OSWALD SUBDIVISION

OF

Lot 1, Glenview Industrial Park

Q-127

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
APR 0 9 2001
AUDITOR
#2096

3:34 P
Q-127
APRIL 9 2001
2001R00010907

Scale 1" = 30'

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 28th day of MARCH, 2001.

David L. Savage, P.E., P.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 OSWALD Subdivision.

BEVERLY OSWALD

Beverly Oswald

4101 St. Joseph Ave., Evansville, IN 47720
ADDRESS

STATE OF INDIANA, COUNTY OF VANDERBURGH

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 28th day of March, 2001.

My Commission Expires:
2-13-2008
Notary Resides in:
Posey
County, Indiana

Debra Kae Bosley
Notary Public
Debra Kae Bosley
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.

All roads shown & not previously dedicated are hearby dedicated to public use.

AREA PLAN COMMISSION CERTIFICATE

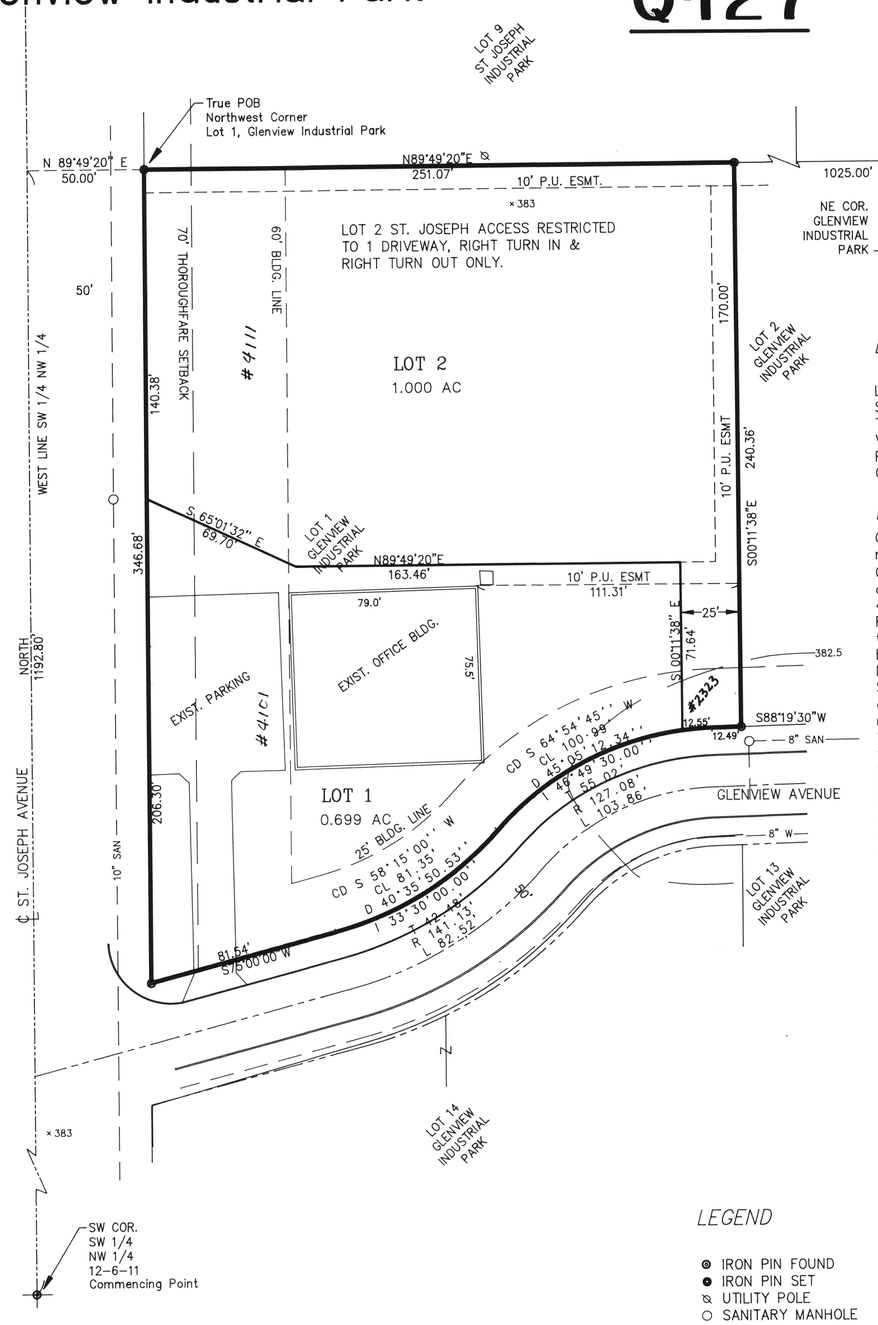
Under the authority provided by the Acts of 1981, Public Law No. 309, and enacted by The General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH CO. on August 10, 1999 (or Sub Review), _____.

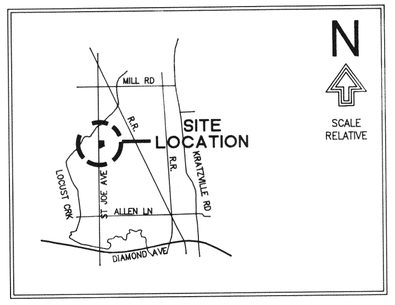
President

Barbara D. Cunningham
Executive Director

Plat Release Date: April 9, 2001

Barbara D. Cunningham
Executive Director





LEGAL DESCRIPTION

LOT 1 IN GLENVIEW INDUSTRIAL PARK, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 11 WEST, LYING IN CENTER TOWNSHIP, VANDERBURGH COUNTY, INDIANA AS RECORDED IN PLAT BOOK "L", PAGE 70 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, CONTAINING 1.699 ACRES, MORE OR LESS.

METES & BOUNDS DESCRIPTION

Commencing at the southwest corner of the southwest quarter of the northwest quarter of Section 12, Township 6 South, Range 11 West, Center Township, Vanderburgh County, Indiana; thence North 1192.80' along the west line of said quarter quarter section; thence N89°49'20"E 50.00' to the northwest corner of Lot 1 in Glenview Industrial Park subdivision as recorded in Plat Book "L", Page 70 in the office of the recorder of Vanderburgh County, said point being the true point of beginning; thence continuing along the north line of said subdivision N89°49'20"E 251.07' to the northeast corner of said Lot 1; thence S00°11'38"E along the east line of said Lot 1 240.36' to the southeast corner of said Lot 1; thence S88°19'30"W along the northerly right-of-way line of Glenview Avenue as recorded in said subdivision 12.49'; thence along said right-of-way line around a tangent curve to the left through a central angle of 46°49'30" an arc distance of 103.86'; thence along said right-of-way line around a tangent curve to the right through a central angle of 33°30'00" an arc distance of 82.52'; thence S75°00'00"W along said right-of-way line 81.54' to the southwest corner of said Lot 1; thence NORTH 346.68' along the west line of said Lot 1 to the true point of beginning, containing 1.699 acres, more or less.

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 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.

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 180256 0075 C, dated 8/5/1991.

LEGEND

- ◉ IRON PIN FOUND
- ● IRON PIN SET
- ⊠ UTILITY POLE
- ○ SANITARY MANHOLE

OSWALD SUBDIVISION

of

Lot 1, Glenview Industrial Park, Book L, Pg. 70
SECTION 12, TOWNSHIP 6 SOUTH, RANGE 11 WEST
VANDERBURGH COUNTY, CENTER TOWNSHIP, INDIANA

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

DATE: July 1999
SCALE: 1" = 30'
PROJECT NO. 4397
REV. DATE: 01/02/01

File name: C:\AP\OSWALD\OSWALD.DWG

Resolution
FOR AFFIDAVIT APPLYING TO THIS Plat
SEE MISC DRAWER 6 PAGE 9204
#2002R00008378 DATE 2-28-2002
ATTEST: BETTY KNUTH AUDITOR
BY Rebecca J Kachanuk DRVC

Q-127 APC# 20-MS-99