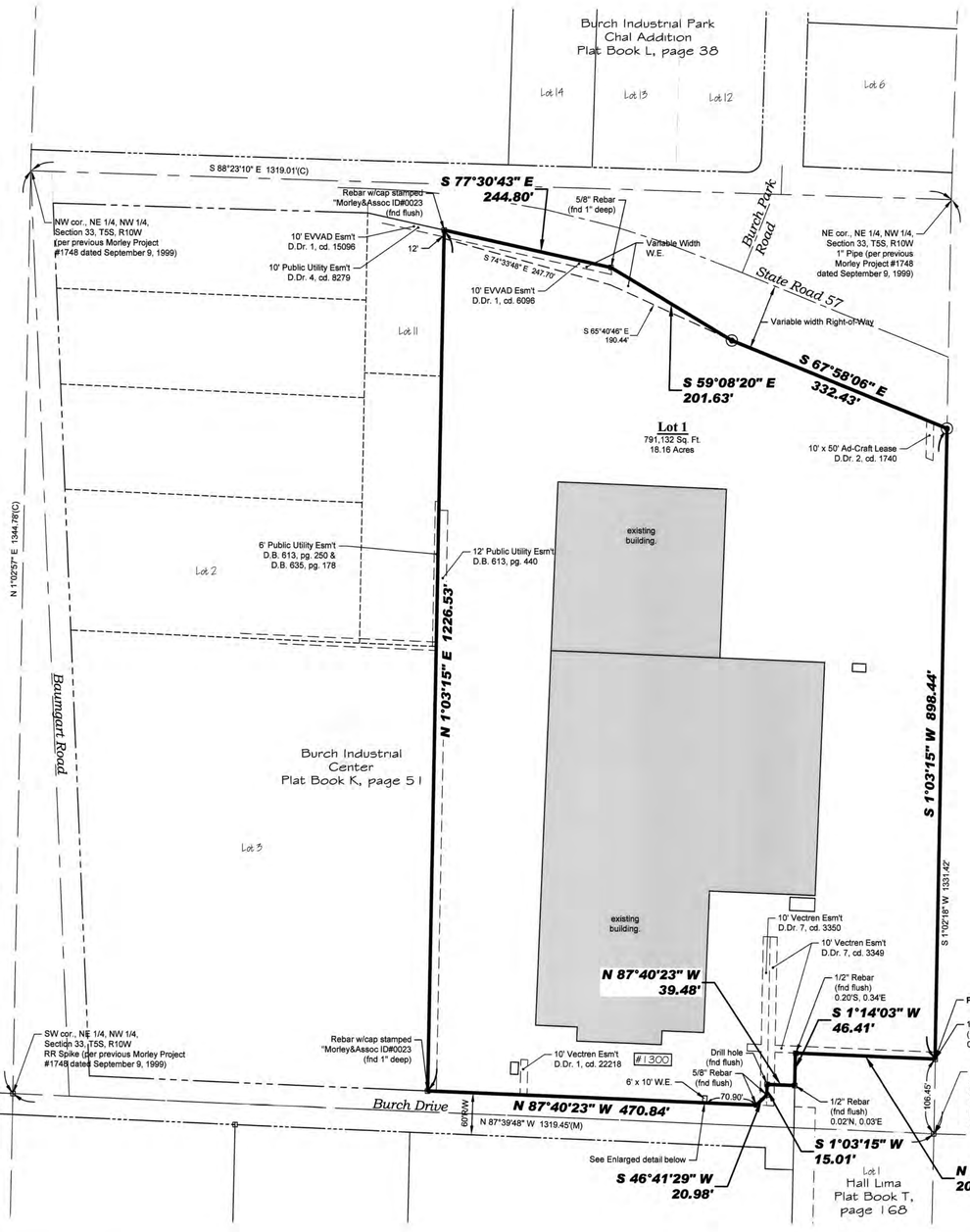
Wabash



Legend

Center Line	(C) Calculated Dimension
Easement Line	Cd. Card
Right-of-way Line	D.R. Deed Record
Property Boundary Line	Doc. Document
	D.Dr. Deed Drawer
0.00'N, 0.00'E Found x.xx' from calculated corner	Esm't Easement
	E East
5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)	(Fnd) Found
	Inst. Instrument
Monument (Found)	(M) Measured Dimension
	N North
#000 Street Address	Pg. Page
	P.O.B. Point Of Beginning
	P.O.C. Point Of Commencement
	R Range
	(R) Record Dimension
	R/W Right-of-Way
	S South
	T Township
	W West

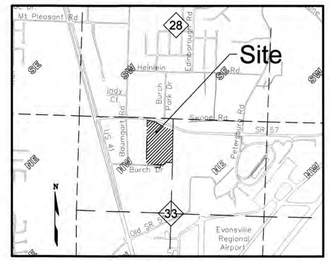
SCALE 1" = 100'

100 0 100 200

BEARINGS are based upon Indiana West State Plane Coordinates (NAD 83) established by RTK GPS observations, all distances shown are ground or plane values.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Feb. 10, 2016 (DATE)
BRIAN GERTH AUDITOR
648 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 02.10.16 2:59P
PLAT BOOK 4
PAGE 9
INSTR# 2016R00003111
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map
Scale 1"=2000'

General Notes

1. **Access:** Lot shall have access to Burch Drive. The existing SR 57 entrance shall only be used as a construction drive and shall not be used for any other activity including regular plant operations, etc. If any improvements are to be made to the entrance in the future, i.e. widen the drive, relocate, etc. then a permit will need to be acquired from INDOT and the plans will need to return to Site Review through the Evansville-Vanderburgh Area Plan Commission office.

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

3. **Flood Hazard Statement**: No portion of the site is located in Flood Hazard Zone A as said tract plots by scale on Flood Insurance Rate Map for Vanderburgh County Indiana, Map Number 18163C0116D , Panel 116 of 275 , Effective March 17, 2011.
All first floor grades shall conform to local and state enforced building codes

4. **Noise Sensitive Statement:** The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant effects from aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.

5. **Property Corner Markers:** All corners not already marked will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley & Assoc I.D. #0023."

6. **Reference Survey**: This Plat is based on a Survey by Morley and Associates, inc. per Project Number 1748 and Dated September 9, 1999.

7. Application for modification/waiver of subdivision standards: APC Docket Number Z-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on 01/11/2016.

8. **Temporary Erosion Control (during construction)**: For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff Control:. All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivision where the land disturbance is less than one acre, temporary stabilization as described in section 13.05.11C.16 of the Vanderburgh County Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.

9. **Utilities**: Sewer is available at the site by the Evansville Water and Sewer Utility
Water is available at the site By the Evansville Water and Sewer Utility
Electric and Gas are available at the site by Vectren Energy Delivery
Telephone service is available at site AT&T

10. **Vacated Easements:** The easements located on Lots 7, 8, 9, 10 & 11 in Burch Industrial Park Chal Addition and Lot 5 in Burch Industrial Center were Vacated by an Ordinance recorded in Deed Drawer 7, card 2685. - A 24' P.U.& D.E. on Lot 4 of Burch Industrial Center was Vacated by an Ordinance recorded in Deed Drawer 1, Card 19304.

11. **Zoning**: The subject property is currently **zoned M2**

12. **Natural Drainage Courses:** No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.

13. **Drainage Basins**: Maintenance of the drainage basins shall be the responsibility of the property owner, not Vanderburgh County.

Owner's Certificate

The undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Wabash** .

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "W.E." *(Water Easement)*, are hereby dedicated to the CITY OF EVANSVILLE, INDIANA WATER AND SEWER UTILITY DEPARTMENT , its successors, assigns and lessees, a permanent water utility easement and right-of-way over the Real Estate shown herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle domestic potable water, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways.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 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.

Owner: Wabash Plastics, Inc.
955 Diamond Avenue
Evansville, IN 47711

By: Scott A. Schroeder, Vice President

U-9
APC #2-MS-2016

Boundary Description

Lot 4 and part of Lot 1 and part of Lot 5 in Burch Industrial Center, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book K, page 51; Also part of Lots 7, 8, 9, 10, and 11 in Burch Industrial Park Chal Addition, as per plat thereof, recorded in Plat Book L, page 38, all in the office of the Recorder of Vanderburgh County, Indiana; Also part of the Northeast Quarter of the Northwest Quarter of Section 33, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of the Northwest Quarter of said section; thence along the east line of said Quarter, Quarter, Section North 01 degree 03 minutes 15 seconds East 106.45 feet to the point of beginning; thence North 87 degrees 40 minutes 51 seconds West 200.00 feet; thence South 01 degrees 14 minutes 03 seconds West 46.41 feet to the north right-of-way line of Burch Drive; thence along the north line thereof the following 4 calls, 1) North 87 degrees 40 minutes 23 seconds West 39.48 feet; 2) thence South 01 degrees 03 minutes 15 seconds West 15.01 feet; 3) thence South 46 degrees 41 minutes 29 seconds West 20.98 feet; 4) thence North 87 degrees 40 minutes 23 seconds West 470.84 feet to the southwest corner of said Lot 4 in Burch Industrial Center; thence along the west line and the extended west line thereof, North 01 degrees 03 minutes 15 seconds East 1226.53 feet to the south right-of-way line of State Road 57; thence along the south line thereof, South 77 degrees 30 minutes 43 seconds East 244.80 feet; thence continue along said south line, South 59 degrees 08 minutes 20 seconds East 201.63 feet; thence continue along said south line, South 67 degrees 58 minutes 06 seconds East 332.43 feet to the east line of Lot 7 in said Burch Industrial Park Chal Addition, also being the west line of a tract of land conveyed to the Vanderburgh County Airport Authority District in Deed Drawer 1, Card 15096 in the office of said Recorder; thence along the west line thereof, South 01 degrees 03 minutes 15 seconds West 898.44 feet to the point of beginning containing 18.16 acres (791,132 sq.ft.).

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, that this plat correctly represents a survey completed by me or under my direct supervision; that all monuments shown exist at locations as noted.

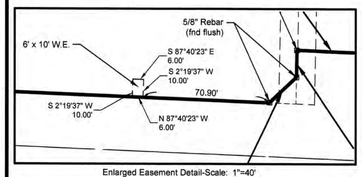
Witness my hand and seal this 9th day of February, 2016.

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

Prepared By:
Bret Alan Sermersheim, P.S.
Indiana Registration No 20200009
Morley and Associates, Inc
4800 Rosebud Lane
Newburgh, IN 47630
Phone: (812) 464-9585
brets@morleyandassociates.com

COUNTY

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: January 19, 2016



Enlarged Easement Detail-Scale: 1"=40'

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 (Subdivision Review) at a meeting held on January 11, 2016.

President

Attest Executive Director

OFFICIAL SEAL

PLAT RELEASE
Secondary Plat complies with the Ordinance and is released for recording.

Executive Director

Feb. 10, 2016
Plat Release Date

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 above signed owner, Scott A. Schroeder as Vice President of Wabash Plastics, Inc. of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 9th day of February 2016.

My commission expires 4/7/2023.

Notary

Notary resides in Vanderburgh County, State of Indiana.

NOTARY PUBLIC SEAL INDIANA

DEBBIE L PRICE
Notary Public - Seal
State of Indiana
Vanderburgh County
My Commission Expires Apr 7, 2023

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 it is required by law.

Bret Sermersheim

Secondary Plat	
Drawn By: JEW	Job Number: 9739.4.001A
Drawing Tab: Minor	Date: 2/09/2016
Filename: 9739 Minor.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

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Newburgh, IN 47630
(812) 464-9585
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