

# FINAL PLAT OF VANDERBURGH INDUSTRIAL PARK

## PART OF THE WEST HALF OF SECTION 1, TOWNSHIP 5 SOUTH RANGE 10 WEST, SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA

**BOUNDARY DESCRIPTION**  
Part of the West Half Quarter of Section 1, Township 5 South, Range 10 West of the Second Principal Meridian, Vanderburgh County, Indiana, described as follows:

Commencing at the southwest corner of said Section 1; thence along the south line of said Section 1 North 89 degrees 36 minutes 04 seconds East 435.50 feet to the POINT OF BEGINNING of this description; thence parallel with the west line of said Section 1 North 00 degrees 49 minutes 37 seconds East 960.00 feet; thence parallel with the south line of said Section 1 South 89 degrees 36 minutes 04 seconds West 435.50 feet to the west line of said Section 1 and being the center line of Green River Road; thence along said west line and Green River Road center line North 00 degrees 49 minutes 37 seconds East 277.09 feet; thence continuing along said Green River Road center line North 11 degrees 39 minutes 17 seconds East 299.02 feet; thence along an established fence and tree row South 60 degrees 05 minutes 34 seconds East 247.03 feet to a wood fence corner post; thence along an established fence and tree row North 13 degrees 06 minutes 50 seconds East 108.43 feet; thence along an established fence and tree row North 13 degrees 29 minutes 17 seconds East 93.31 feet; thence along an established fence and tree row North 13 degrees 38 minutes 05 seconds East 121.44 feet; thence North 14 degrees 30 minutes 47 seconds East 52.45 feet to a 24 inch Sassafras tree; thence North 28 degrees 31 minutes 25 seconds East 22.54 feet to the corner of a wire fence dog run; thence North 02 degrees 23 minutes 06 seconds East 11.60 feet to the opposite corner of said dog run; thence North 02 degrees 46 minutes 16 seconds East 25.87 feet to the corner of a portable metal building; thence North 04 degrees 39 minutes 14 seconds East 14.65 feet to the opposite corner of said building; thence North 15 degrees 15 minutes 39 seconds East 53.61 feet to a point on the east line of a tract of land conveyed to John P. Arhelger by deed recorded in Deed Record 165, page 493 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line thereof North 00 degrees 49 minutes 36 seconds East 7.23 feet to the south line of the North Half of the Northwest Quarter of the Southwest Quarter of said Section 1, also being the southeast corner of a tract of land conveyed to Henry Horwig by deed recorded in Deed Record 68, page 310 in said Recorder's office; thence along the east line thereof North 16 degrees 02 minutes 57 seconds East 24.04 feet to the south line of a 0.229 acre tract of land conveyed to Jeffrey A. Carter and Amy A. Negley by deed recorded in Deed Drawer 10, Card 2418 in said Recorder's office; thence along the south line thereof South 88 degrees 00 minutes 51 seconds East 33.86 feet; thence along the east line thereof North 12 degrees 59 minutes 34.78 seconds East 347.81 feet; thence North 21 degrees 39 minutes 42 seconds East 304.37 feet to the north line of the Southwest Quarter of said Section 1; thence North 89 degrees 29 minutes 14 seconds West 247.50 feet to the center line of Old Petersburg Road; thence along the center line of said road North 15 degrees 35 minutes 35 seconds East 137.57 feet; thence continuing along the center line of said road North 89 degrees 29 minutes 14 seconds East 338.12 feet along an arc to the right and having a radius of 3804.12 feet and subtended by a long chord having a bearing of North 21 degrees 39 minutes 59 seconds East and a length of 760.36 feet; thence South 63 degrees 03 minutes 34 seconds East 250.00 feet; thence North 27 degrees 40 minutes 54 seconds East 934.77 feet; thence North 29 degrees 20 minutes 10 seconds East 118.46 feet; thence North 60 degrees 03 minutes 54 seconds West 250.00 feet; thence continuing along the center line of said road North 39 degrees 25 minutes 54 seconds East 998.46 feet; thence continuing along said center line North 41 degrees 30 minutes 31 seconds East 24.84 feet; thence North 89 degrees 59 minutes 24 seconds East 912.53 feet to the east line of the West Half of said Section 1; thence along said east line South 00 degrees 49 minutes 36 seconds West 4939.28 feet to the southeast corner thereof; thence along the south line of said half-quarter section South 89 degrees 00 minutes 53 seconds West 1124.82 feet; thence North 00 degrees 51 minutes 41 seconds East 310.00 feet; thence South 89 degrees 00 minutes 53 seconds West 190.00 feet; thence South 00 degrees 51 minutes 41 seconds West 310.00 feet to a point in the south line of said half-quarter section; thence along the south line of said half-quarter section South 89 degrees 36 minutes 04 seconds East 880.30 feet to the point of beginning and containing 227.551 acres, more or less.

I, Matthew E. Wannemuehler, do hereby certify that I am a registered 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 or under my supervision and that all monuments shown exist at locations as noted.

Matthew E. Wannemuehler, R.L.S.  
Indiana Registration No. 8800054  
Bernardin Lochmuller & Assoc., Inc.  
6200 Vogel Road  
Evansville, IN 47715

### OWNERS CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and describe the same as VANDERBURGH INDUSTRIAL PARK. All roads 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 "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 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.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, the 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 and 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.

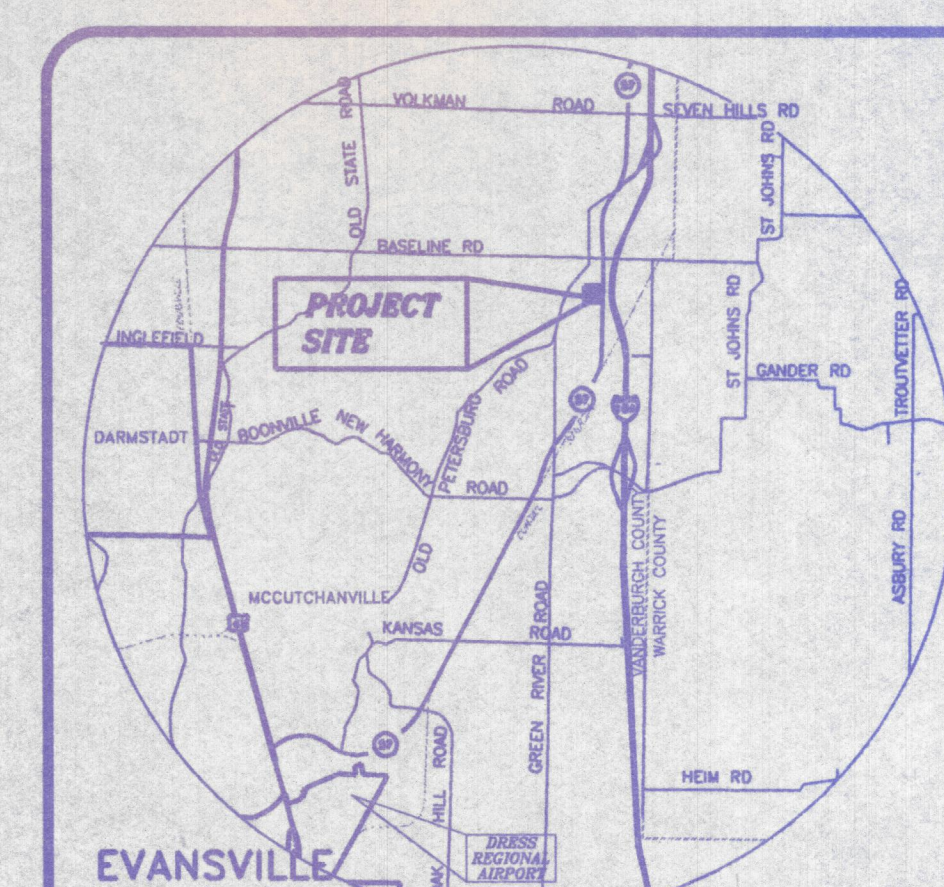
Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E." (Sanitary Sewer Easement), are hereby dedicated for the installation, maintenance, operation, enlargement, and repair of sanitary sewer structures, with the right to trim or remove, at the discretion of the public utility, 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 and from said easements for necessary construction, maintenance or reconstruction. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

The area of land, of the dimensions shown on this plat and marked "R.R.W." (Railroad Right-of-Way), are hereby dedicated for the installation, maintenance, operation and repair of railroad structures. This area shall be maintained by either the lot owner or the Vanderburgh Industrial Park Ownership Association until the railroad structures are constructed. If the railroad structures are installed, the maintenance of the Right-of-Way shall become the responsibility of the railroad company.

Strips or areas of land, of the dimensions shown on this plat and marked "S.E." (Soil Easement), are hereby dedicated for the installation, maintenance, operation, enlargement, and repair of soil conservation structures, 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 and from said easements for necessary construction, maintenance or reconstruction. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.



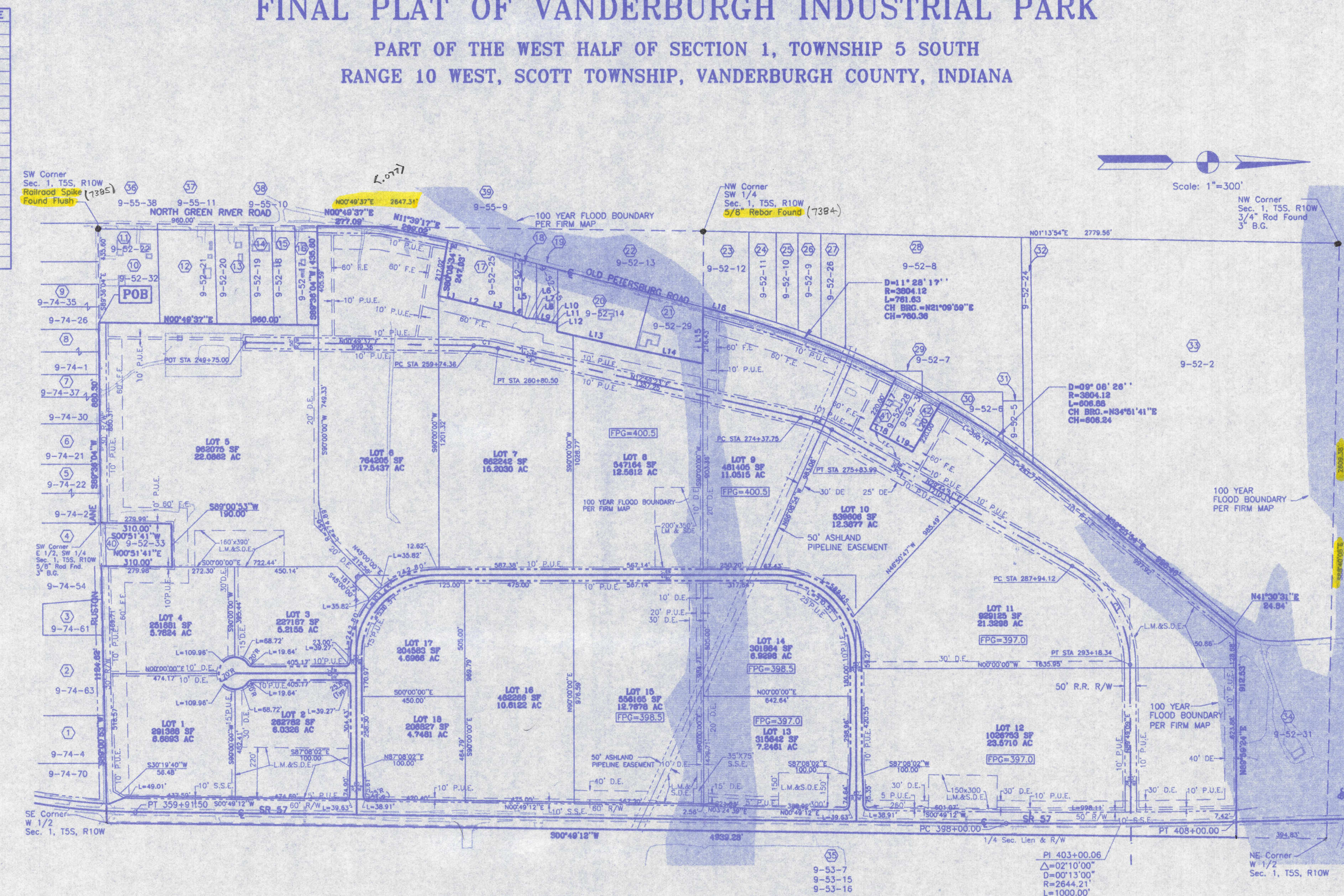
SITE LOCATION MAP

### GENERAL NOTES

- Zoning:** The project is zoned M-2.
- Flood Plain Data:** Per F.I.R.M. Panel Number 180226 0015 C, dated August 15 1991, Vanderburgh County, Indiana, a portion of the subdivision lies within the designated 100 year flood zone.
- Minimum First Floor Elevations:** A Flood Plain Study has been performed to establish the 100 Year Flood Elevation. The Flood Protection Grades (FPG) determined by the study are indicated on this plat.
- Abandoned Underground Mine:** An abandoned underground mine shaft and mine at a depth approximately 500 feet below the surface is believed to lie below parts of Lots 7, 16, 17, and 18. The exact location has not been determined. The entrance to the shaft is on the east side of SR #57 and slopes east-northeast to the mine. The entrance to the mine has been sealed and approved by the Indiana Department of Environmental Management.
- IDNR Permitting:** The Indiana Department of Natural Resources (IDNR) has determined that approval from the IDNR for this site is not required for construction, excavation or filling unless a dam is to be constructed (IDNR record #82-990216-1).
- Basements:** Any basements must be approved by the Vanderburgh County Building Commissioner.
- Utilities:** Sanitary sewer, water, gas, telephone and electric are on, or will be extended to, the site.
- Access:** Access to the site will be by way of SR #57. All lots within the subdivision will access internal streets only.
- Road Grades:** Maximum road grades shall not exceed 5%.
- Temporary Erosion Control:** (during construction)  
Slopes of 0% - 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 seeding.  
Slopes of more than 6% shall be mulched and seeded and shall have straw bales, silt fences, and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.
- Site Topography:** The topography of the site generally is divided into the northern and southern halves. The northern half of the site is relatively flat with grades ranging from elevation 391 to elevation 407. The ground surface in this area generally slopes from east to west, with runoff draining overland into either a concrete box culvert under SR#57, or into an unnamed ditch that flows under SR#57 in another box culvert. From the box culverts, the water flows east under I-164 and eventually into Bluegrass Creek. The southern portion of the site generally consists of gently rolling hills with elevations ranging from 395 to elevation 434. The ground surface in this area generally slopes from the southwest to the northeast, with runoff draining into two unnamed drainage ditches that run west to east across the site. These drainage ditches discharge into concrete box culverts that cross SR#57. The ditches continue to flow east of SR#57, under I-164, and eventually into the Bluegrass Creek.
- Erosion Control for Ditches:**  
Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance.  
Slopes of 2% 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.
- Storm drainage plans were approved by the Vanderburgh County Drainage Board on: \_\_\_\_\_
- Road construction plans for the original plat were approved by the Vanderburgh County Commissioners on: \_\_\_\_\_

### ADJACENT PROPERTY OWNERS

- |   |   |  |  |
|---|---|--|--|
| ① MAXINE RICHARDSON<br>1615 N. THOMAS<br>EVANSVILLE, IN 47711-4449<br>DD7, C8852              | ⑪ DONALD R. STEWART, ET UX.<br>4800 RUSTON LN<br>EVANSVILLE, IN 47711-9717                            | ⑳ CHARLES W. RAWLINS, ET UX.<br>15025 PETERSBURG RD<br>EVANSVILLE, IN 47711-0000<br>DD9, C3973             | ⑳ DAVID E. BELL, ET UX.<br>15430 PETERSBURG RD<br>EVANSVILLE, IN 47711-0000<br>DD1, C8183        |
| ② LARRY W. ADAMS, ET UX.<br>5335 RUSTON LN<br>EVANSVILLE, IN 47711-9715<br>DD10, C729         | ⑫ RANDY H. PLUNKETT, ET UX.<br>14431 N GREEN RIVER RD<br>EVANSVILLE, IN 47711-0000<br>DD9, C5269      | ⑳ MAPLE LAWN FARM c/o STEVE JACKSON<br>14421 N GREEN RIVER RD<br>EVANSVILLE, IN 47711-0000<br>DD6, C1814   | ㉑ WALTER R. BOSSE, ET UX.<br>9906 PETERSBURG RD<br>EVANSVILLE, IN 47711-0000<br>DD6, C1814       |
| ③ JEFFERY L. ET UX.<br>5311 RUSTON LN<br>EVANSVILLE, IN 47711-9715                            | ⑬ COREY L. UNDERHILL, ET UX.<br>14445 N GREEN RIVER RD<br>EVANSVILLE, IN 47711-0000<br>DD11, C2923    | ㉒ RUSSELL T. CHANDLEY, ET UX.<br>15110 PETERSBURG RD<br>EVANSVILLE, IN 47711-0000<br>DR357, P.464          | ㉒ JOHN W. WHEELER, ET UX.<br>16301 VOLKMAN RD<br>EVANSVILLE, IN 47711-0000<br>DR469, P.101       |
| ④ LOWELL T. HURLEY<br>5228 RUSTON LN<br>EVANSVILLE, IN 47711-9718<br>DD9, C2742               | ⑭ ALICE S. HUBNER<br>14425 N GREEN RIVER RD<br>EVANSVILLE, IN 47711-0000<br>DD11, C2923               | ㉓ PHILIP HEDRICK, ET UX.<br>PO BOX 24330<br>OKLAHOMA CITY, OK 73124<br>DR420, P.5                          | ㉓ THE KING MEN'S CLUB<br>PO BOX 2004<br>EVANSVILLE, IN 47711-0000<br>DR420, P.5                  |
| ⑤ WILLIAM C. KOHLMEYER, ET UX.<br>5135 RUSTON LN<br>EVANSVILLE, IN 47711-9748                 | ⑮ RANDAL J. SCHAPKER, ET UX.<br>14525 N GREEN RIVER RD<br>EVANSVILLE, IN 47711-0000<br>DD1, C2939     | ㉔ TONY R. RAWLINS, ET UX.<br>15140 PETERSBURG RD<br>EVANSVILLE, IN 47711-0000<br>DD9, C2313                | ㉔ FAIRVIEW LAND COMPANY<br>50 JEROME LN<br>FAIRVIEW HTS, IL 62208                                |
| ⑥ RANDY L. VOORHEES, ET UX.<br>5105 RUSTON LN<br>EVANSVILLE, IN 47711-9748<br>DD11, C3106     | ⑯ HERBERT W. ENGELHARDT, ET UX.<br>14543 N GREEN RIVER RD<br>EVANSVILLE, IN 47711-0000<br>DD10, C2973 | ㉕ MARY E. DUGAS<br>15220 PETERSBURG RD<br>EVANSVILLE, IN 47711-9777<br>DD10, C2973                         | ㉕ OLIVE H. GUTHRIE, ET UX.<br>14310 N GREEN RIVER RD<br>EVANSVILLE, IN 47711-9777<br>DD10, C2973 |
| ⑦ AMY E. BESING<br>5035 RUSTON LN<br>EVANSVILLE, IN 47711-7618<br>DD9, C6133                  | ⑰ JERRY R. BACINE, ET UX.<br>14747 OLD PETERSBURG RD<br>EVANSVILLE, IN 47711-0000<br>DD9, C2968       | ㉖ JEFFERY WHEELER<br>16301 VOLKMAN RD<br>EVANSVILLE, IN 47711-0000<br>DD9, C1821                           | ㉖ PAUL D. WOLLMAN, ET UX.<br>14400 N GREEN RIVER RD<br>EVANSVILLE, IN 47711-9778                 |
| ⑧ RUBY MARIE NEWMASSTER, TRUSTEE<br>4949 RUSTON LN<br>EVANSVILLE, IN 47711-7617<br>DD6, C6775 | ⑱ ROBERT K. MOOG, ET UX.<br>14841 PETERSBURG RD<br>EVANSVILLE, IN 47711-0000<br>DD9, C1313            | ㉗ MARJORIE BARAN 1/3 TRST ETAL 2/3<br>c/o JOHN W. WHEELER<br>16301 VOLKMAN RD<br>EVANSVILLE, IN 47711-8539 | ㉗ GERALD H. TEEPOLL, ET UX.<br>14424 N GREEN RIVER RD<br>EVANSVILLE, IN 47711-9778               |
| ⑨ ROY A. SAPP, ET UX.<br>4901 RUSTON LN<br>EVANSVILLE, IN 47711-7617<br>DD1, C2163            | ⑳ DAVID P. GROSS, ET UX.<br>14845 PETERSBURG RD<br>EVANSVILLE, IN 47711-0000<br>DD9, C3834            | ㉘ EDWARD A. BRUNCK, ET UX.<br>15300 PETERSBURG RD<br>EVANSVILLE, IN 47711-0000<br>DD9, C3834               | ㉘ DARWIN O. & STEVE O. JACKSON EQUAL T/C<br>14420 OLD STATE RD<br>EVANSVILLE, IN 47711-9409      |
| ⑩ CARL R. HOFMANN, ET UX.<br>14333 N GREEN RIVER RD<br>EVANSVILLE, IN 47711-9777              | ㉙ JEFFERY A. CATER, ET UX.<br>14939 PETERSBURG RD<br>EVANSVILLE, IN 47711-0000<br>DD9, C2328          | ㉚ JOHN P. MABREY, ET UX.<br>15420 PETERSBURG RD<br>EVANSVILLE, IN 47711-0000<br>DD9, C2328                 | ㉚ LITA D. MILLER<br>6200 RUSTON LANE<br>EVANSVILLE, IN 47715-9718                                |
|   |   | ㉛ MARK A. GOEDDE<br>15333 OLD PETERSBURG ROAD<br>EVANSVILLE, IN 47711-9778                                 | ㉛ GEORGE E. OLIVER ET UX.<br>15401 OLD PETERSBURG ROAD<br>EVANSVILLE, IN 47711-9778              |



RAILROAD CURVE DATA				
NUMBER	R	L	CH BRG.	CH
C1	12'09"46"	500.00'	106.14'	N06°54'30"E 105.94'
C2	18'45"28"	500.00'	146.24'	N21°22'07"E 145.72'
C3	60'04"18"	500.00'	524.22'	N59°46'60"E 500.54'



**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(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions therein, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the \_\_\_\_ day of \_\_\_\_\_, 1999.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Notary Resides in \_\_\_\_\_  
(typed or printed name)

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 meeting held on \_\_\_\_\_, 19\_\_.

President \_\_\_\_\_ Executive Director \_\_\_\_\_

PLAT RELEASE DATE: \_\_\_\_\_ Executive Director \_\_\_\_\_

<b>VANDERBURGH INDUSTRIAL PARK</b>		
<b>FINAL PLAT</b>		
<b>EVANSVILLE INDUSTRIAL FOUNDATION</b>		
VANDERBURGH COUNTY, INDIANA		
Prepared by	DATE:	BY:
BERNARDIN LOCHMUELLER & ASSOC., INC.	9/8/99	[Signature]
Planners • Engineers • Surveyors	199-077 OPD	ISSUED:
2288 High Road Evansville, IN 47708	FOR CONSTRUCTION	[Signature]
REVISION	NO.	DATE

