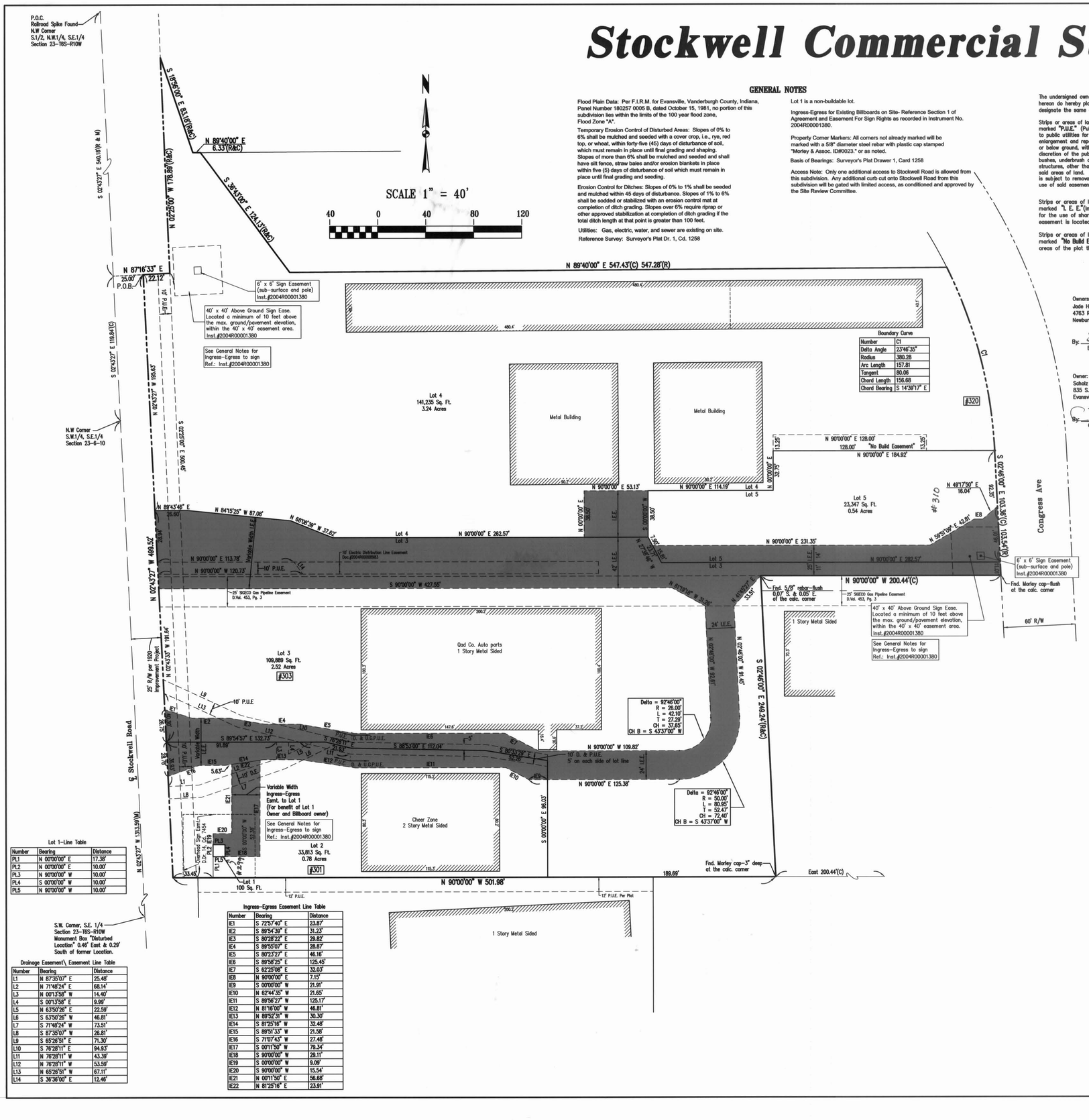
Stockwell Commercial Subdivision



GENERAL NOTES

Flood Plain Data: Per F.I.R.M. for Evansville, Vanderburgh County, Indiana, Panel Number 180257 0005 B, dated October 15, 1981, no portion of this subdivision lies within the limits of the 100 year flood zone, Flood Zone "A".

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.

Utilities: Gas, electric, water, and sewer are existing on site.

Reference Survey: Surveyor's Plat Dr. 1, Cd. 1258

Lot 1 is a non-buildable lot.

Ingress-Egress for Existing Billboards on Site- Reference Section 1 of Agreement and Easement For Sign Rights as recorded in Instrument No. 2004R00001380.

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." or as noted.

Basis of Bearings: Surveyor's Plat Drawer 1, Card 1258

Access Note: Only one additional access to Stockwell Road is allowed from this subdivision. Any additional curb cut onto Stockwell Road from this subdivision will be gated with limited access, as conditioned and approved by the Site Review Committee.

Lot 1-Line Table

Number	Bearing	Distance
PL1	N 00°00'00" E	17.38'
PL2	N 00°00'00" E	10.00'
PL3	N 90°00'00" W	10.00'
PL4	S 00°00'00" W	10.00'
PL5	N 90°00'00" W	10.00'

Drainage Easement\ Easement Line Table

Number	Bearing	Distance
L1	N 87°35'07" E	25.48'
L2	N 71°48'24" E	68.14'
L3	N 00°13'58" W	14.40'
L4	S 00°13'58" E	9.99'
L5	N 63°50'28" E	22.59'
L6	S 63°50'28" W	46.81'
L7	S 71°48'24" W	73.51'
L8	S 87°35'07" W	26.81'
L9	S 65°26'51" E	71.30'
L10	S 76°28'11" E	94.93'
L11	N 76°28'11" W	43.39'
L12	N 76°28'11" W	53.59'
L13	N 65°26'51" W	67.11'
L14	S 36°36'00" E	12.46'

Ingress-Egress Easement Line Table

Number	Bearing	Distance
IE1	S 72°57'40" E	23.87'
IE2	S 89°54'39" E	31.23'
IE3	S 80°28'22" E	29.82'
IE4	S 89°55'07" E	28.87'
IE5	S 80°23'27" E	46.16'
IE6	S 89°58'25" E	125.45'
IE7	S 67°25'08" E	32.03'
IE8	N 90°00'00" E	7.15'
IE9	S 00°00'00" W	21.91'
IE10	N 62°44'35" W	21.65'
IE11	S 89°56'27" W	125.17'
IE12	N 81°16'00" W	46.81'
IE13	N 89°52'31" W	30.30'
IE14	S 81°25'16" W	32.46'
IE15	S 89°51'33" W	21.58'
IE16	S 71°07'43" W	27.48'
IE17	S 00°11'50" W	76.34'
IE18	S 90°00'00" W	29.11'
IE19	S 00°00'00" W	9.09'
IE20	S 90°00'00" W	15.54'
IE21	N 00°11'50" E	56.68'
IE22	N 81°25'16" E	23.91'

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 **STOCKWELL COMMERCIAL SUBDIVISION**

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to 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 buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said area of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "I. E. E."(Ingress-Egress Easement are hereby dedicated for the use of shared driveways to access lots on which the easement is located.

Strips or areas of land, of the dimensions shown on this plat and marked "No Build Easement" are hereby dedicated to areas of the plat that shall not be encumbered by buildings.

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.

Strips or areas of land, of the dimensions shown on this plat and marked "D.&U.G.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability, in the use of said easements.

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.

Owners: Part of Lots 2, 3, & 4
Jade Holdings, LLC
4763 Rosebud Lane
Newburgh, IN 47630

By: _____
Evan Beck, Manager

Owners: Part of Lots 2 & 3
Tradewater, LLC
4763 Rosebud Lane
Newburgh, IN 47630

By: _____
Evan Beck, Manager

Owner: All of Lot 5 & Part of Lots 3 & 4
Scholz Warehouse LLC
835 S. Burkhardt Rd.
Evansville, IN 47715

By: _____
C. Frank Scholz, Member

Owner: Lot 1
Growth Partnership
400 Sycamore St.
Evansville, IN 47708

By: _____
John F. Rogers II, Partner

Owner: Lot 1
Rogers Kentucky LLC
400 Sycamore St.
Evansville, IN 47708

By: _____
John F. Rogers II, Sole Partner

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, Frank Scholz, Member of Scholz Warehouse, LLC 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 15 day of February, 20 08.

My Commission Expires

Dec 14, 2011

Notary Public

Notary Resides In

VANDERBURGH

County

KRISTA B. LOCKYEAR

(Typed or Printed Name)

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, Evan Beck, Manager of Jade Holdings LLC and Tradewater, LLC, 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 20th day of FEBRUARY 20 08.

My Commission Expires: 12-07-08

WARRICK 12-07-08

Notary Public

Notary Resides In

WARRICK

County

JULIA M. COMLEY

(Typed or Printed Name)

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, John F. Rogers II, for Growth Partnership and Rogers Kentucky LLC, 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 13TH day of FEBRUARY, 20 08.

My Commission Expires:

MAY 21, 2010

Notary Public

Notary Resides In

VANDERBURGH

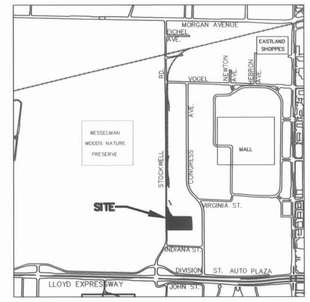
County

GERALD M. WITHROW

(Typed or Printed Name)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
02-27-08
(DATE)
BILL FLUTY AUDITOR
1170
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 02-27-08 1:55 P M
PLAT BOOK S-
PAGE 84
INSTR# 2008R0000 5366
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



Location Map

Boundary Description

Part of the West Half of the Southeast Quarter of Section 23, Township 6 South, Range 10 West in the City of Evansville, Knight Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the South Half of the Northwest Quarter of said Quarter section, thence along the west line thereof, South 02 degrees 43 minutes 27 seconds East 540.18 feet; thence at a right angle to the east, North 87 degrees 16 minutes 33 seconds East 25.00 feet to the point of beginning, said point being the northwest corner of a tract of land conveyed to Jade Holdings LLC, recorded in Instrument No. 2003R00048049 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said Jade tract, North 87 degrees 16 minutes 33 seconds East 22.12 feet to a corner of a tract of land conveyed to Scholz Warehousing, LLC, recorded in Instrument No. 2008R00005426 in said office of the Recorder; thence along the boundary of said Scholz tract the following 7 calls, 1) North 02 degrees 25 minutes 00 seconds West 178.89 feet; 2) thence South 18 degrees 56 minutes 00 seconds East 83.18 feet; 3) thence North 89 degrees 40 minutes 00 seconds East 6.33 feet; 4) thence South 36 degrees 43 minutes 00 seconds East 124.13 feet; 5) thence North 89 degrees 40 minutes 00 seconds East 547.43 feet to a point on the west right-of-way line of Congress Avenue, said point being the point of curvature of a curve to the right, concave to the Westerly, having a central angle of 23 degrees 46 minutes 35 seconds and a radius of 380.28 feet from which the chord bears South 14 degrees 39 minutes 17 seconds East 156.68 feet; 5) thence along said west right-of-way line of Congress Avenue and along the arc of said curve 157.81 feet; 6) thence South 02 degrees 46 minutes 00 seconds East 103.36 feet; 7) thence North 90 degrees 00 minutes 00 seconds West 200.44 feet to a corner of said Jade tract; thence along said Jade tract, South 02 degrees 46 minutes 00 seconds East 249.24 feet to the southeast corner of said Jade tract; thence along the south line and the extended south line of said Jade tract, North 90 degrees 00 minutes 00 seconds West 501.98 feet to a point on the east 25 foot right-of-way line of Stockwell Road; thence along said east right-of-way line, North 02 degrees 43 minutes 27 seconds West 499.52 feet to the Point of Beginning containing 308,384 square feet (7.08 acres).

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

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 as noted.

Bret Alan Sermersheim

Bret Alan Sermersheim, P.L.S.
Indiana Registration No. 20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630

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

February 13, 2008

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, January 10, 2008

President

Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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

Executive Director

PLAT RELEASE DATE: Feb. 27, 2008

S-84

Storm Drainage plans were approved by the Board of Public Works on: January 3, 2008.

APC #3-5-2008

Affirmation Statement

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature: _____

Secondary Plat

Designed By:	Job Number:
BAS	6747-4E
Drawn By:	Date:
BAS	2/13/08
Filename: 6747secondary.dwg	

Morley and Associates Inc.
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