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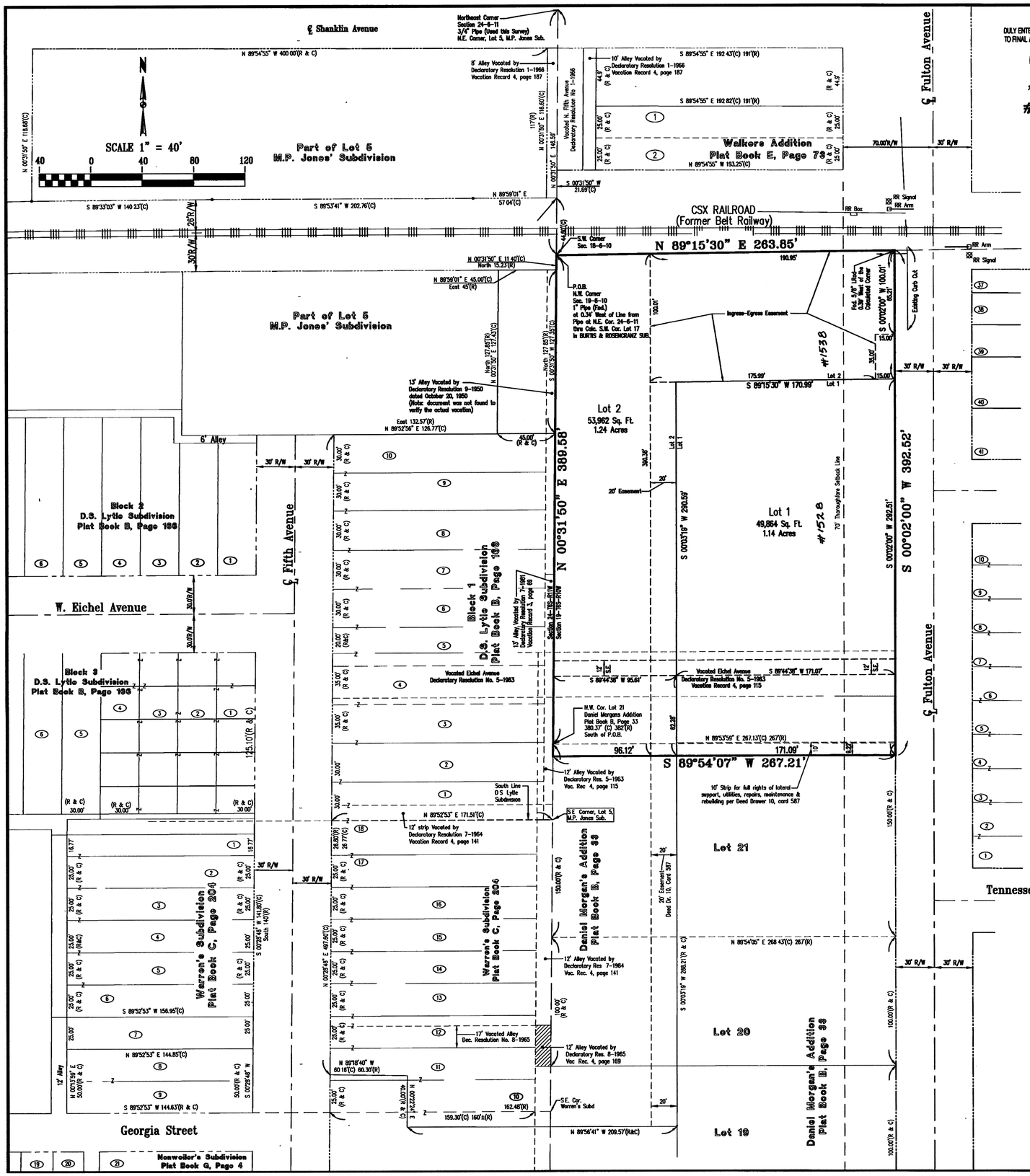
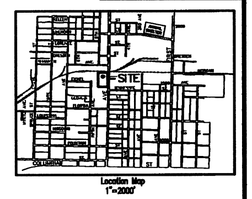
PLAT BOOK R-
PAGE 161
INSTR # 2005R0001320
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAY 03 2005
Bill Hutz
AUDITOR
#2815

Welding Subdivision

A re-plat of part of Lot 21 in Daniel Morgan's Addition, as per plat thereof, recorded in Plat Book B, Page 33 in the office of the Recorder of Vanderburgh County, Indiana; also part of the N.W. 1/4, N.W. 1/4 Sec. 19-T6S-R10W in Vanderburgh County, Indiana





General Notes

Zoning: The Subject Property is currently M-2 and M-3.

Utilities: All Utilities are available for connection.

Flood Plain Data: No part of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for the City of Evansville, Vanderburgh County, Indiana, Community Panel Number 180257 0004 B, dated October 15, 1991.

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

First floor grades shall be set to allow for proper drainage away from Buildings. All first floor grades shall conform to local and state enforced building codes.

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.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID#0023."

Reference Survey: Surveyor's Plat Drawer 1, Card 745

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 Welding Subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked "Easement" are hereby dedicated for power lines, telephone lines and other utilities (all whether above or below ground), access, ingress, egress, repair or replacement to existing walls or future walls, and such other purposes as may be necessary or convenient for maintenance and use of properties adjoining the easement.

Strips or areas of land, of the dimensions shown on this plat and marked "Ingress-Egress Easement" are hereby dedicated for the benefit of the owner of Lot 1 to access Fulton Avenue through the existing curb cut located at the northeast corner of Lot 2.

Strips or areas of land, of the dimensions shown on this plat and marked "S.E." (Sewer Easement), are hereby dedicated to the sewer utility its successors and assigns and lessees, the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more sewer pipe lines and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transmit sewage along, across and within the easement.
Together with right of ingress and egress over the lands of Grantor to and from said pipe line in the exercise of the rights herein granted.

The lot owners reserves the right to use and enjoy the land included within the easement and right-of-way, but no buildings, structures, equipment, machinery, or any other type of improvements or property, either of a permanent or temporary nature shall be located or maintained within the easement area.

L.S. Leasing, L.L.C.
P.O. Box 18185
Evansville, IN 47719

By: Larry Smith
Larry Smith - Manager

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 Owners and Subdividers,

L.S. Leasing LLC by Larry Smith, Manager

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 3RD day of MAY, 2005.

My Commission Expires:
MAY 21, 2010

Notary Resides in
VANDERBURGH
County,

Gerald M. Winthrow
Notary Public

GERALD M. WITHROW
(typed or printed name)

GERALD M. WITHROW NOTARY PUBLIC STATE OF INDIANA

Boundary Description

Part of the Northwest Quarter of the Northwest Quarter of Section 19-Township 6 South Range 10 West; Also part of Lot 21 in Daniel Morgan's Addition as recorded in Plat Book B, Page 33; Also part of a 13-foot alley as vacated by Declaratory Resolution No. 7-1961 and recorded in Vacation Record 3, Page 68; Also part of a 13-foot alley as vacated by Declaratory Resolution No. 9-1950, dated October 20, 1950; Also part of vacated Eichel Avenue as vacated by Declaratory Resolution No. 5-1963 as recorded in Vacation Record 4, Page 115, all documents being recorded in the office of the Recorder of Vanderburgh County, all of which is located in Pigeon Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 19; thence along the north line thereof North 89 degrees 15 minutes 30 seconds East 263.85 feet to the west right-of-way line of Fulton Avenue; thence along said west right-of-way line South 00 degrees 02 minutes 00 seconds West 392.52 feet to the Northeast corner of a tract of land conveyed to R M Kent Industries, Inc. in Deed Drawer 10, Card 587 in the office of said Recorder; thence along the northeast line and the extended northeast line of said Kent tract, South 89 degrees 54 minutes 07 seconds West 267.21 feet to a point on the west line of said quarter quarter section; thence along the west line thereof, North 00 degrees 31 minutes 50 seconds East 389.58 feet to the point of beginning containing 103, 826 square feet (2.38 acres).

Subject to all rights otherwise provided to R M Kent Industries, Inc. at law or in equity, full rights of lateral support and access for utilities, repairs, maintenance and rebuilding in an area 10 feet in width lying north of and adjacent to the eastern 171.09 feet of the south line of the above described tract as described in Deed Drawer 10, Card 587, in the office of the Recorder of Vanderburgh County, Indiana.

Subject to all easements, rights-of-ways, setbacks, and building and use restrictions of record.

R-161

Surveyor's Certificate

I, Bret Alan Sermersheim, 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 3rd day of May, 2005.

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 STATE OF INDIANA LAND SURVEYOR

Bret Alan Sermersheim
Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, Indiana 47713
(812) 464-9585

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, March 8, 2005 (Subdivision Review)

President Mark Foster

Attest Executive Director Bradley S Mills

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

Executive Director Bradley S Mills

PLAT RELEASE DATE: MAY 3, 2005

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

Secondary Plat
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5-3-05

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