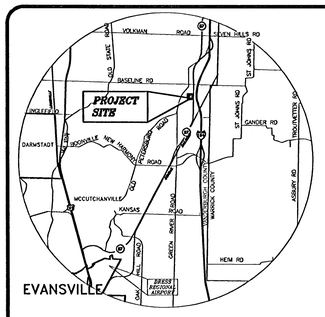
FINAL PLAT OF VANDERBURGH INDUSTRIAL PARK

PART OF THE WEST HALF OF SECTION 1, TOWNSHIP 5 SOUTH
RANGE 10 WEST, SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA

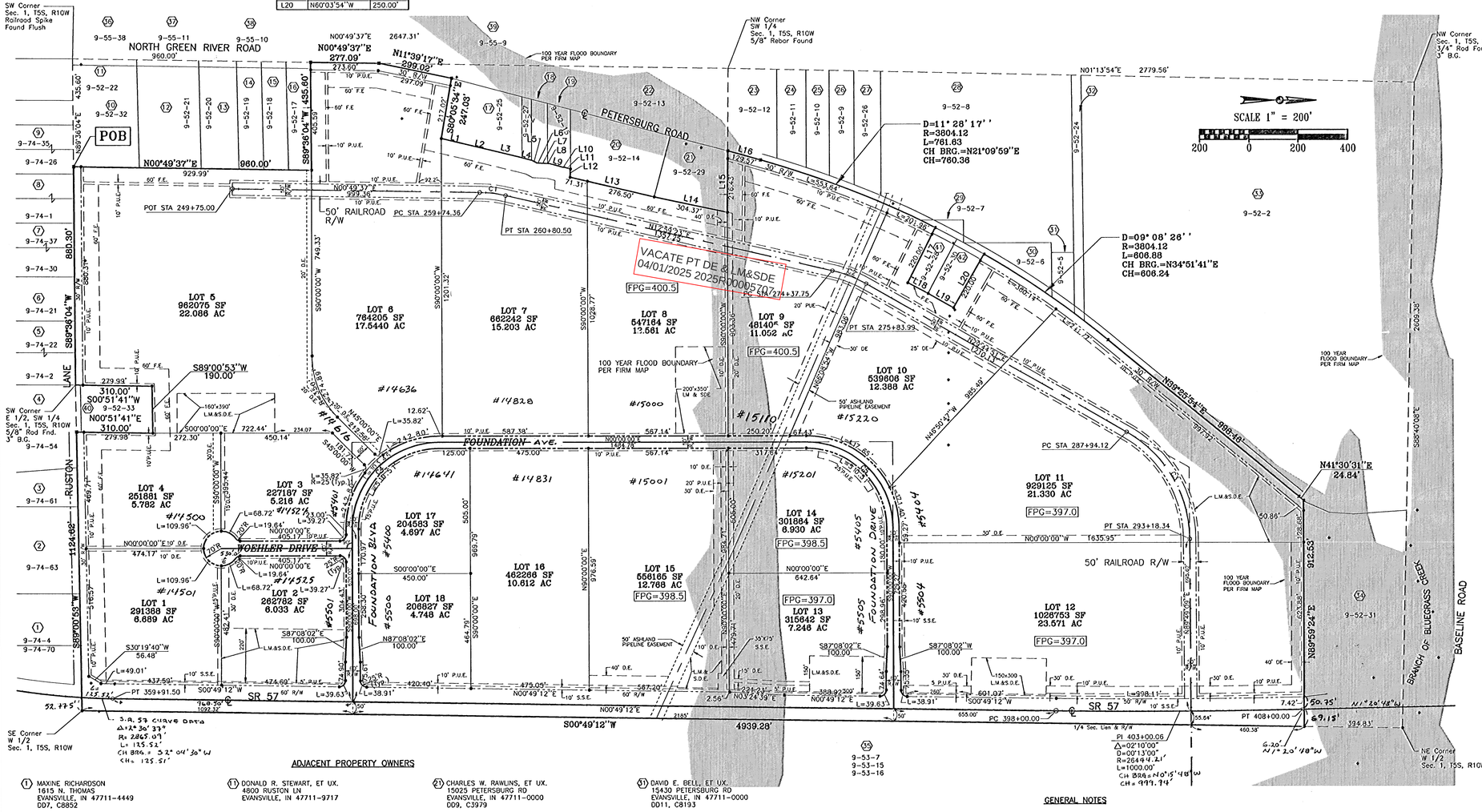


SITE LOCATION MAP

NUMBER	DIRECTION	DISTANCE
L1	N13°06'50"E	108.43'
L2	N13°29'17"E	93.31'
L3	N13°38'05"E	121.44'
L4	N14°30'47"E	52.45'
L5	N28°31'25"E	22.54'
L6	N02°23'06"E	11.60'
L7	N02°46'16"E	25.87'
L8	N04°39'14"E	14.69'
L9	N15°15'39"E	53.61'
L10	N00°49'16"E	7.23'
L11	N16°02'57"E	24.04'
L12	S88°00'51"E	33.86'
L13	N12°59'23"E	347.81'
L14	N11°59'42"E	304.37'
L15	N89°29'14"W	247.50'
L16	N15°35'35"E	137.57'
L17	S63°03'34"E	250.00'
L18	N27°40'54"E	93.47'
L19	N29°20'16"E	118.46'
L20	N60°03'54"W	250.00'

RAILROAD CURVE DATA					
NUMBER	Δ	R	L	CH BRG.	CH
C1	12°09'46"	500.00'	106.14'	N06°54'30"E	105.94'
C2	16°45'28"	500.00'	146.24'	N21°22'07"E	145.72'
C3	60°04'18"	500.00'	524.22'	N59°46'60"E	500.54'

NUMBER	Δ	D	CH BRG.	T	R	CH
C4	90°00'00"	16°22'13"	N45°00'00"W	350.00'	350.00'	494.97'
C5	90°00'00"	16°22'13"	N45°00'00"E	350.00'	350.00'	494.97'



ADJACENT PROPERTY OWNERS

1. MAXINE RICHARDSON, 1615 N. THOMAS, EVANSVILLE, IN 47711-4449, D07, C8852
2. LARRY W. ADAMS, ET UX., 5335 RUSTON LN, EVANSVILLE, IN 47711-9715, D010, C729
3. JEFFERY L., ET UX., 5311 RUSTON LN, EVANSVILLE, IN 47711-9715
4. LOWELL T. HURLEY, 5325 RUSTON LN, EVANSVILLE, IN 47711-9718, D09, C2742
5. WILLIAM C. KOHLMEYER, ET UX., 5135 RUSTON LN, EVANSVILLE, IN 47711-9748
6. RANDY L. VOORHEES, ET UX., 5105 RUSTON LN, EVANSVILLE, IN 47711-9748, D011, C3106
7. AMY S. BESING, 5035 RUSTON LN, EVANSVILLE, IN 47711-7618, D09, C6133
8. RUBY MARIE NEWMASTER, TRUSTEE, 4949 RUSTON LN, EVANSVILLE, IN 47711-7617, D06, C6775
9. ROY A. SAPP, ET UX., 4901 RUSTON LN, EVANSVILLE, IN 47711-7617, D01, C2143
10. CARL R. HOFMANN, ET UX., 14333 N. GREEN RIVER RD, EVANSVILLE, IN 47711-9777
11. DONALD R. STEWART, ET UX., 4800 RUSTON LN, EVANSVILLE, IN 47711-9717
12. RANDY H. PLUNKETT, ET UX., 14431 N GREEN RIVER RD, EVANSVILLE, IN 47711-0000, D09, C5269
13. COREY L. UNDERHILL, ET UX., 14469 N GREEN RIVER RD, EVANSVILLE, IN 47711-0000, D011, C2923
14. ALICE S. HUEBNER, 14505 N GREEN RIVER RD, EVANSVILLE, IN 47711-0000
15. RANDAL J. SCHAPKER, ET UX., 14525 N GREEN RIVER RD, EVANSVILLE, IN 47711-0000, D01, C7539
16. HERBERT W. ENGELHARDT, ET UX., 14543 N GREEN RIVER RD, EVANSVILLE, IN 47711-0000
17. JERRY R. RACINE, ET UX., 14747 OLD PETERSBURG RD, EVANSVILLE, IN 47711-0000, D09, C2968
18. ROBERT K. MOOG, ET UX., 14841 PETERSBURG RD, EVANSVILLE, IN 47711-0000, D09, C1313
19. DAVID P. GROSS, ET UX., 14845 PETERSBURG RD, EVANSVILLE, IN 47711-0000, D09, C3834
20. JEFFERY A. CATER, ET UX., 14939 PETERSBURG RD, EVANSVILLE, IN 47711-0000, D010, C2418
21. CHARLES W. RAWLINS, ET UX., 15025 PETERSBURG RD, EVANSVILLE, IN 47711-0000, D09, C3979
22. MAPLE LAWN FARM c/o STEVE JACKSON, 14420 OLD STATE RD, EVANSVILLE, IN 47711-0000, D08, C1814
23. RUSSELL T. CHANDLEY, ET UX., 15110 PETERSBURG RD, EVANSVILLE, IN 47711-0000, DR357, P.464
24. PHILLIP HEDRICK, ET UX., PO BOX 24330, OKLAHOMA CITY, OK 73124, D09, C3615
25. TONY R. RAWLINS, ET UX., 15140 PETERSBURG RD, EVANSVILLE, IN 47711-0000, D09, C2313
26. MARY E. DUGAS, 15220 PETERSBURG RD, EVANSVILLE, IN 47711-0000, D010, C2973
27. JEFFERY WHEELER, 16301 VOLKMAN RD, EVANSVILLE, IN 47711-0000, D09, C1821
28. MARJORIE BARAN 1/3 TRST ETAL 2/3 c/o JOHN W. WHEELER, 16301 VOLKMAN RD, EVANSVILLE, IN 47711-8539
29. EDWARD A. BRUNCK, ET UX., 15300 PETERSBURG RD, EVANSVILLE, IN 47711-0000
30. JOHN P. MABREY, ET UX., 15420 PETERSBURG RD, EVANSVILLE, IN 47711-0000, D09, C2328
31. DAVID E. BELL, ET UX., 15430 PETERSBURG RD, EVANSVILLE, IN 47711-0000, D011, C8193
32. WALTER R. BOSSE, ET UX., 9906 PETERSBURG RD, EVANSVILLE, IN 47711-0000
33. JOHN W. WHEELER, ET UX., 16301 VOLKMAN RD, EVANSVILLE, IN 47711-0000, DR469, P.101
34. THE KING MEN'S CLUB, PO BOX 2004, EVANSVILLE, IN 47711-0000, DR420, P.5
35. FAIRVIEW LAND COMPANY, 50 JERMONE LN, FAIRVIEW HTS, IL 62208
36. CLIVE H. GUTHRIDGE, ET UX., 14310 N GREEN RIVER RD, EVANSVILLE, IN 47711-9777
37. PAUL D. VOLLMAN, ET UX., 14400 N GREEN RIVER RD, EVANSVILLE, IN 47711-9778
38. GERALD H. TEPOOL, ET UX., 14424 N GREEN RIVER RD, EVANSVILLE, IN 47711-9778
39. DARWIN O. & STEVE O. JACKSON EQUAL T/C, 14420 OLD STATE RD, EVANSVILLE, IN 47711-9409
40. LITA D. MILLER, 5200 RUSTON LANE, EVANSVILLE, IN 47715-9718
41. MARK A. GOEDDE, 15333 OLD PETERSBURG ROAD, EVANSVILLE, IN 47711-9778
42. GEORGE E. OLIVER ET UX., 15401 OLD PETERSBURG ROAD, EVANSVILLE, IN 47711

- ■ – Represents location of center punched railroad spikes set flush
- ● – Represents location of 3/4"x30" rebar w/cap stamped "BLA FIRM 0030" set flush

GENERAL NOTES

Zoning: The project is zoned M-2 .

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0015 C, dated August 15 1991, Vanderburgh County, Indiana, a portion of the subdivision lies within the designated 100 year flood zone.

Minimum First Floor Elevations: A Flood Plain Study has been performed to establish the 100 Year Flood Elevation. The Flood Protection Grades (FPG) determined by the study are indicated on this plat.

Abandoned Underground Mine: An abandoned underground mine shaft and mine at a depth approximately 500 feet below the surface is believed to lie below parts of Lots 7, 16, 17, and 18. The exact location has not been determined. The entrance to the shaft is on the east side of SR #57 and slopes east-northeast to the mine. The entrance to the mine has been sealed and approved by the Indiana Department of Environmental Management.

IDNR Permitting: The Indiana Department of Natural Resources (IDNR) has determined that approval from the IDNR for this site is not required for construction, excavation or filling unless a dam is to be constructed (IDNR record #82-990216-1).

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

Utilities: Sanitary sewer, water, gas, telephone and electric are on, or will be extended to, the site.

Access: Access to the site will be by way of SR #57. All lots within the subdivision will access internal streets only.

Road Grades: Maximum road grades shall not exceed 5%.

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, which must re-main in place until final grading and shaping.
Slopes of more than 6% shall be mulched and seeded and shall have straw bales, silt fences, and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Site Topography: The topography of the site can generally be divided into the northern and southern halves. The northern half of the site is relatively flat with grades ranging from elevation 391 to elevation 407. The ground surface in this area generally slopes from east to west, with runoff draining overland into either a concrete box culvert under SR#57, or into an unnamed ditch that flows under SR#57 in another box culvert. From the box culverts, the water flows east under I-164 and eventually into Bluegrass Creek. The southern portion of the site generally consists of gentle rolling hills with elevations ranging from 395 to elevation 435. The ground surface in this area generally slopes from the southwest to the northeast, with runoff draining into two unnamed drainage ditches that run west to east across the site. These drainage ditches discharge into concrete box culverts that cross SR#57. The ditches continue to flow east of SR#57, under I-164, and eventually into the Bluegrass Creek.

Erosion Control for Ditches:
Slopes of 0% - 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.

Storm drainage plans were approved by the Vanderburgh County Drainage Board on: August 23, 1999

Road construction plans for the original plat were approved by the Vanderburgh County Commissioners on: October 4, 1999

BOUNDARY DESCRIPTION

Part of the West Half ~~Quarter~~ of Section 1, Township 5 South, Range 10 West of the Second Principal Meridian, Scott Township, Vanderburgh County, Indiana, described as follows:

Commencing at the southwest corner of said Section 1; thence along the south line of said Section 1 North 89 degrees 36 minutes 04 seconds East 435.60 feet to the POINT OF BEGINNING of this description; thence parallel with the west line of said Section 1 North 00 degrees 49 minutes 37 seconds East 960.00 feet; thence parallel with the south line of said Section 1 South 89 degrees 36 minutes 04 seconds West 435.60 feet to the west line of said Section 1 and being the center line of Green River Road; thence along said west line and Green River Road center line North 00 degrees 49 minutes 37 seconds East 277.09 feet; thence continuing along said Green River Road center line North 11 degrees 39 minutes 17 seconds East 299.02 feet; thence along an established fence and tree row South 80 degrees 05 minutes 34 seconds East 247.03 feet to a wood fence corner post; thence along an established fence and tree row North 13 degrees 06 minutes 50 seconds East 108.43 feet; thence along an established fence and tree row North 13 degrees 29 minutes 17 seconds East 93.31 feet; thence along an established fence and tree row North 13 degrees 38 minutes 05 seconds East 121.44 feet; thence North 14 degrees 30 minutes 47 seconds East 52.45 feet to a 24 inch Sassafras tree; thence North 28 degrees 31 minutes 25 seconds East 22.54 feet to the corner of a wire fence dog run; thence North 02 degrees 23 minutes 06 seconds East 11.60 feet to the opposite corner of said dog run; thence North 02 degrees 46 minutes 16 seconds East 25.87 feet to the corner of a portable metal building; thence North 04 degrees 39 minutes 14 seconds East 14.69 feet to the opposite corner of said building; thence North 15 degrees 15 minutes 39 seconds East 53.61 feet to a point on the east line of a tract of land conveyed to John P. Ahelger by deed recorded in Deed Record 165, page 498 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line thereof North 00 degrees 49 minutes 16 seconds East 7.23 feet to the south line of the North Half of the Northwest Quarter of the Southwest Quarter of said Section 1, also being the southeast corner of a tract of land conveyed to Henry Hartig by deed recorded in Deed Record 68, page 310 in said Recorder's office; thence along the east line thereof North 16 degrees 02 minutes 57 seconds East 24.04 feet to the south line of a 0.229 acre tract of land conveyed to Jeffrey A. Carter and Amy A. Negley by deed recorded in Deed Drawer 10, Card 2418 in said Recorder's office; thence along the south line thereof South 88 degrees 00 minutes 51 seconds East 33.86 feet; thence along the east line thereof North 12 degrees 59 minutes 23 seconds East 347.81 feet; thence North 11 degrees 59 minutes 42 seconds East 304.37 feet to the north line of the Southwest Quarter of said Section 1; thence North 89 degrees 29 minutes 14 seconds West 247.50 feet to the center line of Old Petersburg Road; thence along the center line of said road North 15 degrees 35 minutes 35 seconds East 137.57 feet; thence continuing along the center line of said road Northerly, and Northeasterly 761.63 feet along an arc to the right and having a radius of 3804.12 feet and subtended by a long chord having a bearing of North 21 degrees 09 minutes 59 seconds East and a length of 760.36 feet; thence South 63 degrees 03 minutes 34 seconds East 250.00 feet; thence North 27 degrees 40 minutes 54 seconds East 93.47 feet; thence North 29 degrees 20 minutes 10 seconds East 118.46 feet; thence North 60 degrees 03 minutes 54 seconds West 250.00 feet to the center line of Old Petersburg Road; thence along the center line of said road Northeasterly 606.88 feet along an arc to the right and having a radius of 3804.12 feet and subtended by a long chord having a bearing of North 34 degrees 30 minutes 41 seconds East and a length of 606.24 feet; thence continuing along the center line of said road North 39 degrees 25 minutes 54 seconds East 998.46 feet; thence continuing along said center line North 41 degrees 30 minutes 31 seconds East 24.84 feet; thence North 89 degrees 59 minutes 24 seconds East 912.53 feet to the east line of the West Half of said Section 1; thence along said west line South 00 degrees 49 minutes 12 seconds West 4939.28 feet to the southeast corner thereof; thence along the south line of said half-quarter section South 89 degrees 00 minutes 53 seconds West 1124.62 feet; thence North 00 degrees 51 minutes 41 seconcs East 310.00 feet; thence South 89 degrees 00 minutes 53 seconds West 190.00 feet; thence South 00 degrees 51 minutes 41 seconds West 310.00 feet to a point in the south line of said half-quarter section; thence along the south line of said half-quarter section South 89 degrees 36 minutes 04 seconds West 880.30 feet to the point of beginning and containing 227.551 acres, more or less.

I, Matthew E. Wannemuehler, do hereby certify that I am a registered land surveyor, licensed im compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me on May 17, 2000, and that all monuments shown exist at locations as noted.

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

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

OWNERS 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 VANDERBURGH 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 "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 "D.E." (Drainage Fasement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities and 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 and 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.

Strips or areas of land, of the dimensions shown on this plat and marked "L.M. & S.D.E." (Lake Maintenance and Storm Detention Easement), are hereby dedicated for the maintenance of the storm detention basin and maintenance ,and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Storm Detention Easement.

Strips or areas of land, of the dimensions shown on this plat and marked "F.E." (Foliage Easement), are hereby dedicated for berms, trees, berms and trees, or approved sound attenuation barrier. These easements shall be maintained by the lot owners.

The area of land, of the dimensions shown on this plat and marked "R.R. R/W" (Railroad Right-of-Way), is hereby dedicated for the installation, maintenance, operation and repair of railroad structures. This area shall be maintained by the lot owners until the railroad structures are constructed. If the railroad structures are installed, the maintenance of the Right-of-Way shall become the responsibility of the lot owners utilizing the railroad structures.

Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E. (Sanitary Sewer Easement), are hereby dedicated for the installation, maintenance, operation, enlargement, and repair of sanitary sewer structures, 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.

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.

Owner
Evansville Industrial Foundation, Inc.
C. Randolph Rohifer, President
c/o Evansville Chamber of Commerce
100 NW Second Street, Suite 202
Evansville, IN 47708

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 the 14th day of June, 1997.2000

My Commission Expires: 2-14-2008

Notary Resides in Vanderburgh IN County, Indiana

Notary Public: Audrey M. Grembel
Audrey M. Grembel (typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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 June 9, 19 99

President

Executive Director

Executive Director

APC 415-5-79

PLAT RELEASE DATE: JUNE 28, 2000

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA

RECEIVED FOR RECORD at 2:33 P.M. JUNE 28 2000
RECORDED IN Q-79
PAID BETTY J. HERMANN RECORDER VANDERBURGH COUNTY
2000R00018326

ONLY APPROVED FOR DRAINAGE AND ROAD CONSTRUCTION PLANS

JUN 28 2000

AUDITOR

#4189

Q-79

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