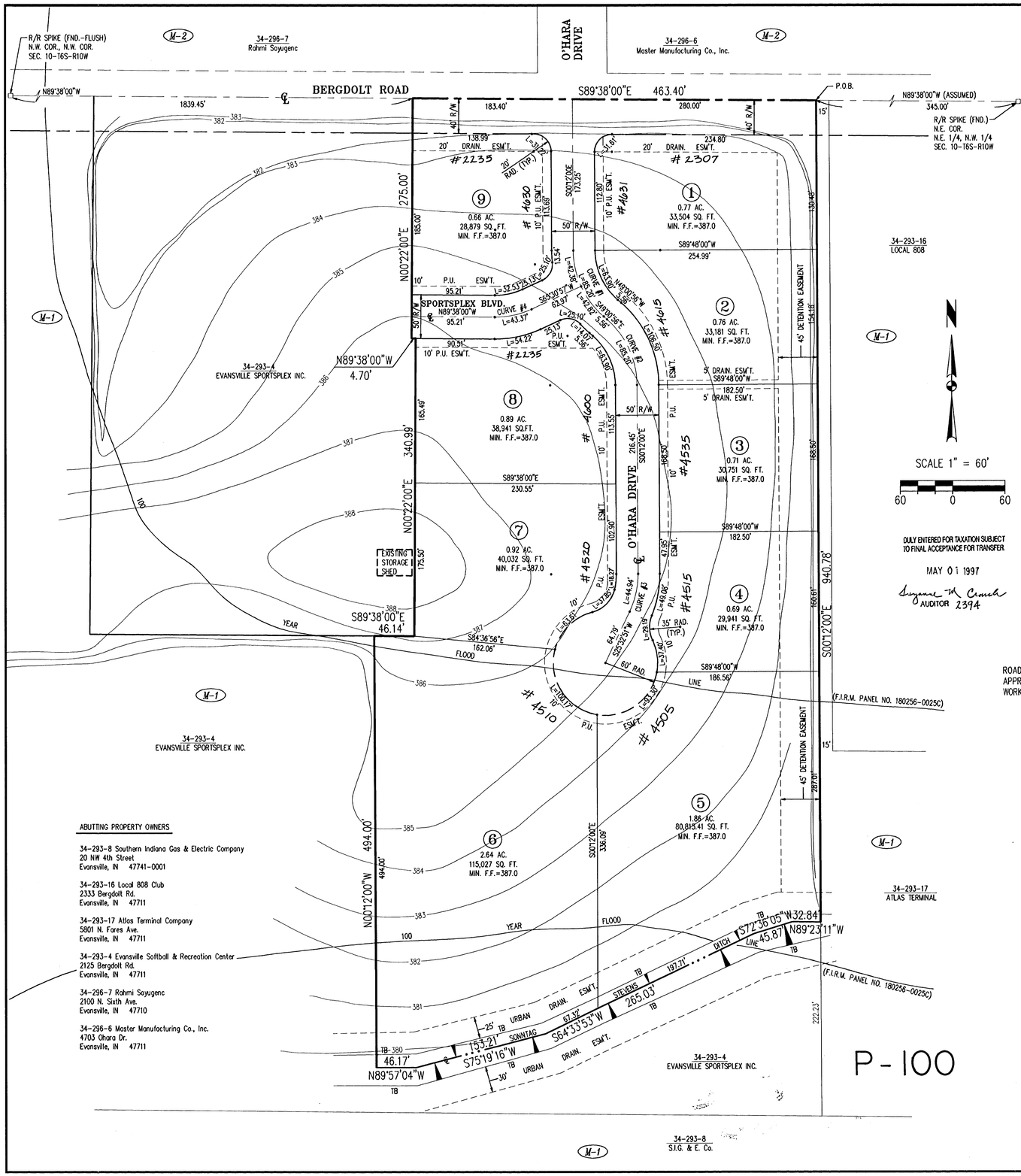
97-10771

BERGDOLT

INDUSTRIAL PARK SECTION-ONE



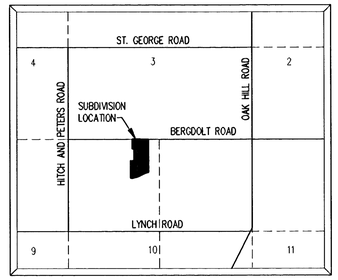
SCALE 1" = 60'

60 0 60

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 01 1997

Suzanne M. Crouch
AUDITOR 2394



LOCATION MAP

SCALE 1" = 2000'

CURVE DATA

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD	TANGENT
1	100.00'	48°48'56"	85.20'	S24°36'28"E 82.65'	45.38'
2	100.00'	48°48'56"	85.20'	S24°36'28"E 82.65'	45.38'
3	100.00'	25°44'51"	44.94'	S12°40'25"W 44.56'	22.85'
4	100.00'	24°51'02"	43.39'	S77°56'28"W 43.03'	22.03'

RECEIVED FOR RECORD
at 3:01 P.M.
MAY 1, 1997
Plat Book P
Page 100
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL # 0143

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE BOARD OF PUBLIC WORKS ON:

MAY 22, 1996
DATE

STORM DRAINAGE PLANS WERE APPPROVED BY THE BOARD OF PUBLIC WORKS ON:

November 1, 1995
DATE

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 6 South, Range 10 West in Vanderburgh County Indiana, and more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 10; thence along the north line of said Quarter, Quarter Section, north 89 degrees 38 minutes 00 seconds west (assumed bearing) 345.00 feet to the POINT OF BEGINNING; thence south 00 degrees 12 minutes 00 seconds east 940.78 feet to the centerline of Sonntagg-Stevens Ditch; thence along said centerline, north 89 degrees 23 minutes 11 seconds west 32.84 feet; thence along said centerline, south 72 degrees 36 minutes 05 seconds west 45.87 feet; thence along said centerline, south 64 degrees 33 minutes 53 seconds west 265.03 feet; thence along said centerline, south 75 degrees 19 minutes 16 seconds west 153.21 feet; thence along said centerline, north 89 degrees 57 minutes 04 seconds west 46.17 feet; thence north 00 degrees 12 minutes 00 seconds west 494.00 feet; thence parallel with said north line, south 89 degrees 38 minutes 00 seconds east 46.14 feet; thence north 00 degrees 22 minutes 00 seconds east 340.99 feet; thence north 89 degrees 38 minutes 00 seconds west 4.70 feet; thence north 00 degrees 22 minutes 00 seconds east 275.00 feet; to a point on said north line; thence along said north line, south 89 degrees 38 minutes 00 seconds east 463.40 feet to the point of beginning, containing 11.46 acres, more or less.

SURVEYORS CERTIFICATE

I, Steven A. Sherwood, 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 on JUNE 8th, 1995 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 30th day of April 1997

Steven A. Sherwood, L.S.
Indiana Registration No. 900007

STEVEN A. SHERWOOD REGISTERED LAND SURVEYOR STATE OF INDIANA 900007

GENERAL NOTES

Zoning: The subject property is zoned Light Industrial (M-1). The abutting property is zoned as noted.

Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.

Flood Plain Data: Portions of the subject property lies within Zone A, as said property plots by scale on the Flood Insurance Rate Map (FIRM) Comunity Panel 180256 0025 C dated August 5, 1991. The approximate location is shown.

Minimum Finished Floor Elevations: Based on the community established Base Flood Elevation (BFE) of 385 MSL, the Flood Protection Grade (FPG) or finish floor (FF) must be 387 MSL minimum.

Lot Drainage: Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.

Road Grades: Maximum road grades will not exceed 2.0%

Contours: Contours shown were taken from ground shots made on June 20, 1995.

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 shaping.

- Slopes of more than 6% shall be mulched and seeded and shall have 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.

Erosion Control for Ditches:
- Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance.

- Slopes of 2%-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.

Lot Access:
All lots must access to interior streets only.

Regulation of Tall Structures:
Structures exceeding 35 feet above ground level may require approval under the Indiana Tall Structure Act.

OWNERS CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, do hereby plat and subdivide said real estate as shown and designates the same as Bergdolt Industrial Park-Section One. All roads shown, and not previously dedicated, are hereby dedicated to public use.

Strips of grounds, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated 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 erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and provided that such facilities are not placed in such a manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the banks of drainage ditches, or swales, in such a manner as to impede the flow of water.

Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "Drainage Easement" or "Detention Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Drainage Easements" or "Detention Easements" clear of any impediments which may happen to fall or enter therein.

EVANSVILLE SPORTSPLEX INC.

BY: Dan Buck, President

DAN BUCK, President
2125 Bergdolt Rood
Evansville, IN 47711

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personlly appeared the said Owners and Subdividers 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 30th day of April, 1997

My Commission Expires:
12-12-97

Notary Resides In
GIBSON
County, Indiana

Jerry Wildman
Notary Public
JERRY WILDMAN
(typed or printed name)

JERRY WILDMAN NOTARY PUBLIC OF 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 NOVEMBER 1, 1995

Richard H. Bana, Jr.
President

Barbara L. Cummings
Executive Director

PLAT RELEASE DATE 5-1-97

Barbara L. Cummings
Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

ABUTTING PROPERTY OWNERS

34-293-8 Southern Indiana Gas & Electric Company
20 NW 4th Street
Evansville, IN 47741-0001

34-293-16 Local 808 Club
2333 Bergdolt Rd.
Evansville, IN 47711

34-293-17 Atlas Terminal Company
5801 N. Fares Ave.
Evansville, IN 47711

34-293-4 Evansville Softball & Recreation Center
2125 Bergdolt Rd.
Evansville, IN 47711

34-296-7 Rahmi Soyugenc
2100 N. Sixth Ave.
Evansville, IN 47710

34-296-6 Master Manufacturing Co., Inc.
4703 Ohara Dr.
Evansville, IN 47711

P-100

DATE: 3-14-97; PROJ. 1-95-19-1; FILE; BDSECIPT.DWG