Lucent Minor Subdivision

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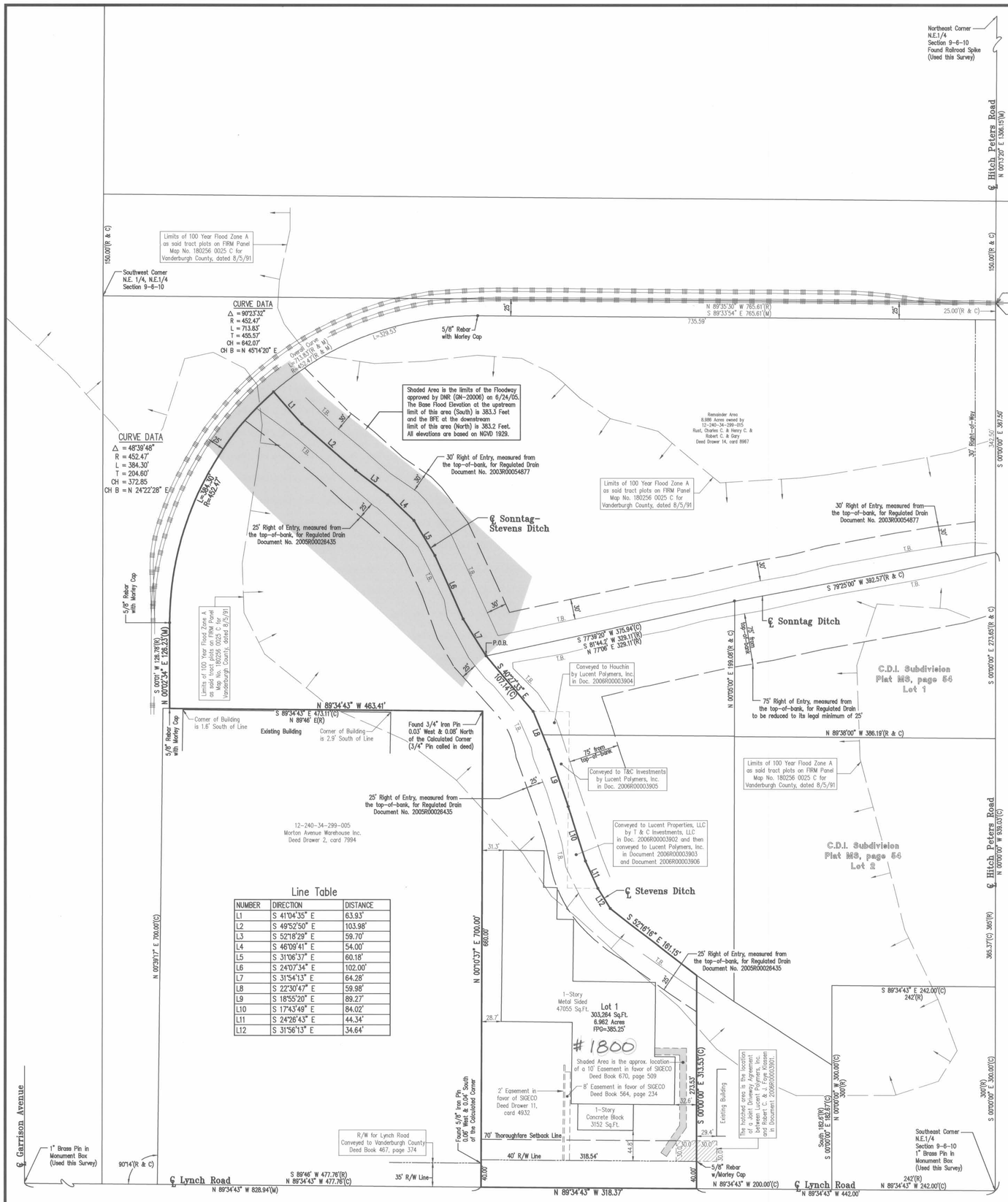
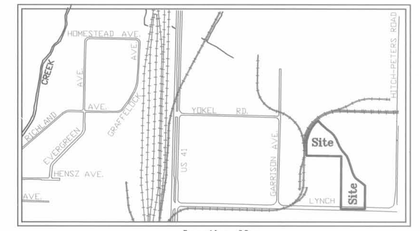
PLAT BOOK 5
PAGE 3
INSTR # 2006R00010524
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 14 2006
Ben Hatty
AUDITOR
#1623



LEGEND

———	CENTER LINE
———	BOUNDARY LINE
- - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY LINE
‖‖‖	RAILROAD TRACK
(C)	CALCULATED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
POB	POINT OF BEGINNING
FPG	FLOOD PROTECTION GRADE



Location Map
No Scale

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 **Lucent Minor Subdivision** . All right-of-way shown and not previously dedicated is hereby dedicated for public use.

Owner:

Timothy R. Martin, President
Lucent Polymers, Inc.
1800 Lynch Road
Evansville, IN 47711

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 and Subdivider, (Timothy R. Martin of Lucent Polymers, Inc.) who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 14TH day of MARCH, 2006.

My Commission Expires:
MAY 21, 2010

Gerald M. Withrow
Notary Public

Notary Resides in VANDERBURGH County, INDIANA

GERALD M. WITHROW
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

General Notes

Utilities: Electric, Water and sanitary sewers are available on Lot 1.

Access: Lot 1 shall access Lynch Road, only.

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

Flood Plain Data: Part of the within described tract of land does lie in that special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 180256 0025 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

For any proposed construction in the Stevens Ditch floodway established by the Indiana Department of Natural Resources (DNR), a Floodway Construction Permit must first be obtained from DNR prior to construction activities.

Any drainage changes or new connections to Stevens Ditch would need approval from the County Drainage Board.

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. First floor grades shall be set to allow for proper drainage around houses. 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.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Noise sensitive note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

Any new construction of an above ground structure or addition to an existing structure will require FAA Notification to comply with the State of Indiana's Tall Structure Act.

Boundary Description

Part of the Southeast Quarter of the Northeast Quarter of Section Nine (9), Township Six (6) South, Range Ten (10) West, in Center Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Quarter Quarter Section; thence along the east line thereof, South 00 degrees 00 minutes 00 seconds East 367.50 feet to the northeast corner of C.D.I. Subdivision as recorded in Plat MS, Page 54 in the office of said Recorder of Vanderburgh County, Indiana and also being in the center of Sonntag Ditch; thence along the north line of said Subdivision and along the center of said Sonntag Ditch, South 79 degrees 25 minutes 00 seconds West 392.57 feet to the northwest corner of said subdivision; thence continue along the center of said Sonntag Ditch, South 77 degrees 39 minutes 20 seconds West 375.94 feet to the centerline intersection of said Sonntag Ditch and Stevens Ditch and being the point of beginning; thence along the center of said Stevens Ditch, South 40 degrees 27 minutes 33 seconds East 107.14 feet; thence continue along the center of said ditch the following six (6) calls:

South 22 degrees 30 minutes 47 seconds East 59.98 feet; thence
South 18 degrees 55 minutes 20 seconds East 89.27 feet; thence
South 17 degrees 43 minutes 49 seconds East 84.02 feet; thence
South 24 degrees 26 minutes 43 seconds East 44.34 feet; thence
South 31 degrees 56 minutes 13 seconds East 34.64 feet; thence
South 52 degrees 18 minutes 16 seconds East 161.15 feet; thence south and parallel with the east line of said quarter quarter section, South 00 degrees 00 minutes 00 seconds East 313.53 feet to a point on the south line thereof; thence along the south line of said quarter quarter section, North 89 degrees 34 minutes 43 seconds West 318.37 feet to the southeast corner of a tract of land conveyed to Morton Avenue Warehouse, Inc. in Deed Drawer 2, Card 7994 in the office of said Recorder; thence along the east line of said Morton Avenue Warehouse tract, North 00 degrees 10 minutes 37 seconds East 700.00 feet to the northeast corner thereof; thence along the north line of said Morton Avenue Warehouse tract, North 89 degrees 34 minutes 43 seconds West 463.41 feet to a point 25-feet east of and perpendicular to the centerline of an existing CSX Railroad track; thence parallel with said railroad track, North 00 degrees 02 minutes 34 seconds East 126.23 feet to the beginning of a curve to the right, having a central angle of 48 degrees 39 minutes 48 seconds and a radius of 452.47 feet, from which the chord bears North 24 degrees 22 minutes 28 seconds East 372.85 feet; thence along the arc of said curve and parallel with said railroad track, 384.30 feet to a point in the center of the Sonntag-Stevens Ditch; thence along the center of said ditch the following seven (7) calls:

South 41 degrees 04 minutes 35 seconds East 63.93 feet; thence
South 49 degrees 52 minutes 50 seconds East 103.98 feet; thence
South 52 degrees 18 minutes 29 seconds East 59.70 feet; thence
South 46 degrees 09 minutes 41 seconds East 54.00 feet; thence
South 31 degrees 06 minutes 37 seconds East 60.18 feet; thence
South 24 degrees 07 minutes 34 seconds East 102.00 feet; thence
South 31 degrees 54 minutes 13 seconds East 64.28 feet to the point of beginning and containing a gross area of 7.254 acres.

Subject to all easements and rights-of-ways of record.

Surveyor's Certificate

I, Scott D. Buedel, 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 monuments shown exist at locations as noted.

Witness my hand and seal this 21ST day of FEBRUARY, 2006.

SCOTT D. BUEDEL REGISTERED No. 00031 STATE OF INDIANA LAND SURVEYOR

Scott D. Buedel, PLS
Indiana Registration No. 29900031
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630

S-3

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, November 11, 2003 at Subdivision Review and at a second meeting held on February 14, 2006 at Subdivision Review.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: MAR. 14, 2006

APC # 27-MS-2003

5809 Minor-Sub.dwg 2/24/06 SDB