REPLAT OF LOT #1 OF JASPER INDUSTRIAL LAND COMPANY, INC. SUBDIVISION

AS PER PLAT THEREOF RECORDED IN PLAT BOOK "L" PAGE #5 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JAN 07 2003

Bill Stutz AUDITOR

#476

RECEIVED FOR RECORD
DATE 01-07-03 3:28 PM
REC. R-
PAGE 36
INSTR. 2003R00001157
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

N
W E
S

Scale 1" = 60'

0' 60' 120' 240'

FRED J. KUESTER
ENGINEER & LAND SURVEYOR
R.R. #2 BOX 72A
FT. BRANCH, IN 47648
PHONE (812) 753-4843

SUBDIVIDER

MI-JACK PRODUCTS, INC.
3111 W. 167TH STREET
HAZEL CREST, IL 60429

GENERAL NOTES

UTILITIES: According to Vectren, gas and electric are available to the site. City water and sanitary sewer are also available.

FLOOD: This subdivision is in Flood Zone "A" per flood hazard rate map Community Panel Number 180256 0025C map revised August 5, 1991.

EROSION CONTROL: Slopes 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, 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 days of disturbance of soil which must remain in place until final grading and seeding.

FLOOR ELEVATIONS: The lowest floor elevations of any enclosed space must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). FPG will be determined by the Vanderburgh County Building Commissioner.

DRAINAGE PLANS: Before building permit will be issued, a site plan indicating drainage changes must be submitted to the Vanderburgh County Drainage Board for their approval, unless deemed otherwise.

ADDRESS: Existing address of Lot #1 subdivided parcel is - 990 East Mt. Pleasant Road

TAX I.D. - Current Tax number concerning the subject parcel is 02-170-02-477-001.

RECORD SURVEY: The recorded Title 865 survey for this subdivision is recorded in survey plat drawer 1, card 1905 [also Doc.#2002R00038464] in the office of the Recorder of Vanderburgh County.

CONTOURS: Contours shown on this drawing are scaled from Planimetric drawings obtained from the Vanderburgh County surveyors office.

ACCESS: Access to this subdivision is by way of Kentucky Avenue only.

OWNERS CERTIFICATE

WE THE UNDERSSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE THE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

FRONT BUILDING SETBACK LINES ARE HEREBY AS SHOWN ON THIS PLAT. THAT OF WHICH COINCIDES WITH THE SETBACK LINE AS SHOWN ON JASPER INDUSTRIAL LAND COMPANY, INC. SUBDIVISION PER THE RECORDED PLAT THEREOF. BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDINGS OR STRUCTURES.

STRIPS OF GROUND OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" (P.U.E.) ARE ALSO SHOWN ON JASPER INDUSTRIAL LAND COMPANY, INC. SUBDIVISION AS PER THE RECORDED PLAT THEREOF AND ARE DEDICATED TO THE 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 THE 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" (D.E.) 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 DRAINAGE 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 UTILITY SO LONG AS 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 WATER FLOW.

MI-JACK PRODUCTS, INC.

PATRICK M. HERATY, DIRECTOR
3111 W. 167th STREET
HAZEL CREST, IL 60429

NOTARY CERTIFICATE

STATE OF ~~INDIANA~~ Illinois
COUNTY OF Cook

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS AND EACH SEPERATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16th DAY OF December, 2002.

NOTARY PUBLIC Cindy A. Buhle SEAL

RESIDENT OF Cook COUNTY, ~~INDIANA~~. Illinois

MY COMMISSION EXPIRES 8-15-06.

"OFFICIAL SEAL" CINDY A BUHLE NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXP. 8/15/06

SURVEYED DESCRIPTION

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION (28), AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION (29), ALL IN TOWNSHIP (5) SOUTH, RANGE (10) WEST, IN CENTER TOWNSHIP, VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

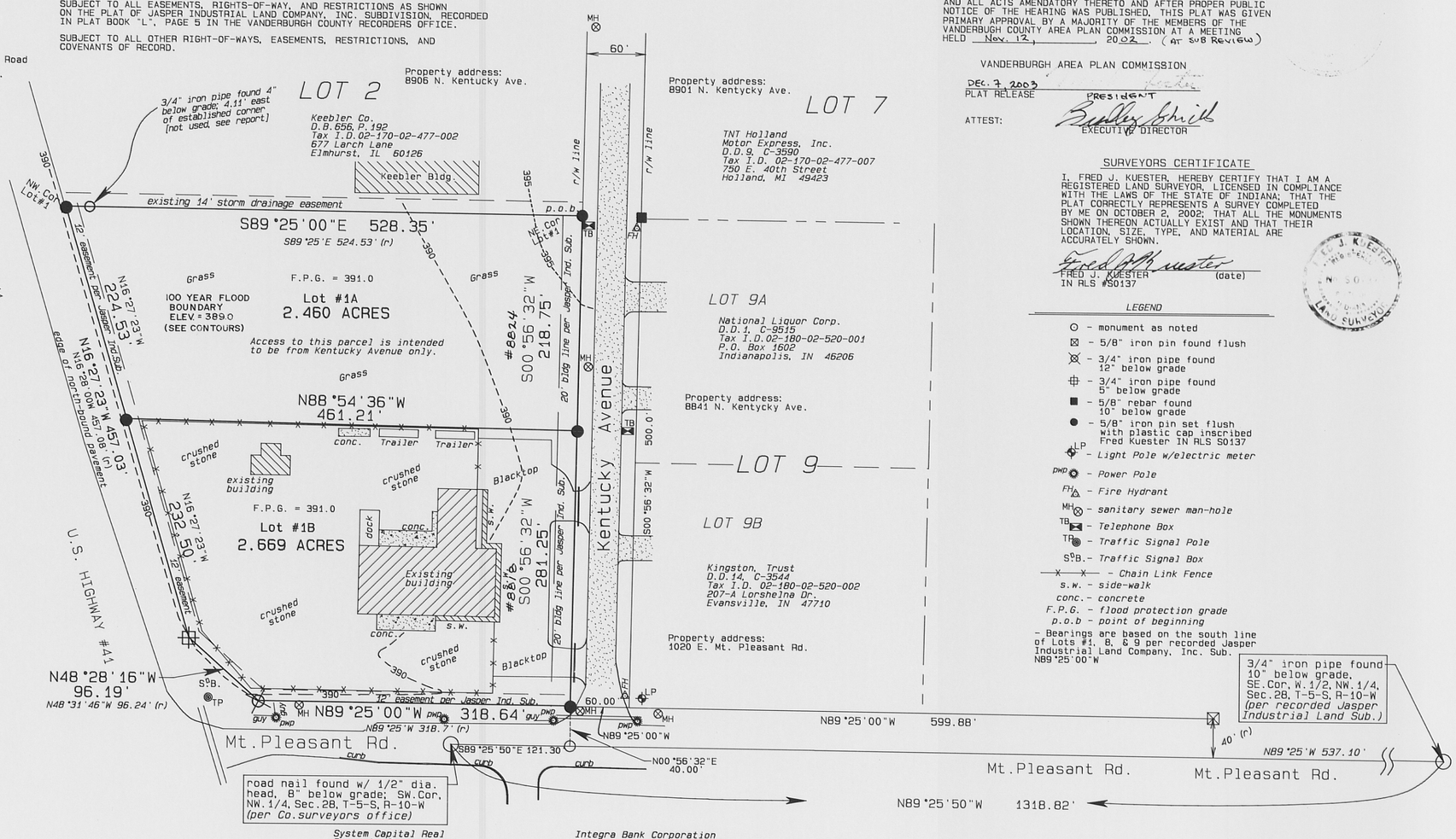
BEGINNING AT A 5/8" IRON PIN SET FLUSH (WITH CAP LS #S0137) MARKING THE NORTHEAST CORNER OF LOT #1 OF JASPER INDUSTRIAL LAND COMPANY, INC. SUBDIVISION; THENCE SOUTH 00 DEGREES 56 MINUTES 32 SECONDS WEST ALONG THE EAST LINE OF SAID LOT FIVE HUNDRED AND NO HUNDREDTHS (500.00) FEET TO A 5/8" IRON PIN SET FLUSH (WITH CAP LS S0137) MARKING SOUTHEAST COR. OF SAID LOT; THENCE NORTH 89 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT THREE HUNDRED EIGHTEEN AND SIXTY-FOUR HUNDREDTHS (318.64) FEET TO A 3/4" IRON PIPE FOUND 12" BELOW GRADE ON THE U.S. HIGHWAY 41 RIGHT-OF-WAY LINE; THENCE NORTH 48 DEGREES 28 MINUTES 16 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE NINETY-SIX AND NINETEEN HUNDREDTHS (96.19) FEET TO A 3/4" IRON PIPE FOUND 5" BELOW GRADE; THENCE NORTH 16 DEGREES 27 MINUTES 23 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE FOUR HUNDRED FIFTY-SEVEN AND THREE HUNDREDTHS (457.03) FEET TO A 5/8" IRON PIN SET FLUSH (WITH CAP LS #S0137) MARKING THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT FIVE HUNDRED TWENTY-EIGHT AND THIRTY-FIVE HUNDREDTHS (528.35) FEET TO THE POINT OF BEGINNING.

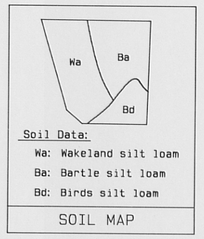
CONTAINING 5.129 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS AS SHOWN ON THE PLAT OF JASPER INDUSTRIAL LAND COMPANY, INC. SUBDIVISION, RECORDED IN PLAT BOOK "L", PAGE 5 IN THE VANDERBURGH COUNTY RECORDERS OFFICE.

SUBJECT TO ALL OTHER RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD.

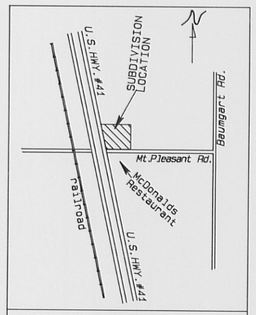
DEED RECORD OF PARENT TRACT:
DEED DRAWER 7, CARD 2930
OWNER: MI-JACK PRODUCTS, INC.





Soil Data:
- Wa: Wakeland silt loam
- Ba: Bartle silt loam
- Bd: Birds silt loam

SOIL MAP



LOCATION MAP *(not to scale)*

CERTIFICATE OF AREA PLAN COMMISSION APPROVAL

UNDER THE AUTHORITY PROVIDED BY CHAPTER 138, ACTS OF 1957, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AFTER PROPER PUBLIC NOTICE OF THE HEARING WAS PUBLISHED, THIS PLAT WAS GIVEN PRIMARY APPROVAL BY A MAJORITY OF THE MEMBERS OF THE VANDERBURGH COUNTY AREA PLAN COMMISSION AT A MEETING HELD Nov. 12, 2002. (At Sub Review)

VANDERBURGH AREA PLAN COMMISSION

Dec. 7 2003
PLAT RELEASE

ATTEST: PRESIDENT

EXECUTIVE DIRECTOR

SURVEYORS CERTIFICATE

I, FRED J. KUESTER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON OCTOBER 2, 2002; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN.

FRED J. KUESTER (date)
IN RLS #S0137

FRED J. KUESTER NO. S0137 STATE OF INDIANA LAND SURVEYOR

LEGEND

- ○ - monument as noted
- ⊠ - 5/8" iron pin found flush
- ⊗ - 3/4" iron pipe found 12" below grade
- ⊕ - 3/4" iron pipe found 5" below grade
- ■ - 5/8" rebar found 10" below grade
- ● - 5/8" iron pin set flush with plastic cap inscribed Fred Kuester IN RLS S0137
- LP - *Light Pole w/electric meter*
- PWP - *Power Pole*
- FH - *Fire Hydrant*
- MH - *sanitary sewer man-hole*
- TB - *Telephone Box*
- TP - *Traffic Signal Pole*
- S°B. - *Traffic Signal Box*
- X—X—X - *Chain Link Fence*
- s.w. - *side-walk*
- conc. - *concrete*
- F.P.G. - *flood protection grade*
- p.o.b - *point of beginning*

- Bearings are based on the south line of Lots #1, 8, & 9 per recorded Jasper Industrial Land Company, Inc. Sub. N89°25'00"W

R-36

Apc# 37-MS-2002