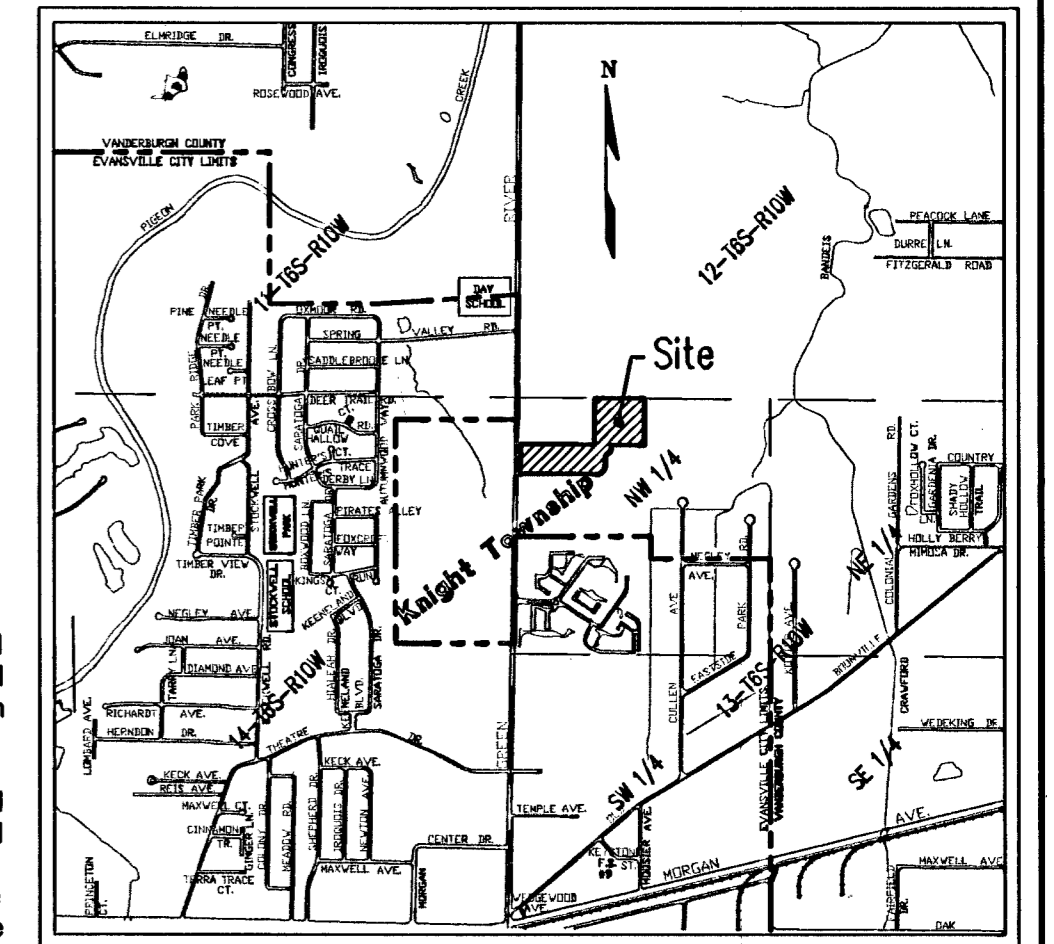


B.C.H. Commercial Subdivision Secondary Plat

P-158



LOCATION MAP
SCALE 1" = 200'

Boundary Description

Part of the West Half of the Northwest Quarter of Section 13, Township 6 South, Range 10 West in Vanderburgh County, Indiana, and being more particularly described by metes and bounds as follows:

Commencing at a monument marking the northwest corner of said half quarter section; thence along the west line thereof South 00 degrees 15 minutes 00 seconds West 801.74 feet; thence South 89 degrees 45 minutes 00 seconds East 45.00 feet to the east right-of-way line of Green River Road, said point being the true point of beginning; thence along said right-of-way North 00 degrees 15 minutes 00 seconds East 316.83 feet to the south line of the Bethel United Church of Christ property; thence along the south line thereof North 89 degrees 49 minutes 10 seconds East 768.36 feet to the southeast corner; thence along the east line of said property North 00 degrees 15 minutes 00 seconds East 485.25 feet to the south line of the Warren W. Spurling property; thence along the south line thereof, North 89 degrees 49 minutes 10 seconds East 517.34 feet to the northeast corner of the West Half of the Northwest Quarter of Section 13-6-10; thence along the east line thereof South 00 degrees 38 minutes 10 seconds East 485.25 feet; thence South 89 degrees 49 minutes 10 seconds East 381.51 feet to a point on a non-tangent curve to the right, concave to the west having a central angle of 103 degrees 59 minutes 47 seconds and a radius of 50.00 feet from which the chord bears South 06 degrees 17 minutes 10 seconds West 78.80 feet; thence along the arc of said curve 90.75 feet to the point of reverse curvature of a curve to the left, concave to the east having a central angle of 58 degrees 02 minutes 03 seconds and a radius of 35.00 feet from which the chord bears South 29 degrees 16 minutes 02 seconds West 33.95 feet; thence along the arc of said curve 35.45 feet to the point of tangency; thence South 00 degrees 15 minutes 00 seconds West 109.63 feet to the point of curvature of a curve to the right, concave to the northwest having a central angle of 89 degrees 34 minutes 02 seconds and a radius of 90.00 feet from which the chord bears South 45 degrees 02 minutes 05 seconds West 128.80 feet; thence along the arc of said curve 140.70 feet to the point of tangency; thence South 89 degrees 49 minutes 10 seconds West 750.70 feet; thence South 77 degrees 18 minutes 40 seconds West 46.17 feet to the true point of beginning, containing 12.07 acres (525,745 sq.ft.).

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. 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 owner(s) of Lot 6 shall maintain all of the detention lake within that lot.

By: *William E. Hapji*
William E. Hapji
1309 N. Green River Road
Evansville, IN 47715

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 thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 22nd day of April, 1998

My Commission Expires: 4-11-99

Notary Resides in: Vanderburgh 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, 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, JAN. 7, 1998.

Robert H. Bower, Jr.
President
Barbara S. Cunningham
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Barbara S. Cunningham
Executive Director

PLAT RELEASE DATE: May 20, 1998

Surveyor's Certificate

I, Danny K. Leek, 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.

Witness my hand and seal this 22nd day of April, 1998



Danny K. Leek
Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

General Notes

Zoning: The subject property is zoned C-4.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, no portion of the subdivision lies within the designated 100 year flood zone.

Utilities: Water and Sanitary sewer services will be extended to the site.

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

Access: All lots shall access interior streets only.

First floor grades shall be set to allow for proper drainage away from buildings. All first floor grades shall conform to local and state enforced building codes.

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- Keeping all parts of the storm water drainage system operating as designed and as constructed, and free of all trash, debris, and obstructions to the flow of water.
- Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
- Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property.
- Per the covenants recorded for this Subdivision all the lot owners will be responsible for cleaning sediment from the storm sewer pipe and cleaning and maintaining the orifice control structure that lie within the county right-of-way as shown.
- The owner(s) of Lot 6 shall be responsible for all maintenance of the storm detention lake.

8. NOTICE: Any pipe, fence, wall, building, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

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.

Property Corner Markers: All corners not already monumented are marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 00223."

Bench Mark Data
TBM#1 - 5/8" iron rod near the northwest corner of Sugar Mill Apartments. Elevation = 382.89

TBM#2 - 5/8" iron rod with plastic cap stamped "Morley and Assoc I.D. # 0023. Elevation = 383.31

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: 2-2-98

Street construction plans conform to the current design standards adopted by the Vanderburgh County Commissioners.

Street plan approved: 2-2-98

Sanitary Sewer Plans Were Approved By The Board Of Evansville Water and Sewer Utility On: 2-3-98



98-16378

Legend

- Power Pole
- Light Pole
- Underground Telephone Junction Box
- Water Valve
- Storm Sewer Man Hole
- Sanitary Sewer Man Hole
- Fire Hydrant
- Area Drain
- Curb Inlet
- Point of Beginning
- Found

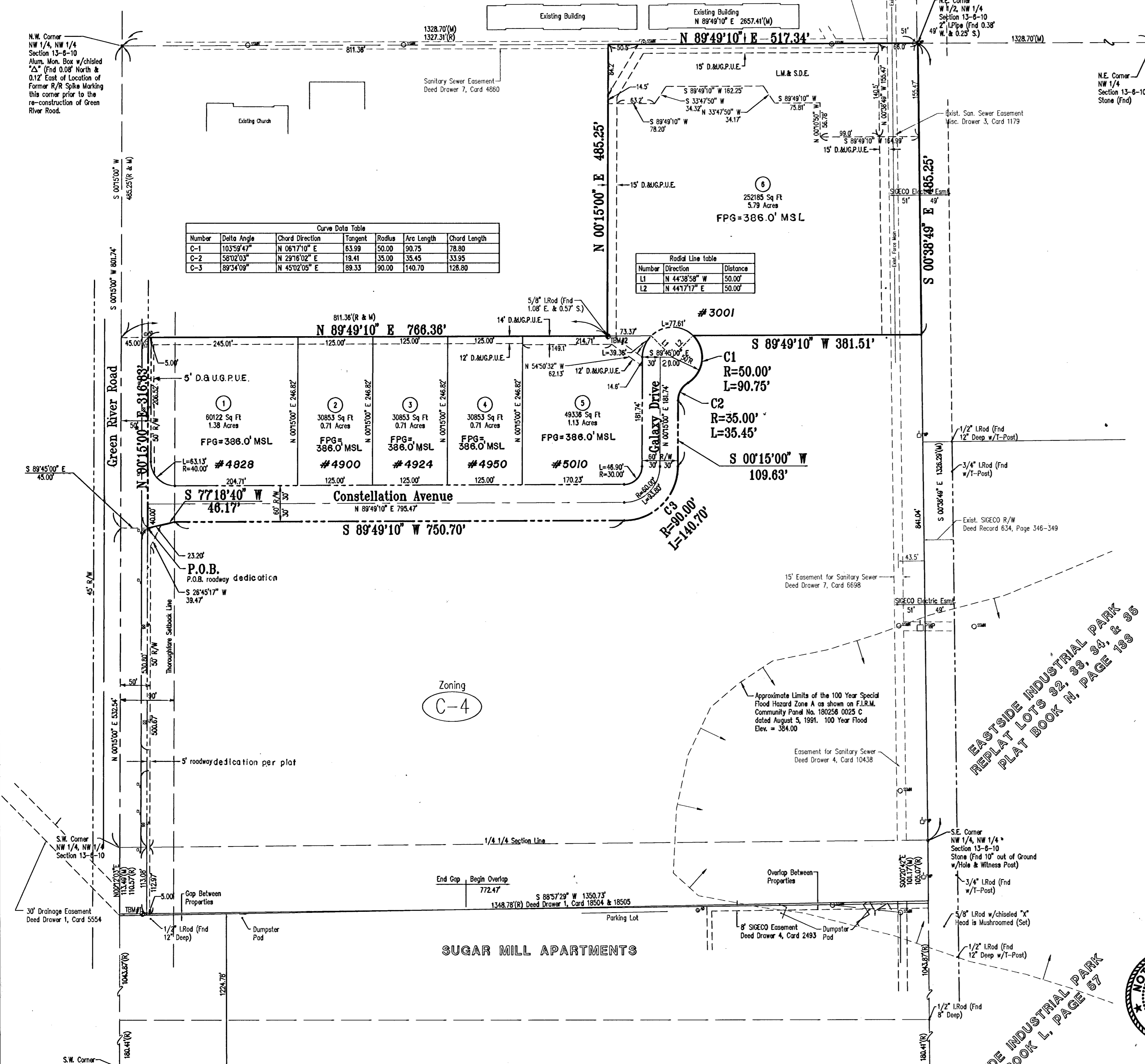
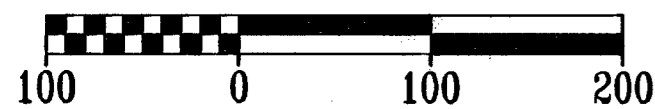
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at 2:22 PM
MAY 20, 1998
Page 158
BETTY J. HERRMANN RECORDER
VANDERBURGH COUNTY
CTRL # 0100

LULLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 20 1998

Suzanne M. Conrad
AUDITOR
3365

SCALE 1" = 100'



Number	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C-1	103°59'47"	N 06°17'10" E	63.99	50.00	90.75	78.80
C-2	58°02'03"	N 29°16'02" E	19.41	35.00	35.45	33.95
C-3	89°34'09"	N 45°02'05" E	89.33	90.00	140.70	128.80

Number	Direction	Distance
L1	N 44°38'58" W	50.00'
L2	N 44°17'17" E	50.00'

Zoning
C-4

EASTSIDE INDUSTRIAL PARK
REPLAT LOTS 82, 83, 84, & 85
PLAT BOOK N, PAGE 138

EASTSIDE INDUSTRIAL PARK
PLAT BOOK L, PAGE 87