RECEIVED FOR RECORD
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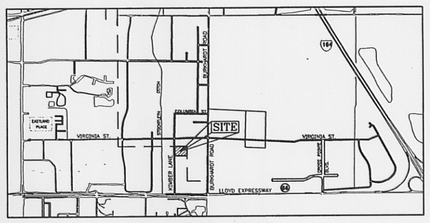
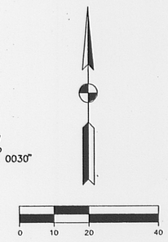
PLAT BOOK R-55
PAGE
INSTR # 2003R00021989
BETTY KNUTH-SMITH RECORDER
VANDERBURGH COUNTY

KIMBER LANE COMMERCIAL MINOR SUBDIVISION

PRIMARY PLAT

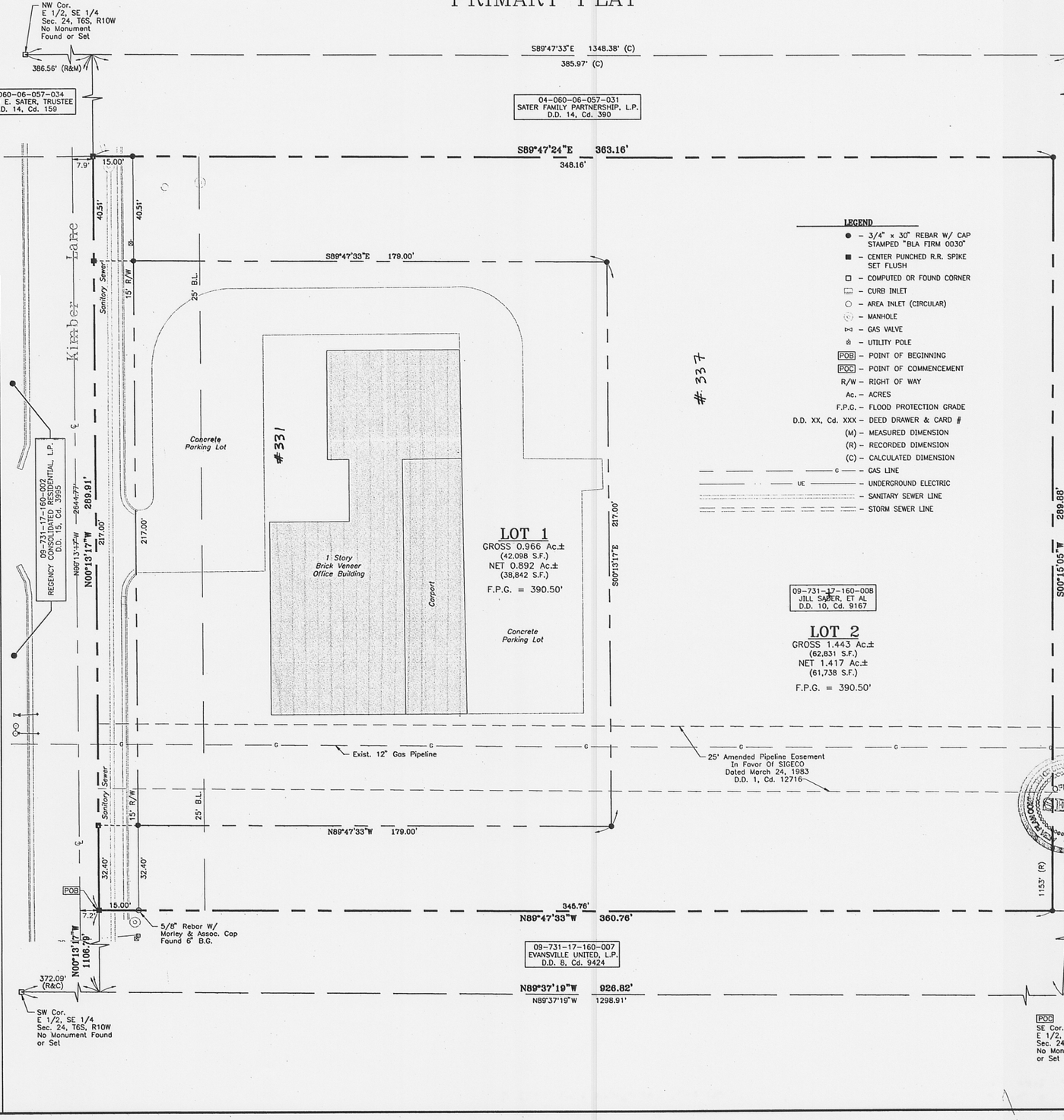


LOCATION MAP
SCALE: 1" = 2000'



SCALE: 1" = 20'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAY 15 2003
Bill Hutz
AUDITOR
#3395



LEGEND

- ● – 3/4" x 30" REBAR W/ CAP STAMPED "BLA FIRM 0030"
- ■ – CENTER PUNCHED R.R. SPIKE SET FLUSH
- □ – COMPUTED OR FOUND CORNER
- – CURB INLET
- ○ – AREA INLET (CIRCULAR)
- – MANHOLE
- – GAS VALVE
- – UTILITY POLE
- POB – POINT OF BEGINNING
- POC – POINT OF COMMENCEMENT
- R/W – RIGHT OF WAY
- Ac. – ACRES
- F.P.G. – FLOOD PROTECTION GRADE
- D.D. XX, Cd. XXX – DEED DRAWER & CARD #
- (M) – MEASURED DIMENSION
- (R) – RECORDED DIMENSION
- (C) – CALCULATED DIMENSION
- G – GAS LINE
- UE – UNDERGROUND ELECTRIC
- – SANITARY SEWER LINE
- – STORM SEWER LINE

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 Kimber Lane Commercial Minor Subdivision.

By: Jill A. Sater
Jill A. Sater

800 Cobblestone Drive
Address
Evansville, Indiana 47715
City State Zip

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
Before me, the undersigned Notory Public in and for said County and State, personlly 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 25th day of April, 2003.

My Commission Expires: 8/17/09
Notary Resides in: Warrick
County, Indiana

Notary Public
Peggy J. Weigele
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

By: Jeffrey A. Sater

24061 N. Church Road
Address
Scottsdale, Arizona 85255
City State Zip

NOTARY CERTIFICATE

STATE OF Indiana, COUNTY OF Vanderburgh) ss:
Before me, the undersigned Notory 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 28th day of April, 2003.

My Commission Expires: 8/11/09
Notary Resides in: Warrick
County,

Notary Public
Peggy J. Weigele
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

By: Steven Edward Sater

1 W. 72nd Street
Address
New York, New York 10023
City State Zip

NOTARY CERTIFICATE

STATE OF Indiana, COUNTY OF Vanderburgh) ss:
Before me, the undersigned Notory 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 28th day of April, 2003.

My Commission Expires: 8/17/09
Notary Resides in: Warrick
County,

Notary Public
Peggy J. Weigele
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

BOUNDARY DESCRIPTION

A part of the East Half of the Southeast Quarter of Section 24, Township 6 South, Range 10 West of the Second Principal Meridian, Knight Township, Vanderburgh County, Indiana, described as follows:

Commencing at southeast corner of the East Half of the Southeast Quarter of said Section 24; thence along the south line of said half quarter section North 89 degrees 37 minutes 19 seconds West 926.82 feet; thence North 00 degrees 13 minutes 17 seconds West 1106.79 feet to the northwest corner of the land described in a deed to Evansville United, L.P. recorded in Deed Drawer 8, Card 9424 in the office of the Recorder of Vanderburgh County, Indiana and being the POINT OF BEGINNING of this description; thence continuing North 00 degrees 13 minutes 17 seconds West 289.91 feet to the southwest corner of the 10.82 acre parcel described in a deed to The Sater Family Partnership, L.P. recorded in Deed Drawer 14, Card 390 in the office of said Recorder; thence along the south line of said 10.82 acre parcel South 89 degrees 47 minutes 24 seconds East 363.16 feet to a 3/4 inch rebar with cap stamped "BLA FIRM 0030"; thence South 00 degrees 15 minutes 05 seconds West 289.88 feet to a 3/4 inch rebar with cap stamped "BLA FIRM 0030" in the north line of said Evansville United, L.P. parcel; thence along said north line North 89 degrees 47 minutes 33 seconds West 360.76 feet to the point of beginning and containing 2.409 acres, more or less.

GENERAL NOTES

Flood Plain Data: This subdivision lies entirely within Flood Hazard Zone "B" as plotted by scale from the document entitled "Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map, Community– Panel Number 180256 0050 B, Map Revised March 19, 1982."

Utilities: Gas, telephone, electric, sanitary sewers and Evansville City water lines are accessible to Lots 1 and 2 along Kimber Lane.

Access: Legal access to Lots 1 and 2 is off Kimber Lane. Lot 2 shall have only one access point to Kimber Lane.

Temporary Erosion Control: 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 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.

Monuments: Monuments have been set at all boundary & lot corners. Monuments set as a part of this plat are 3/4" X 30" Rebars w/ plastic cap stamped "BLA FIRM 0030", except as otherwise noted.

Mailboxes: No brick or other non–breakaway mailbox structures shall be placed in County/City right of way.

Site Topography: The site is relatively flat with less than two feet of relief across the entire site.

Drainage: The individual lot owners or tenants will be responsible for their respective drainage plans if and when the lots are improved or developed.

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 SUBDIVISION REVIEW APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on April 8, 2003. (AT SUB REVIEW)

President: Mark Forbes
Executive Director: Bradley Shrill

MAY 15, 2003
PLAT RELEASE DATE:

Executive Director: Bradley Shrill

SURVEYOR'S CERTIFICATE

I, Matthew E. Wannemuehler, do hereby certify that I am a registered 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 as noted.

Matthew E. Wannemuehler 4/30/03
Matthew E. Wannemuehler, P.L.S.
Indiana Registration No. 8800054

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

R-55

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Apc# 6-M3-2003