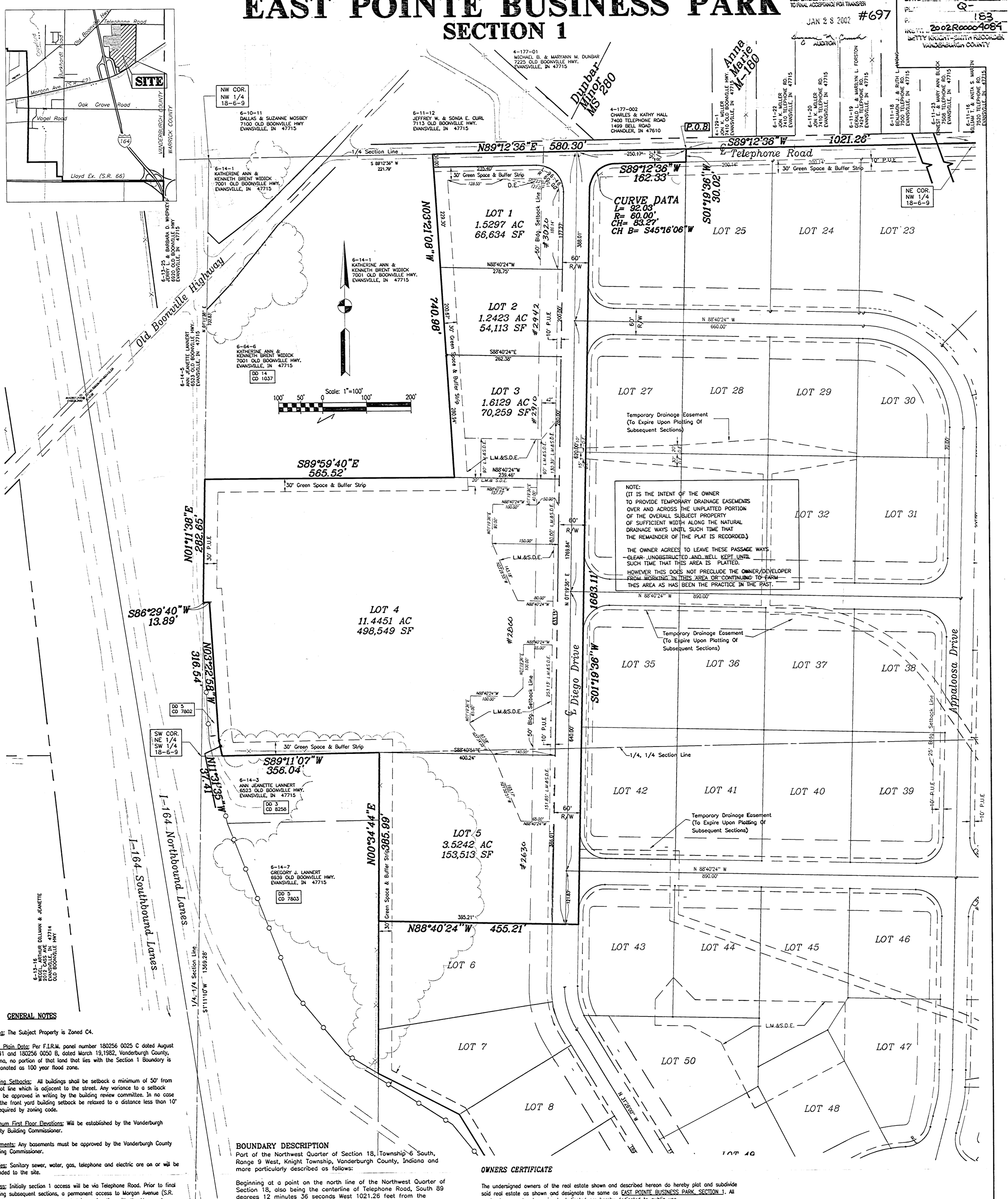
EAST POINTE BUSINESS PARK
SECTION 1

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN 28 2002 #697
AUDITOR

RECORD
DATE 01-28-02 2:46 P
Q- 183
INSTR. 2002R00004084
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY



GENERAL NOTES

Zoning: The Subject Property is Zoned C4.

Flood Plain Data: Per F.I.R.M. panel number 180256 0025 C dated August 5,1991 and 180256 0050 B, dated March 19,1982, Vanderburgh County, Indiana, no portion of that land that lies with the Section 1 Boundary is designated as 100 year flood zone.

Building Setbacks: All buildings shall be setback a minimum of 50' from the lot line which is adjacent to the street. Any variance to a setback must be approved in writing by the building review committee. In no case can the front yard building setback be relaxed to a distance less than 10' as required by zoning code.

Minimum First Floor Elevations: Will be established by the Vanderburgh County Building Commissioner.

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: Initially section 1 access will be via Telephone Road. Prior to final platting subsequent sections, a permanent access to Morgan Avenue (S.R. 62) via an access road constructed in conjunction with the Morgan Avenue Improvement project must be in place or a new updated traffic impact study must be in place with favorable recommendations regarding continued use of Telephone Road as the primary entrance to the project. No access to state owned facilities along segments of Right of Way purchased with limited access rights will be utilized for access to this project.

Road Grades: Maximum road grades shall not exceed 10%.

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 (5) days of disturbance of soil which must remain in place until final grading and seeding.

Site Topography: The Site has a rolling terrain sloping in general from north to south. The elevations throughout range from 420' to 385'.

Erosion Control for Ditches:
Slopes of 0% – 2% shall be mulched and seeded within 45 day of disturbance.
Slopes of 2% – 8% shall be sodded or stabilized with and 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" rebars w/cap stamped BLA Firm 0030.

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: December 26, 2001.

Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utility on: December 11, 2001.

Road construction plans were approved by the Vanderburgh County Commissioners on: Decmeber 3, 2001.

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 18, Township 6 South, Range 9 West, Knight Township, Vanderburgh County, Indiana and more particularly described as follows:

Beginning at a point on the north line of the Northwest Quarter of Section 18, also being the centerline of Telephone Road, South 89 degrees 12 minutes 36 seconds West 1021.26 feet from the northeast corner thereof; thence South 01 degree 19 minutes 36 seconds West 30.02 feet; thence South 89 degrees 12 minutes 36 seconds West 162.33 feet; thence 92.03 feet along a curve concave to the southeast, said curve having a radius of 60.00 feet and a chord of 83.27 feet bearing South 45 degrees 16 minutes 06 seconds West; thence South 01 degree 19 minutes 36 seconds West 1683.11 feet; thence North 88 degrees 40 minutes 24 seconds West 455.21 feet; thence North 00 degrees 34 minutes 44 seconds East 385.99 feet to the north line of the Southeast Quarter of the Northwest Quarter of said section; thence South 89 degrees 11 minutes 07 seconds West 356.04 feet along the north line of said quarter quarter section; thence North 11 degrees 31 minutes 35 seconds West 37.41 feet; thence North 03 degrees 22 minutes 58 seconds West 316.54 feet; thence South 86 degrees 29 minutes 40 seconds West 13.89 feet to the west line of the Northeast Quarter of the Northwest Quarter of said section; thence North 01 degree 11 minutes 38 seconds East 282.65 feet along the west line of said quarter quarter section; thence south 89 degrees 59 minutes 40 seconds East 565.52 feet; thence North 03 degrees 21 minutes 08 seconds West 740.98 feet to the north line of the Northwest Quarter of said section; thence North 89 degrees 12 minutes 36 seconds East 580.30 feet along the north line of said quarter section to the point of beginning and containing 22.19 acres (966,413 square feet).

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 June 13, 2001 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 18th day of January, 2002

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

James A. Farny
Indiana Registration No. S0551
Bernardin Lochmueller & Assoc., Inc.
6200 Vogel Rd.
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 designate the same as EAST POINTE BUSINESS PARK, SECTION 1. 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 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 provide, 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 "L.M.&S.D.E." (Lake Maintenance & Storm Detention Easement) are 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.

Joseph B. Working (Treasurer)
TERRA, LLC
709 Oak Hill Road
Evansville, IN 47711

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned 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 18th day of Jan. 2002

My Commission Expires: Sept. 23, 2008
Notary Public: Beverly M. Behme
Notary Resides in: Vanderburgh County, Indiana
(typed or printed name): Beverly M. Behme

NOTARY PUBLIC SEAL 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 August 1, 2001.

Executive Director

PLAT RELEASE DATE: JAN. 28, 2002

Executive Director

Q-183

APC# 15-S-2001