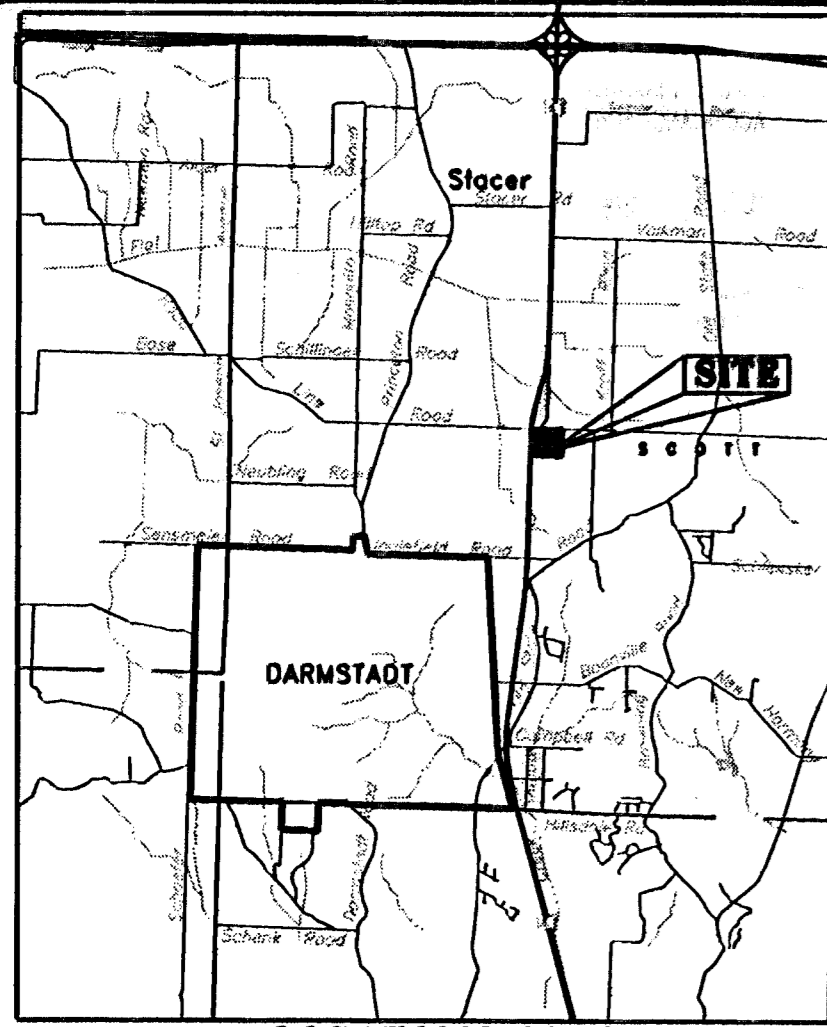


BASELINE PARK



LOCATION MAP
KNIGHT TWP.
VANDERBURGH CO.
SEC. 5, T5S, R10 W

GENERAL NOTES:

- ZONING:** The Subject property is zoned M-2; abutting property is zoned as noted hereon.
- UTILITIES:** Sanitary sewer has been extended along Boyle Lane and will be extended south to this subdivision. Water is available along Baseline Road and will be extended through the site.
- FLOOD PLAIN DATA:** Per F.I.R.M., Vanderburgh County, Indiana (unincorporated areas) Panel No. 180256 0015 C dated Aug. 5, 1991, No portion of this project lies within the designated 100 year flood zone.
- MINIMUM FIRST FLOOR ELEVATIONS:** Flood Protection Grades (FPG) where appropriate will be established by the Vanderburgh County Building Commissioner.
- BASEMENTS:** Any basements must be approved by the Vanderburgh County Building Commissioner.
- 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 seeding.
 - Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
- SITE TOPOGRAPHY:** The site drains predominantly from east to west and into a ditch that runs south to north and across U.S. Highway 41 near the intersection of Baseline Road. The elevations throughout range from 440± to 460±.
- 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.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS:** Above ground parts of public utilities are not to be located within the bands of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales. Individual lot owner shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easement.
- ROAD GRADES:** No road grades will exceed 10%.
- ACCESS:** Lot No. 1 will not be allowed curb cuts onto Baseline Road. The previous owner's of this property have relinquished certain access rights to U.S. Highway 41 as described in DR 683, P. 465. There shall be no access to Highway 41. Lots 12 & 13 shall have a shared drive on Baseline Road.
- MONUMENTATION:** Monuments have been set at all boundary & lot corners, where noted. Existing reference monuments are at other corners as noted. Monuments set as a part of this plat are: 3/4" x 30" Rebars w/ Cap stamped "BLA FIRM 0030", except where noted otherwise.

Curve Data
Highway Line "A-A"
Δ = 15'49" Rt.
D = 00'48"
T = 994.9'
L = 1977.1'
E = 68.8'

OWNER:
RALPH R. &
IMOGENE REXING
300 E. BASELINE RD.
EVANSVILLE, IN 47711
9-36-9

R/W Curve Data
Δ = 04'04"15" Rt.
D = 00'48"37"
R = 7070.97'
T = 251.31'
L = 502.41'
E = 4.46'

OWNER:
AZTECA MILLING
P.O. BOX 23550
EVANSVILLE IN 47724
9-60-22

OWNER:
AZTECA MILLING
P.O. BOX 23550
EVANSVILLE IN 47724
9-60-23

OWNER:
SOUTHERN INDIANA PROPERTIES
P.O. BOX 20006
HWY 41 NORTH
EVANSVILLE, IN 47708
9-60-11

Storm Drainage Plans were Approved by the Vanderburgh County Drainage Board On: **May 24, 1999**

Road Construction Plans were Approved by the Vanderburgh County Commissioners On: **March 22, 1999**

Sanitary Sewer Construction Plans were Approved by the Evansville Water & Sewer Utility On: **April 27, 1999**

OWNER:
SOUTHERN INDIANA PROPERTIES
P.O. BOX 20006
HWY 41 NORTH
EVANSVILLE, IN 47708
9-60-8

OWNER:
MASEL KALLENBACH
421 WATER ST.
NEWBURGH, IN 47630
9-61-28

OWNER:
HAROLD E. & DELORES
STECKLER ET AL
2112 ADLER RD.
EVANSVILLE, IN 47711
9-61-3

OWNER:
HAROLD E. & DELORES
STECKLER ET AL
2112 ADLER RD.
EVANSVILLE, IN 47711
9-61-4

FILED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUN 23 1999
2:58 P
JUNE 23 1999
AUDITOR
BETTY J. HERMAN
#4141
1999 R00021090
BOUNDARY DESCRIPTION

The Northwest Quarter of the Northeast Quarter of Section 5, Township 5 South, Range 10 West in Sec 777 Township in Vanderburgh County, Indiana, excepting that portion conveyed to the State of Indiana off the west side for U.S. Highway 41 and that portion conveyed to Vanderburgh County off the north side for Baseline Road, and more particularly described as follows:

Beginning at a point on the east line of the Northwest Quarter of the Northeast Quarter of said section South 01 degree 44 minutes 30 seconds West 30.00 feet from the northeast corner thereof; thence South 01 degree 44 minutes 30 seconds West along said east line 1353.60 feet to the southeast corner of the Northwest Quarter of the Northeast Quarter of said section; thence North 87 degrees 57 minutes 04 seconds East 1259.70 feet to a point on the easterly right-of-way of U.S. Highway 41, said point also lying South 87 degrees 57 minutes 04 seconds East 48.80 feet from the southwest corner of the Northwest Quarter of the Northeast Quarter of said section; thence for the next (4) courses along the easterly right-of-way of U.S. Highway 41:

- North 02 degrees 16 minutes 39 seconds East 756.58 feet;
- North 01 degree 53 minutes 56 seconds East 11.13 feet;
- 502.41 feet along a curve concave to the right, said curve having a radius of 7070.97 feet and a chord of 502.30 feet bearing North 03 degrees 58 minutes 04 seconds East;
- North 38 degrees 42 minutes 16 seconds East 104.02 feet to a point where the right-of-way for U.S. Highway 41 intersects a 30 foot right-of-way for Baseline Road;

thence South 87 degrees 58 minutes 15 seconds East along said 30 foot right-of-way for Baseline Road 1170.82 feet to the point of beginning, containing 38.8056 acres (1,690,372 square feet).

Access: Subject to the conveyance of certain access rights to the State of Indiana as described in Deed Record 683, page 465 in the office of the Recorder of Vanderburgh County, Indiana.

SURVEYOR'S CERTIFICATE

I, James A. Farny, 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 **6-22-99** and that all monuments shown exist at the locations as noted.

Witness my hand and seal the **22nd** day of **June**, 1999. 1199

JAMES A. FARNY
REGISTERED
No. S0551
STATE OF INDIANA
LAND SURVEYOR

James A. Farny
Indiana Registration No. S0551
Bernardin Lochmuller & Assoc., Inc.
6200 Vogel Road
Evansville, IN 47715

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plot and subdivide said real estate as shown and designate the same as **BASELINE 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 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 "P.U. & U.G.D.E." (Public Utility and Underground Drainage Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, and for the Owner's underground storm sewers, with the right to trim or remove, at the discretion of the public utility or the Owner, trees, overhanging branches, bushes and obstructions. No structures other than such utility facilities or drainage pipes 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.

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, that 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 of water and further provided, that such 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 "L.M.&S.D.E." (Lake Maintenance and Storm Detention Easement), are hereby dedicated for the maintenance of the storm detention lake and maintenance and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Detention Easement.

Q-19
NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
Before me, the undersigned, a Notary Public in and said County and State, personally appeared the said Owner(s) and Subdividers(s), who acknowledge the execution of the foregoing plat with the conditions 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 **June**, 1999.

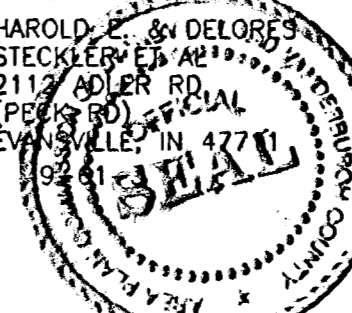
My Commission Expires: **02-10-01**
Notary Public
Jerry A. Campbell
Notary Resides in
VANDERBURGH
County, Indiana
TERRY A. CAMPBELL
(typed or printed name)

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 **6-22-99**.

Barbara S. Beckman
Executive Director
Barbara S. Beckman
Executive Director

PLAT RELEASE DATE: **JUNE 23, 1999**



OWNER:
SOUTHERN INDIANA PROPERTIES
P.O. BOX 20006
HWY 41 NORTH
EVANSVILLE, IN 47708
9-60-8

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