to the northeast and having a radius of 2024.94 feet and a chord of 188.01 feet bearing South 68 degrees 17 minutes 08 seconds East;
(2) South 06 degrees 17 minutes 49 seconds West 56.93 feet;
(3) South 05 degrees 58 minutes 47 seconds East 73.45 feet;
(4) South 04 degrees 55 minutes 01 second West 46.72 feet;
(5) North 89 degrees 09 minutes 12 seconds East 3.50 feet;

thence South 02 degrees 51 minutes 12 seconds West 134.16 feet to a point where the westerly right- of-way of Oak Hill Road intersects the north right-of-way of Maxwell Avenue; thence South 89 degrees 09 minutes 12 seconds West 440.69 feet to the point of beginning, containing 4.05 acres (176,452 square feet).

GENERAL NOTES:

1.) ZONING: The Subject property is zoned C-4 : abutting property is zoned as noted hereon.

2.) UTILITIES: Sanitary sewer exists across Lots 2 & 3 and also lies in Oak Hill Road east of Lot 1.Water is available along Maxwell Ave. & Oak Hill Road. Gas & Electric are also available at the site.

3.) FLOOD PLAIN DATA: Per F.I.R.M., Vand. County, Indiana (unincorporated areas) Panel No. 180257 0004 B dated Oct. 15, 1981. A portion of this project lies within the designated 100 year flood zone as plotted by scale. The published 100 year flood elevation is 381.00.

4.) MINIMUM FIRST FLOOR ELEVATIONS: Flood Protection Grades (FPG) Elev. 383.00 have been established by the Vanderburgh County Building Commissioner and are shown hereon.

5.) BASEMENTS: Any basements must be approved by the Vanderburgh County Building Commissioner.

6.) 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 45 days of disturbance of soil and must remain in place until final grading and seeding.
- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

7.) SITE TOPOGRAPHY: The site drains northwest towards Pigeon Creek as shown hereon.

8.) EROSION CONTROL FOR DITCHES: Slopes of 0% to 2% shall be mulched and seeded 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.

9.) PUBLIC UTILITY AND DRAINAGE EASEMENTS: Above ground parts of public utilities are not to be located within the bands of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales. Individual lot owner shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easement.

10.) ROAD GRADES: No road grades will exceed 10%.

11.) ACCESS: Lot No. 1 & 3 will be allowed one shared curb cut onto Oak Hill Road as shown hereon. The existing turn lane on Oakhill Road adjacent to Lot No. 1 will be extended North beyond the shared curb cut.

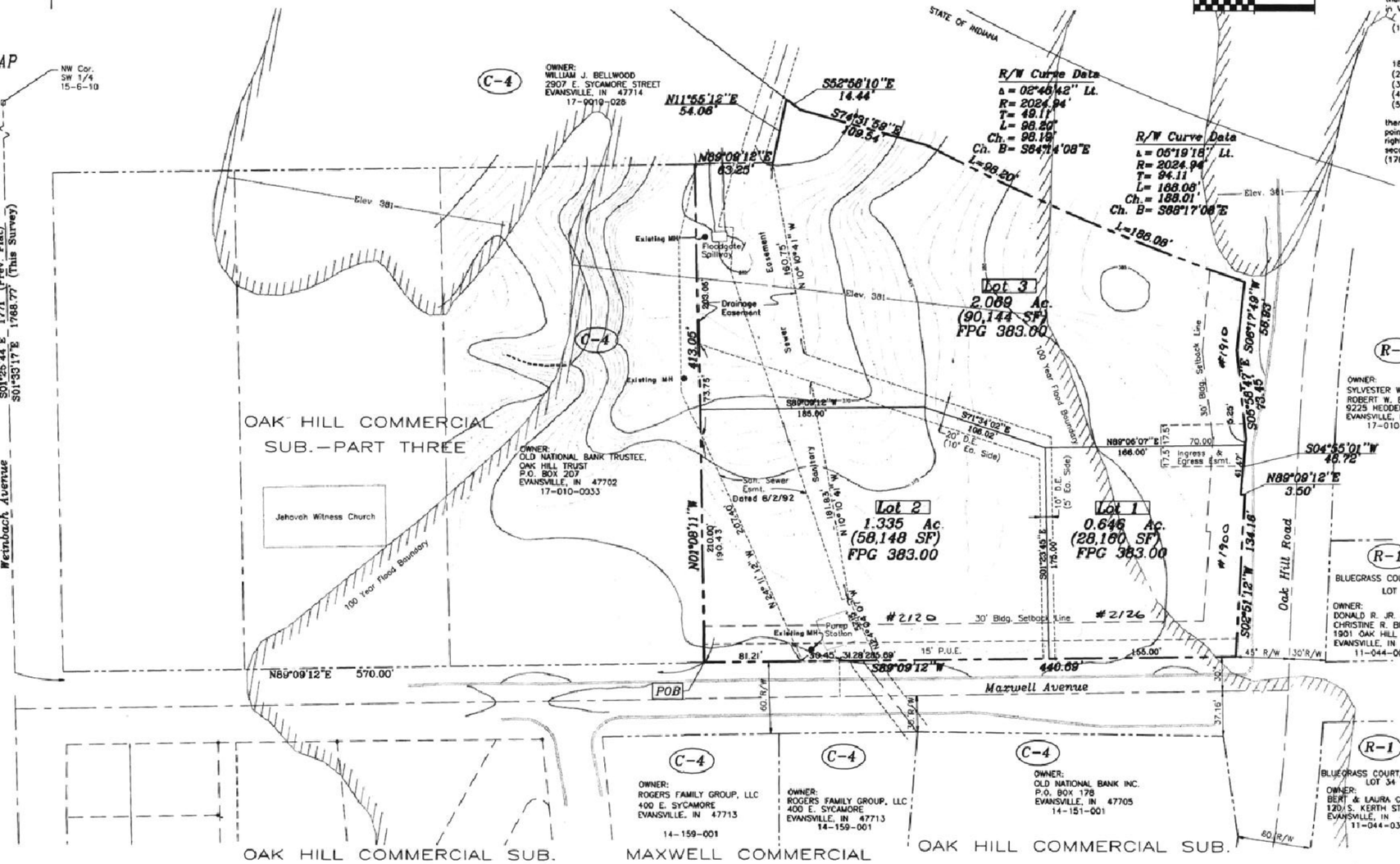
12.) MONUMENTATION: Monuments have been set at all boundary & lot corners, where noted. Existing reference monuments are at other corners as noted. Monuments set as a part of this plat are: 3/4" x30" Rebars w/ Cap stamped "BLA FIRM 0030",except where noted otherwise.

13.) EXISTING MANHOLES: Any expense to raise existing manhole castings will be the responsibility of the respective lot owner of the lot on which it exists.

Storm Drainage Plans Shall Be Approved For Each Lot As Developed.

The Are No Road Extensions Required.

There Are No Sewer Or Water Main Extensions Required.



SURVEYOR'S CERTIFICATE

I, Matthew E. Wannemuehler, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on 9/15/98 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 2nd day of October 1998.

REGISTERED MATTHEW E. WANNEMUEHLER NO.8800054 STATE OF INDIANA LAND SURVEYOR

Matthew E. Wannemuehler
Indiana Registration No. 8800054
Bernardin Lochmueller & Assoc., Inc.
6200 Vogel Road
Evansville, IN 47715

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 Replat of Oak Hill Commercial Subdivision (Part Four). All roads shown and not previously dedicated are here by 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 obstruction. No structure other than such utility facilities shall be located within said areas of land and any fence 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 "D.E." (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however that public utilities are hereby permitted to cross such Drainage Easement with utility facilities 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/egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

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 rights of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

Dennis B. Longest
Owner
Old National Trust Company
Trustee, Oak Hill Trust
Dennis B. Longest
(Vice-President)
1600 Old National Bank Building
Evansville, IN 47708

NOTARY CERTIFICATE

STATE OF INDIANA COUNTY OF VANDERBURGH) ss:

Before me , the undersigned, a Notary Public in and 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 26th day of Oct., 1998.

My Commission Expires: 9-23-2000
Notary Resides in Vanderburgh County, Indiana

Notary Public: Beverly M. Behne
Beverly M. Behne
(typed or printed Name)

NOTARY PUBLIC SEAL INDIANA

P-194

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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on 12-14-98.

President

Executive Director

Executive Director

PLAT RELEASE DATE: 12-14-98

APC # 24-5-98

Easement Agreement
NOT ASSIGNMENT APPLYING TO THIS Plat
SEE DEED DRAWER 5 CARD 8182
1998R00002922 DATE 1-27-99
ATTEST: BETTY J. HERMANN, RVC
BY Rebecca J. Rachanow DRVC

For easement Applying to Lot 2
See Deed Drawer 13 card 1206

For easement Applying to Lot 3
See Deed Drawer 13 card 1207