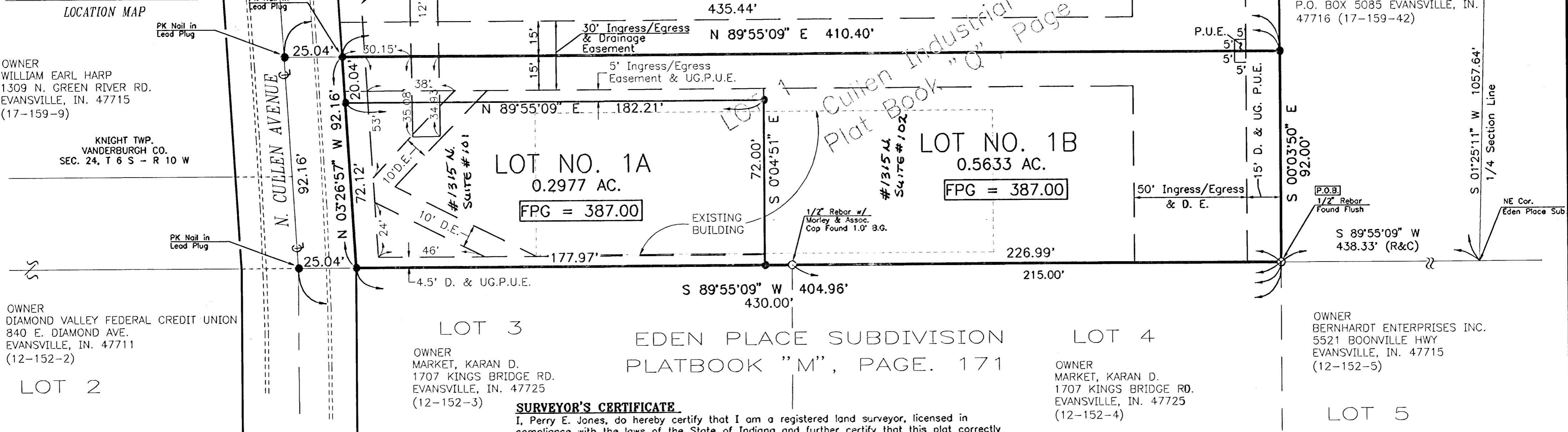
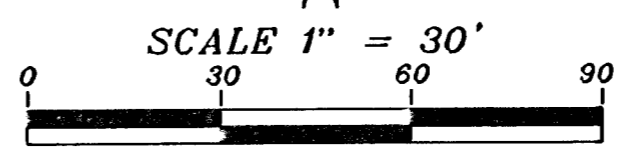
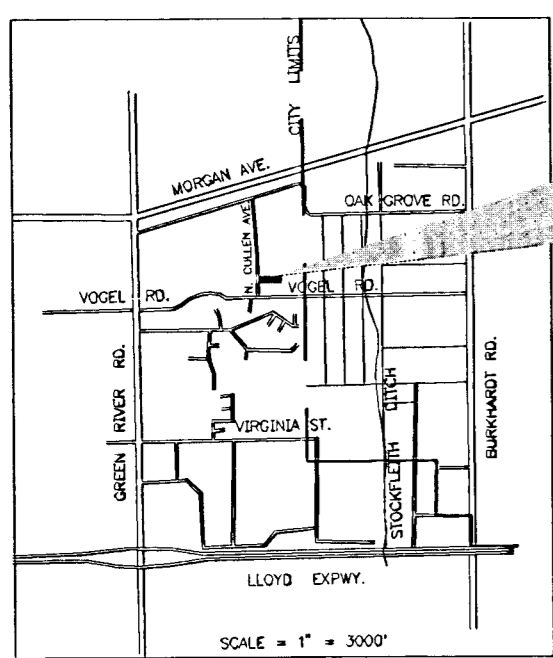


# REPLAT OF LOT 1 OF CULLEN INDUSTRIAL PARK

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 09 2004



**BOUNDARY DESCRIPTION**  
Lot 1 of Cullen Industrial Park

A part of the Northeast Quarter of the Northwest Quarter of Section 24, Township 6 South, Range 10 West of the Second Principal Meridian, Knight Township, Vanderburgh County, Indiana, and being also described as follows: Commencing at the northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 24; thence along the east line of said quarter section South 01 degree 25 minutes 11 seconds West 1057.64 feet to the northeast corner of Eden Place Subdivision as per plat thereof recorded in Plat Book M, page 171 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said Eden Place Subdivision South 89 degrees 55 minutes 09 seconds West 438.33 feet to the southeast corner of said Lot 1 of Cullen Industrial Park as per plat thereof recorded in Plat Book Q, page 108 in the office of said Recorder and being the POINT OF BEGINNING of this description; thence South 89 degrees 55 minutes 09 seconds West 404.96 feet along the south line of said Lot 1 to the southwest corner of said Lot 1; thence along the western line of said Lot 1 (being also the eastern boundary of Cullen Avenue) North 03 degrees 26 minutes 57 seconds West 92.16 feet to the northwest corner of said Lot 1; thence North 89 degrees 55 minutes 09 seconds East 410.40 feet along the north line of said Lot 1 to the northeast corner of said Lot 1; thence South 00 degrees 03 minutes 50 seconds East 92.00 feet to the point of beginning and containing 0.8610 acres, more or less.

- GENERAL NOTES**
- Flood Plain Data:** Per F.I.R.M. panel number 180256 0050 B, dated March 19, 1982, Vanderburgh County, Indiana, No portion of Lots 1A or 1B lie within Flood Zone A. All of the subject plat lies within flood zone B.
  - Flood Protection Grades** as designated for Lot 1 on the plat of Cullen Industrial Park are shown hereon.
  - Basements:** Any basements must be approved by the Vanderburgh County Building Commissioner.
  - Utilities:** Sanitary sewer, Gas, Electric and City water are available at this site and will be extended to all lots contained therein.
  - Access:** Access to lots shall be by way of an existing curb cut and existing concrete drive centered on the common lot line between lots 1 & 2 of Cullen Industrial Park. An existing Ingress/Egress Easement 30' in width allows access to Lot 1B, where a 50' Ingress/Egress along the back of Lots 1, 2, and 3 of Cullen Industrial Park connects to another existing 30' Ingress/Egress easement along the common lot line between Lots 2 and 3 of Cullen Industrial Park.
  - Temporary Erosion Control:** 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 control 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 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 rip rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
  - Monuments:** Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are 3/4" x 30" rebar w/cap stamped BLA Firm 0030, or as noted.

**SURVEYOR'S CERTIFICATE**

I, Perry E. Jones, 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 and that all monuments shown exist at locations as noted.

Witness my hand and seal the 27<sup>th</sup> day of February, 2004.

*Perry E. Jones*  
 Perry E. Jones, R.L.S.  
 Indiana Registration No. 9600016



**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 the 1<sup>st</sup> day of March, 2004.

My Commission Expires: 2-10-09

Notary Public: *Terry A. Campbell*  
 Notary Resides in: Vanderburgh County, Indiana  
 (typed or printed name): Terry A. Campbell



**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 February 10, 2004.

*Blaine Oliver*  
 President  
 Attest Executive Director

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

*Blaine Oliver*  
 Executive Director

PLAT RELEASE DATE: MAR. 9, 2004

**R-96**

**OWNER'S CERTIFICATE**

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as REPLAT OF LOT 1 OF CULLEN INDUSTRIAL PARK.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (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 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 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 temporary staging areas for work by public utility so long as any 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 "D.&UG.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.

*Jack E. Tubbs II*  
 Jack E. Tubbs II (Co-manager)

Cullen Development LLC  
 7577 Ridgebrook Court  
 Newburgh, In. 47630

*Charles Board*  
 Charles Board (Co-manager)