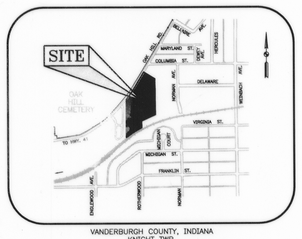
WORKING PLACE COMMERCIAL SUBDIVISION

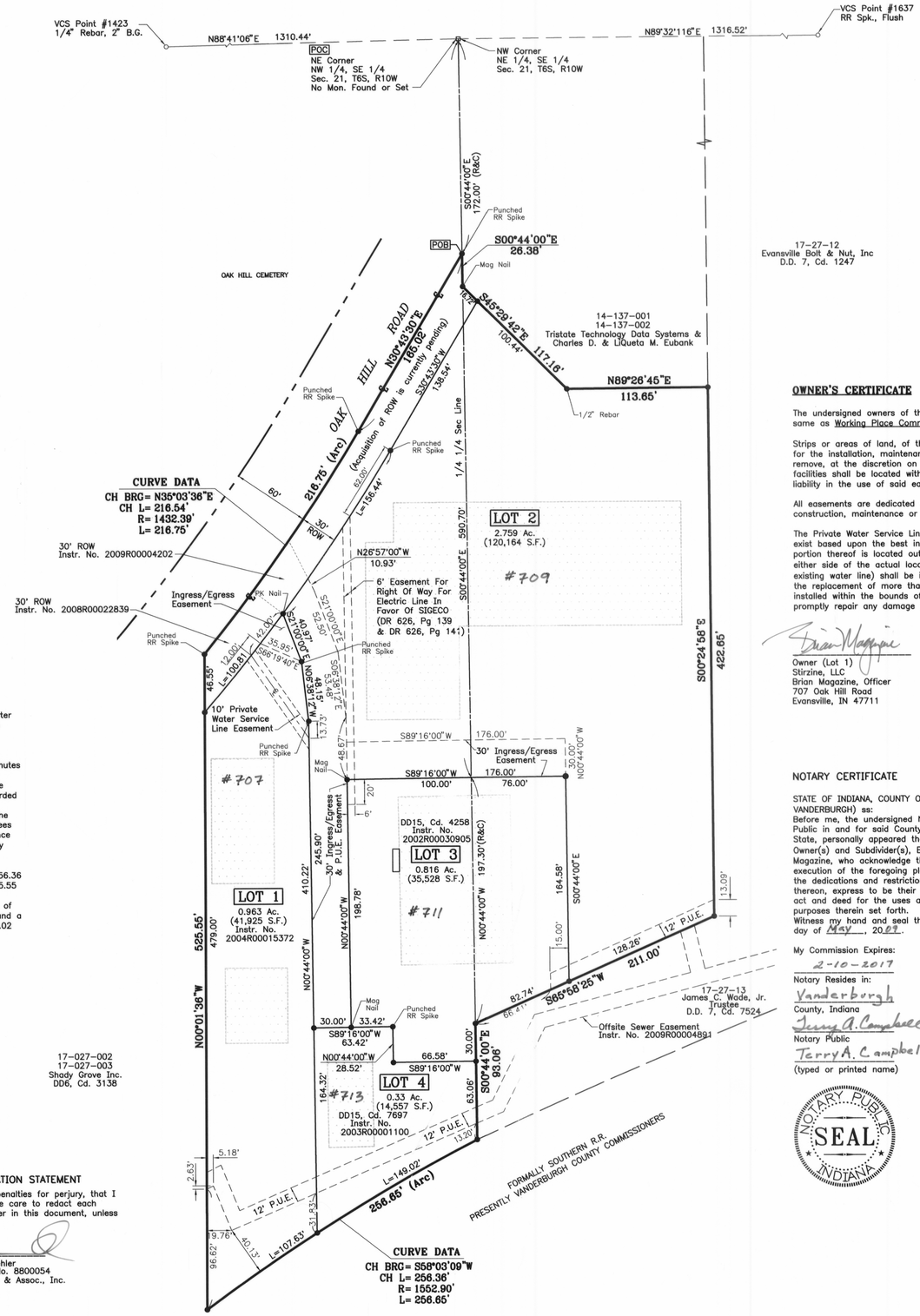
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 20 2009 (DATE)
BILL FLUTY AUDITOR
2344 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05.20.09 10:09AM
PLAT BOOK 5
PAGE 135
INSTR# 2009R00012850
Z TULEY RECORDER
VANDERBURGH COUNTY



VANDERBURGH COUNTY, INDIANA
KNIGHT TWP.
SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 WEST

LOCATION MAP
SCALE: 1" = 1000'



GENERAL NOTES:

1.) UTILITIES: Water, sewer, electric and telephone utilities already exist at the site.

2.) FLOOD PLAIN DATA: Per F.I.R.M., Vand. County, Indiana Panel No. 180257 0004 B dated Oct. 15, 1981. No portion of this real estate lies within the designated flood hazard zone A.

3.) TEMPORARY EROSION CONTROL: (during construction)
– Slopes of 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 and must remain in place until final grading and shaping.
– Slopes of more than 6% shall be mulched and seeded and shall have silt fences, straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding.

4.) EROSION CONTROL FOR DITCHES: Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance.
Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

5.) DRAINAGE: Drainage plans will be required to be submitted for approval by the owner/developer of a lot at the time improvements are planned for that lot.

6.) SITE TOPOGRAPHY: The site is relatively flat and drains generally north to south.

7.) MONUMENTATION: Monuments have be set at all boundary and lot corners, where noted. Existing reference monuments are at other corners as noted. Monuments set as a part of this plat are: 3/4" x30" Rebars w/ Cap stamped "BLA FIRM 0030", except where noted otherwise.

8.) Lot 2 includes all of the designated ingess/egress easements except the triangular piece off the northeast corner of Lot 1.

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of the Southeast Quarter and part of the Northwest Quarter of the Southeast Quarter all in Section 21, Township 6 South, Range 10 West of the Second Principal Meridian, Knight Township, Vanderburgh County, Indiana, described as follows:

Commencing at the northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 21; thence along the west line of the Northeast Quarter of the Southeast Quarter of said Section 21 South 00 degrees 44 minutes 00 seconds East 172.00 feet to the the centerline of Oak Hill Road and being the POINT OF BEGINNING of this description; thence continuing along said west line South 00 degrees 44 minutes 00 seconds East 26.38 feet to the southwestern corner of the land described in a Warranty Deed to Janice F. Brown dated August 23, 1984 and recorded in Deed Drawer 1, Card 20510 in the office of the Recorder of Vanderburgh County, Indiana; thence along the Southwestern line of said Brown parcel South 45 degrees 29 minutes 42 seconds East 117.16 feet; thence along the south line of said Brown parcel North 89 degrees 26 minutes 45 seconds East 113.65 feet; thence South 00 degrees 24 minutes 58 seconds East 422.65 feet; thence South 65 degrees 58 minutes 25 seconds West 211.00 feet; thence South 00 degrees 44 minutes 00 seconds East 93.06 feet to the northern boundary of the former Southern Railway right of way and being a point of intersection with a non–tangent curve concave Southeasterly; thence along said northern boundary Southwesterly 256.65 feet along an arc to the left and having a radius of 1552.90 feet and subtended by a long chord having a bearing of South 58 degrees 03 minutes 09 seconds West and a length of 256.36 feet to the point of intersection with a non–tangent line; thence North 00 degrees 01 minute 36 seconds West 525.55 feet to the center line of Oak Hill Road and being a point of intersection with a non–tangent curve concave Northwesterly; thence along said center line Northeasterly 216.75 feet along an arc to the left and having a radius of 1432.39 feet and subtended by a long chord having a bearing of North 35 degrees 03 minutes 36 seconds East and a length of 216.54 feet; thence continuing along said center line North 30 degrees 43 minutes 30 seconds East 165.02 feet to the point of beginning and containing 5.136 acres, more or less.

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 PRIMARY APPROVAL by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on October 2, 2002.

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

May 20, 2009
Plat Release Date

SURVEYOR'S CERTIFICATE

I, Matthew E. Wannemuehler, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on March 2, 2009 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 20th day of May, 2009.

Matthew E. Wannemuehler
Indiana Registration No. 8800054
Bernardin Lochmueller & Assoc., Inc.
6200 Vogel Road
Evansville, IN 47715

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

AFFIRMATION STATEMENT

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

Matthew E. Wannemuehler
Indiana Registration No. 8800054
Bernardin Lochmueller & Assoc., Inc.
6200 Vogel Road
Evansville, IN 47715

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 Working Place 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 on the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

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.

The Private Water Service Line easement that crosses Lot 1 in favor of Lot 3 is located where the water service line that serves Lot 3 is believed to exist based upon the best information available. The owners of Lots 1 & 3 hereby agree that, to the extent the existing water service line or any portion thereof is located outside of the easement as platted, said easement shall be deemed to include that portion of Lot 1 lying within 5' of either side of the actual location of the water service line. Notwithstanding the foregoing, any future water lines (to include any replacement of the existing water line) shall be installed and maintained within the bounds of the easement as platted. Any repair of the existing water line that requires the replacement of more than 50% of the existing water line shall be deemed to constitute a future water line for purposes of this paragraph and be installed within the bounds of the easement as platted. With respect to the easement established by this paragraph, the owner of Lot 3 agrees to promptly repair any damage or disturbance caused to Lot 1 by the use of the easement to the condition that existed prior to such disturbance.

Owner (Lot 1)
Stirzine, LLC
Brian Magazine, Officer
707 Oak Hill Road
Evansville, IN 47711

Owner (Lot 2)
The Working Family Limited Partnership, an Indiana Limited Partnership
Jill Barnett, General Partner
2800 Diego Drive
Evansville, IN 47715

Owner (Lot 3)
Northgate Properties, LLC
James Rexing, Manager
3829 W. Mill Road
Evansville, IN 47720

Owner (Lot 4)
Mark R. Rasure

Owner (Lot 4)
Robbie Rasure
2809 Bailey Lane
Evansville, IN 47725

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), Brian Magazine, 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 8th day of May, 2009.

My Commission Expires: 2-10-2017
Notary Resides in: Vanderburgh County, Indiana
Notary Public: Terry A. Campbell
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), Jill Barnett, 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 12th day of May, 2009.

My Commission Expires: 2-10-2017
Notary Resides in: Vanderburgh County, Indiana
Notary Public: Terry A. Campbell
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), James Rexing, 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 15th day of May, 2009.

My Commission Expires: 2-10-2017
Notary Resides in: Vanderburgh County, Indiana
Notary Public: Terry A. Campbell
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), Mark R. Rasure & Robbie Rasure, 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 15th day of May, 2009.

My Commission Expires: 2-10-2017
Notary Resides in: Vanderburgh County, Indiana
Notary Public: Terry A. Campbell
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

S-135
APC # 12-3-2002

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