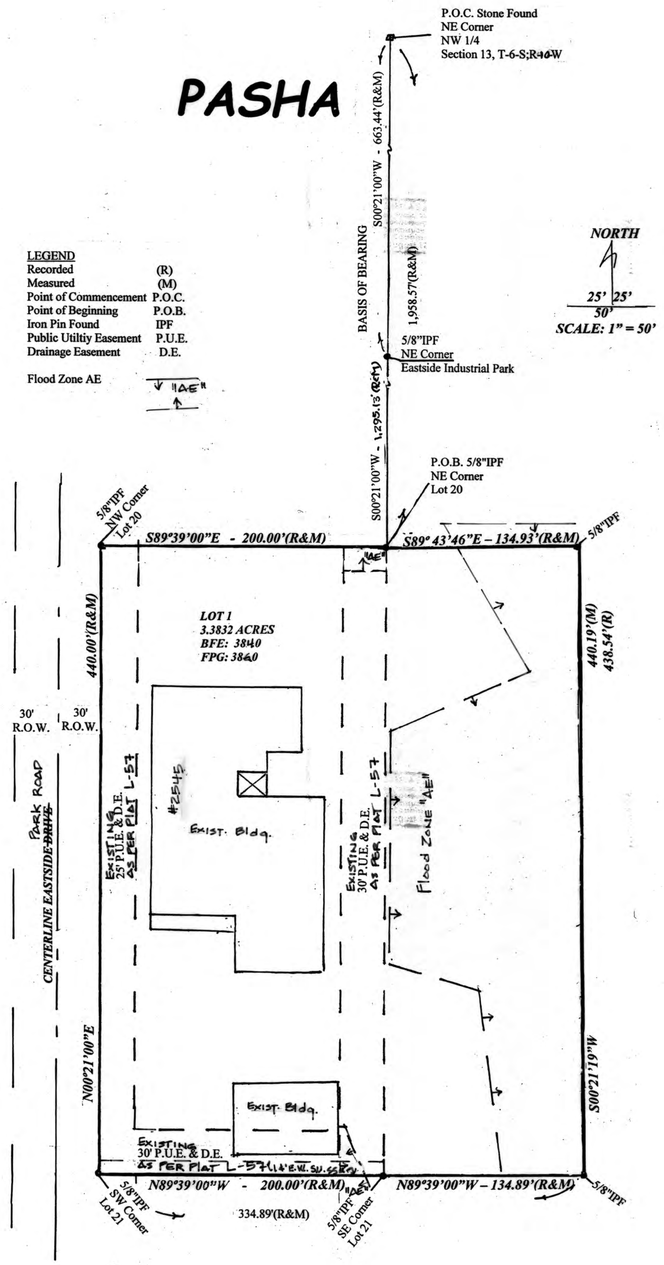
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR. 30, 2016
(DATE)
BRIAN GERTH AUDITOR
1462
(AUDITOR NUMBER)

RECEIVED FOR RECORD
DATE 03.30.16 9:27 AM
PLAT BOOK L
PAGE 19
INSTR# 2016R00008577
Z TULEY RECORDER
VANDERBURGH COUNTY

PASHA



BOUNDARY DESCRIPTION

Lots 20 and 21 in Eastside Industrial Park as recorded in Plat Book L, page 57 lying in the Northwest Quarter of Section 13, Township 6 South, Range 10 West and part of the Northeast Quarter of Section 13, Township 6 South, Range 10 West, all in Knight Township, City of Evansville, Vanderburgh County, Indiana, more particularly described as follows;

COMMENCING at stone found at the Northeast Corner of the Northwest Quarter of said Section 13; thence South 00° 21' 00" West, along the East line thereof, 663.44 feet to a 5/8" iron pin found at the Northeast Corner of said Eastside Industrial Park; thence South 00° 21' 00" West, along the East line thereof, 1,295.13 feet to a 5/8" iron pin found at the Northeast Corner of said Lot 20 and the POINT OF BEGINNING; thence South 89° 43' 46" East - 134.93 feet to a 5/8" iron pin, found; thence South 00° 21' 19" West - 440.19 feet to a 5/8" iron pin, found; thence North 89° 39' 00" West - 134.89 feet to a 5/8" iron pin found at the Southeast Corner of said Lot 21; thence North 89° 39' 00" West, along the South line thereof, 200.00 feet to the Southwest Corner of said Lot 21; thence North 00° 21' 00" East, along the West line of said Lots 20 and 21, 440.00 feet to a 5/8" iron pin found at the Northwest Corner of said Lot 20; thence South 89° 39' 00" East, along the North line thereof, 200.0 feet to the POINT OF BEGINNING and containng 3.3832 acres, more or less.

SUBJECT TO all recorded Easements and Rights-of-Way.

OWNER'S CERTIFICATE
I, the undersigned owner of the real estate shown and described hereon, do hereby, plat and subdivide said real estate and designate it as **PASHA**.

Pasha Industrial LLC- Tranav Shah - Partner
3345 Auburn Road, Suite 107
Rochester, MI 48309

NOTARY CERTIFICATE
State of Indiana)
)SS:
County of Vanderburgh)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owner of the real estate shown and described hereon and acknowledge the execution of plat to be their voluntary act and deed.

Witness my hand and seal this 22nd day of March, 2016.

My commission expires: September 9, 2022

Elyata Jean Bivins

Notary resides in Warrick County, Indiana

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 Subdivision review meeting February 1, 2016.

President

Attest -Executive Director

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

Executive Director

MARCH 30, 2016
Plat Release Date

E.W.&U.S.E.
Strips of areas of land, of the dimensions shown on the plat and marked E.W.&U.S.E. (Evansville Water and Sewer Utility Sanitary Sewer Easement) are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department a Permanent Sanitary Sewer Utility Easement and right-of-way over the Real Estate described herein, for the purpose of grounding 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 sewage, 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 Real Estate to and from said Real Estate in 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. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet.

OFFICIAL SEAL
EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN COMMISSION

GENERAL NOTES:

UTILITIES:
WATER & SEWER AVAILABLE FROM EVANSVILLE WATER AND SEWER UTILITY.

FLOOD PLAIN DATA:
Portions of this property lies within the 100 year flood zone (Zone "AE") as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panels 18163C0201D and 18163C0140 D dated March 11, 2011.
Base Flood Elevation - 384.0 Flood Protection Grade - 386.0

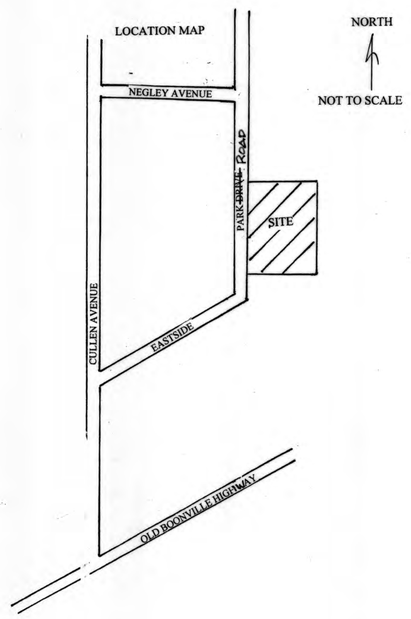
MAINTENANCE STATEMENT
The owner shall remain responsible for prevention of obstructions to all drainage easements, creeks and natural surface water courses.

TEMPORARY EROSION CONTROL (during construction): For subdivision where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction 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 Title 16.20.110C(16) of the City of Evansville's Municipal Code must be provided if unvegetated are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stablilization shall be completed as described in Title 16.20.130(C)(1) of the Evansville Municipal Code

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number 7-SW-2016 requesting to waive the installation of sidewalks, as per City Code 1705.150 (B)(2) was approved at Subdivision Review on February 1, 2016.

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.



SURVEYOR'S CERTIFICATE

I, William Y. Bivins, hereby certi that I am a land surveyor. licensed in compliance with the laws of the State of Indiana and further cer y that this plat correctly represents a survey completed by me on September 3, 2015 and that all mo ments shown exist at all locations noted.

AFFIRMATION STATEMENT:
I affirm under the penalties of perj , that I have taken reasonable care to redact each Social Security number from this document, unless quired by Law.

William Y. Bivins, PE-PS Indiana R tration No. PS80910003
10579 Oak Grove Road
Newburgh, IN 47630
March 22, 2016

WILLIAM Y. BIVINS REGISTERED No. LS-80910003 STATE OF INDIANA LAND SURVEYOR

U-19
APC# 5-MS-2016