

EAST POINTE BUSINESS PARK

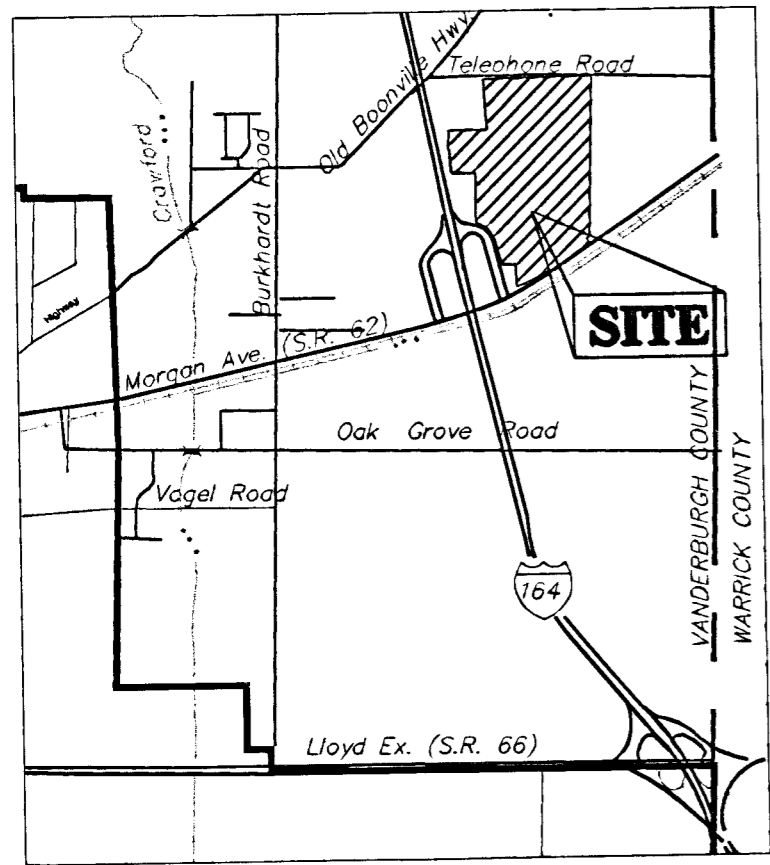
SECTION 2

ONLY ENTERED FOR LOCATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

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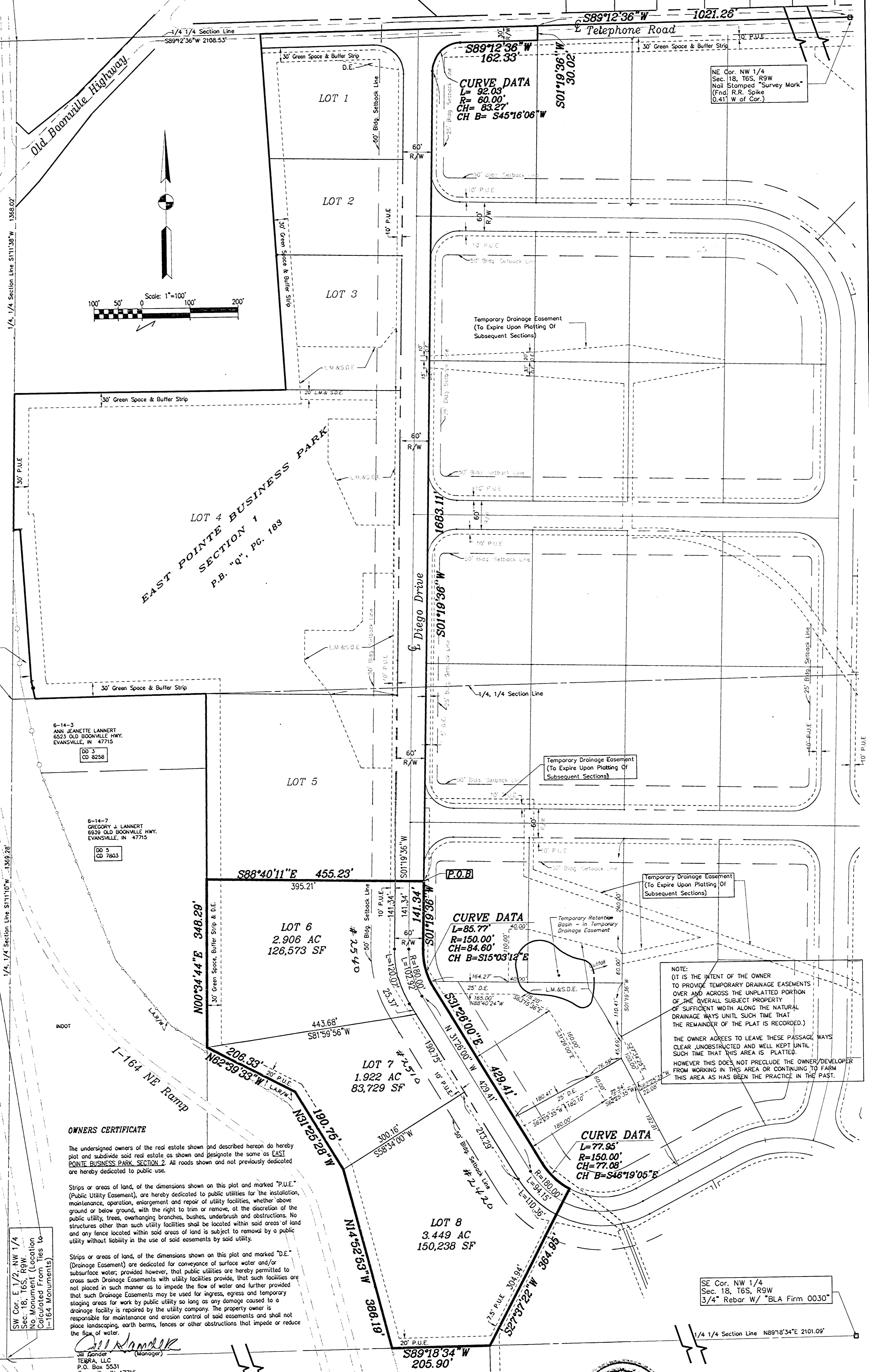
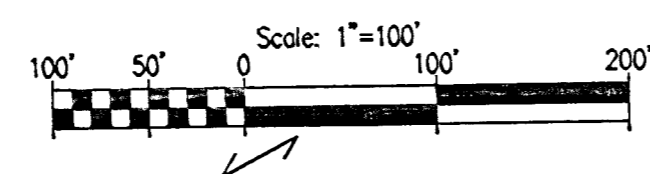


NW Cor. E 1/2, NW 1/4
 Sec. 18, T6S, R9W
 Fnd. 1" O.D. Iron Pipe 1" B.G.

NE Cor. NW 1/4
 Sec. 18, T6S, R9W
 Nail Stamped "Survey Mark"
 (Fnd. R.R. Spike
 0.41 W of Cor.)

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 2 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 2 will access 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" rebar w/cop 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** for this section were approved by the Vanderburgh County Commissioners on: June 2, 2003.



EAST POINTE BUSINESS PARK
 SECTION 2
 P.B. "q", Pg. 183

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:

Commencing at the northeast corner of the Northwest Quarter of Section 18, also being the centerline of Telephone Road; thence South 89 degrees 12 minutes 36 seconds West 1021.26 feet; thence South 01 degrees 19 minutes 36 seconds West 30.02 feet to the south right of way line of Telephone Road; thence along said right of way line 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 80.00 feet and a chord of 83.27 feet bearing South 45 degrees 16 minutes 06 seconds West to a point on the east right of way line of Diego Drive; thence along said right of way line South 01 degree 19 minutes 36 seconds West 1683.11 feet; to a point on the east right of way line of Diego Drive said point also being the True Point of Beginning; thence continue along the east right of way line of Diego Drive South 01 degrees 19 minutes 36 seconds West 141.34 feet; thence 85.77 feet along a curve concave to the east having a radius of 150.00 feet and a chord of 84.60 feet bearing South 15 degrees 03 minutes 12 seconds East; thence South 31 degrees 26 minutes 00 seconds East 429.41 feet; thence 77.95 feet along a curve concave to the east, having a radius of 150.00 feet and a chord of 77.08 feet bearing South 46 degrees 19 minutes 05 seconds East; thence South 27 degrees 37 minutes 22 seconds West 364.95 feet; thence South 89 degrees 18 minutes 34 seconds West 205.90 feet; thence North 14 degrees 31 minutes 53 seconds West 386.19 feet; thence North 62 degrees 39 minutes 33 seconds West 206.33 feet; thence North 00 degrees 33 minutes 44 seconds East 348.29 feet; thence South 88 degree 40 minutes 11 seconds East 455.23 feet to the point of beginning and containing 9.335 Acres (406,612 S.F.).

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 2. 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.

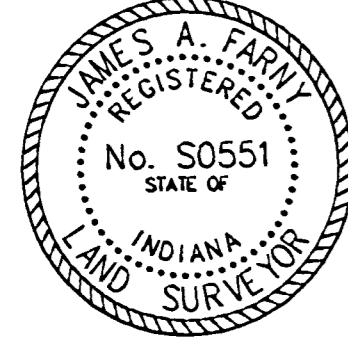
Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water, provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provide, that 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.

Bill Handerk
 Bill Handerk
 Manager
 TEBRA, LLC
 P.O. Box 5531
 Evansville, IN 47716

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, 2003 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 13 day of May, 2003.



James A. Farny
 James A. Farny
 Indiana Registration No. S0551
 Bernard Lochmueller & Assoc., Inc.
 6200 Vogel Rd.
 Evansville, IN 47715

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 acknowledged 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 13 day of June, 2003.

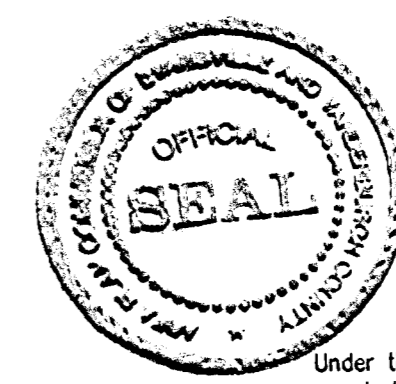
My Commission Expires: June 26, 2008
 Notary Public *Dawn L. Camela*
 Dawn L. Camela
 Notary Resides in Vanderburgh County, Indiana
 (typed or printed name)



NOTE: (IT IS THE INTENT OF THE OWNER TO PROVIDE TEMPORARY DRAINAGE EASEMENTS OVER AND ACROSS THE UNPLATTED PORTION OF THE OVERALL SUBJECT PROPERTY OF SUFFICIENT WIDTH ALONG THE NATURAL DRAINAGEWAYS UNTIL SUCH TIME THAT THE REMAINDER OF THE PLAT IS RECORDED.)

THE OWNER AGREES TO LEAVE THESE PASSAGE WAYS CLEAR, UNOBSTRUCTED AND WELL KEPT UNTIL SUCH TIME THAT THIS AREA IS PLATTED. HOWEVER THIS DOES NOT PRECLUDE THE OWNER/DEVELOPER FROM WORKING IN THIS AREA OR CONTINUING TO FARM THIS AREA AS HAS BEEN THE PRACTICE IN THE PAST.

SE Cor. NW 1/4
 Sec. 18, T6S, R9W
 3/4" Rebar W/ "BLA Firm 0030"



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, 2003.

Mark Foster
 Mark Foster
 Executive Director
Dwight Smith
 Dwight Smith
 Executive Director

PLAT RELEASE DATE: JUNE 13, 2003

R-62

APC 15-3-2001 "R-62"

4/1/03 1:00pm RP