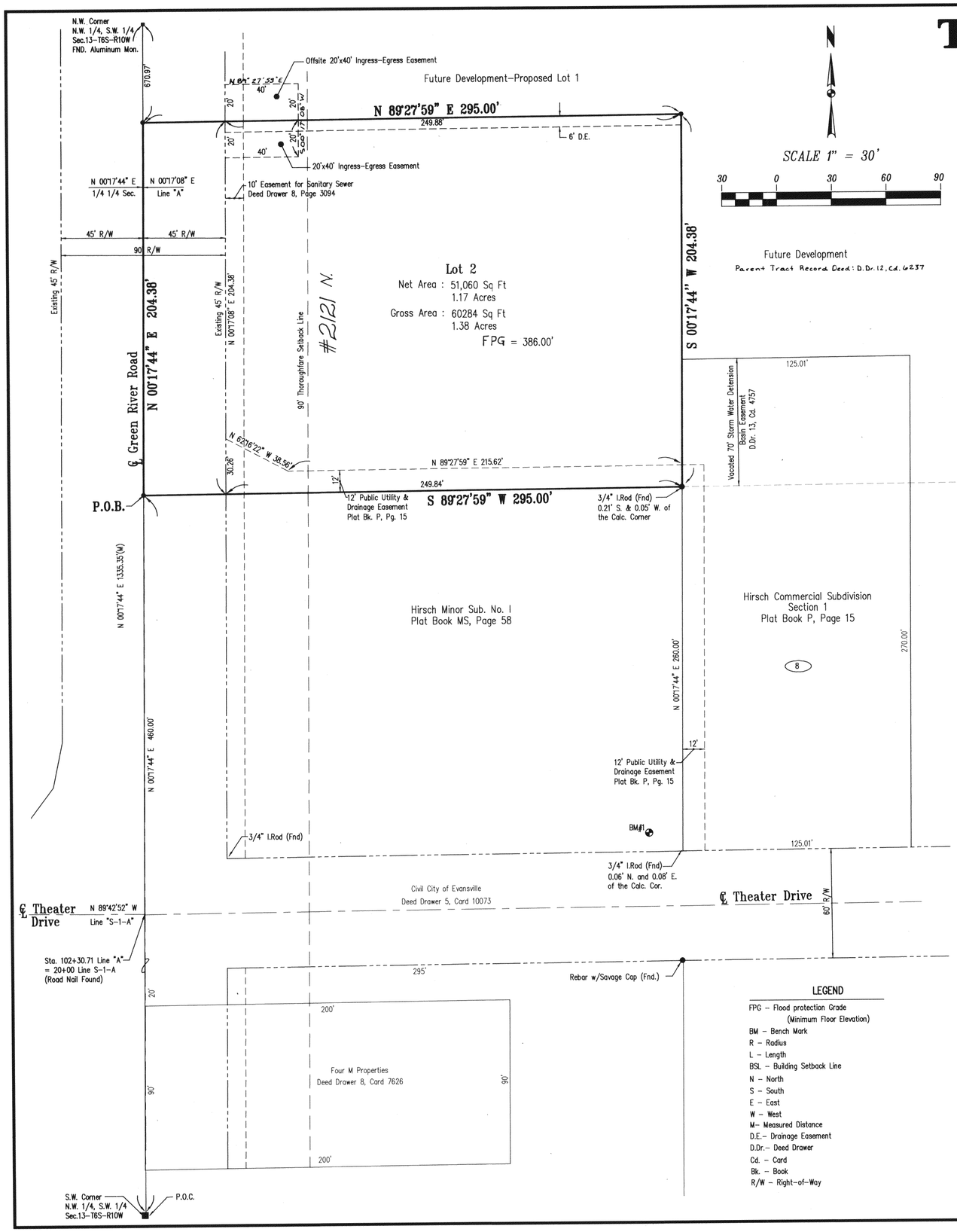
RECEIVED FOR RECORD
DATE 01-07-02 3:24 PM
PLAT BOOK Q-
PAGE 177
INSTR # 2002R00000992
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

# Theater Drive Commercial Park

## Section 1

Q-177

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN 07 2002
AUDITOR #157







Future Development
Parent Tract Record Deed: D.Dr.12, Cd. 6237

### LEGEND

FPG – Flood protection Grade (Minimum Floor Elevation)
BM – Bench Mark
R – Radius
L – Length
BSL – Building Setback Line
N – North
S – South
E – East
W – West
M– Measured Distance
D.E.– Drainage Easement
D.Dr.– Deed Drawer
Cd. – Card
Bk. – Book
R/W – Right-of-Way

### GENERAL NOTES

Zoning: Subject property is currently zoned C-4.

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0050 B, dated March 19, 1982, this proposed subdivision is within Zone B, area between limits of the 100 year flood and 500 year flood.

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 structures. All first floor grades shall conform to local and state enforced building codes. The Building Commissioner has established a minimum first floor elevation of 386.00.

Utilities: Water and sanitary sewers are available on site.

Access: Lot 2 shall access Green River Road from Ingress-Egress Easement at northwest corner of Lot 2.

Easements: Existing recorded easements are as shown hereon.

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

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.

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on their property in proper working order including:

1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
2. Keeping all parts of the storm water drainage system operating as designed and as constructed; and free of all trash, debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on their property.
6. NOTICE: No pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land shall be placed within a drainage easement in this subdivision. Any waiver of this requirment must be approved by the County Drainage Board.

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.

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. 0023."

BM#1 – N.E. CORNER AMERITECH CONCRETE PAD AT THE SOUTHEAST CORNER OF HIRSCH MINOR SUB. NO. 1 ELEVATION = 386.88

SITE DRAINAGE

Preliminary drainage plans were approved by the City of Evansville Board of Public Works on: July 1, 1999.

The Owner/Developer of Lot 2 must design a new drainage plan and submit it to the Board of Public Works Drainage Board or their representative for approval prior to the issuance of a building permit for Lot 2.

The plan must meet the following criteria:

1) It shall be prepared in accordance with the requirements of the Vanderburgh County Drainage Ordinance.(Latest revision)

2) It must be approved by the Evansville-Vanderburgh Area Plan Commission Site Review Committee and the Board of Public Works.

### 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 **Theater Drive Commercial Park- Section 1.**

Strips or areas of land, of the dimensions shown on this plat and marked **"D.E."** (Drainage Easement) are 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 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.

Developer
Interprop Partners L.P.
2100 S. Green River Road
Suite 200
Evansville, IN 47715

By: Paul K. Neville Pres.
Paul K. Neville Title
2100 S. Green River Road
Suite 200
Evansville, IN 47715

### 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), the above Paul K. Neville 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 30th day of November 20 01

My Commission Expires: 4-1-07

Notary Public Sharon J. Burkhalter (typed or printed name)

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

### AREA PLAN COMMISSION CERTIFICATE

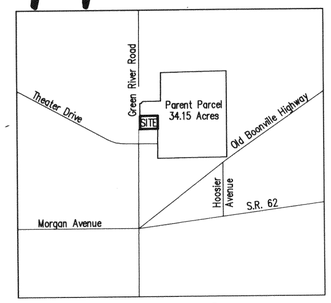
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on July 7, 1999.

President Bradley E Smith
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director Bradley E Smith

PLAT RELEASE DATE: 1-7-02




LOCATION MAP

### BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 6 South, Range 10 West in ~~Center~~ Township, Vanderburgh County, Indiana, and being more particularly described by metes and bounds as follows: KNIGHT

Commencing at an iron rod in a monument box marking the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 13-6-10; thence along the west line thereof North 00 degrees 17 minutes 44 seconds East 460.00 feet to the true point of beginning, said point also being the northwest corner of Hirsch No. 1, Minor Subdivision as recorded in Plat Drawer MS, Card 58 in the office of the Recorder of Vanderburgh County, Indiana; thence continue along said quarter quarter line, North 00 degrees 17 minutes 44 seconds East 204.38 feet; thence North 89 degrees 27 minutes 59 seconds East 295.00 feet; thence parallel with the west line of said quarter quarter section, South 00 degrees 17 minutes 44 seconds West 204.38 feet to the northeast corner of said Hirsch Minor Subdivision No. 1; thence along the north line thereof, South 89 degrees 27 minutes 59 seconds West 295.00 feet to the the point of beginning containing 60,284 square feet (1.38 Acres).

Also a 20 foot by 40 foot easement for ingress and egress lying north of and adjoining the north line of above described tract and lying east of and adjoining the east right-of-way line of Green River Road. **For the benefit of the adjoining tract of land to the north and the owner of Lot 2 in common with the 20'x40' ingress/egress easement on Lot 2.**
Subject to a Public Utility and Drainage Easement off the entire south line per plat of Hirsch Commercial Subdivision, Section 1, recorded in Plat Book "P", Page 15 in the office of the Recorder of Vanderburgh County, Indiana.

Subject to a 10 foot wide easement for sanitary sewer lying east of and adjoining the east right-of-way line of North Green River Road as per document recorded in Deed Drawer 8, Card 3094 in the office of the Recorder of Vanderburgh County, Indiana.

Subject to the right-of-way for North Green River Road along the westernmost side of the subject property.

### 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

Witness my hand and seal this 29th day of November 2001.

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

Secondary Plat

APC# 14-5-99

4154\sec1-plt.dwg 11-29-01 B.A.S.