

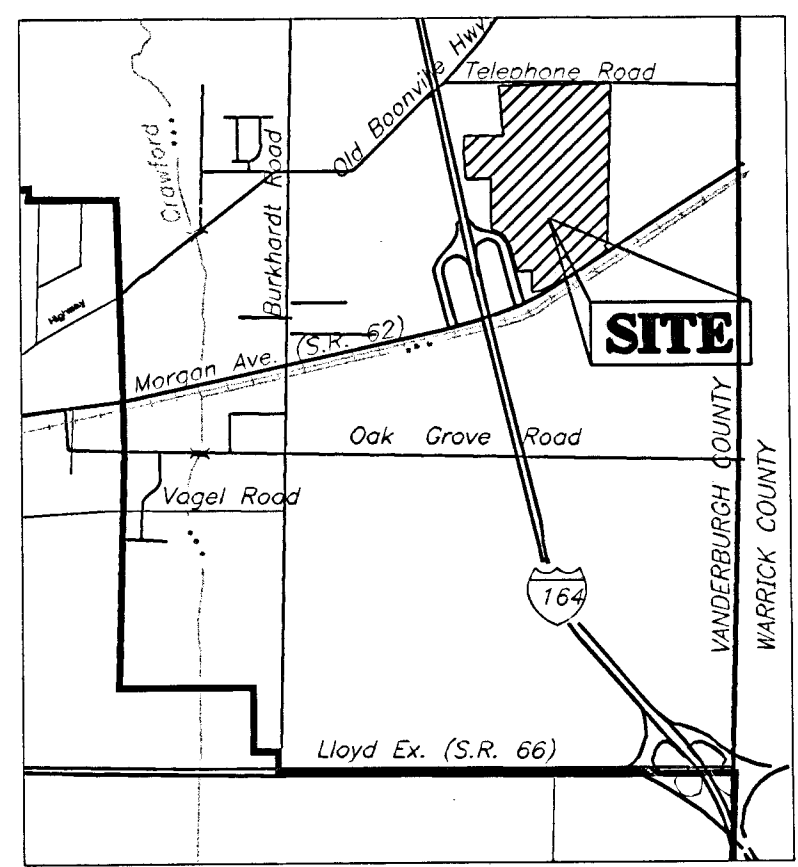
EAST POINTE BUSINESS PARK SECTION 3

RECEIVED FOR RECORD
 DATE: 11-05-03 3:16
 PLAY BOOK R-78
 PAGE
 INSTR. 2003R000516/6
 COUNTY KNIGHT-SMITH, RECORDER
 WANDERBURGH COUNTY

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

NOV 05 2003

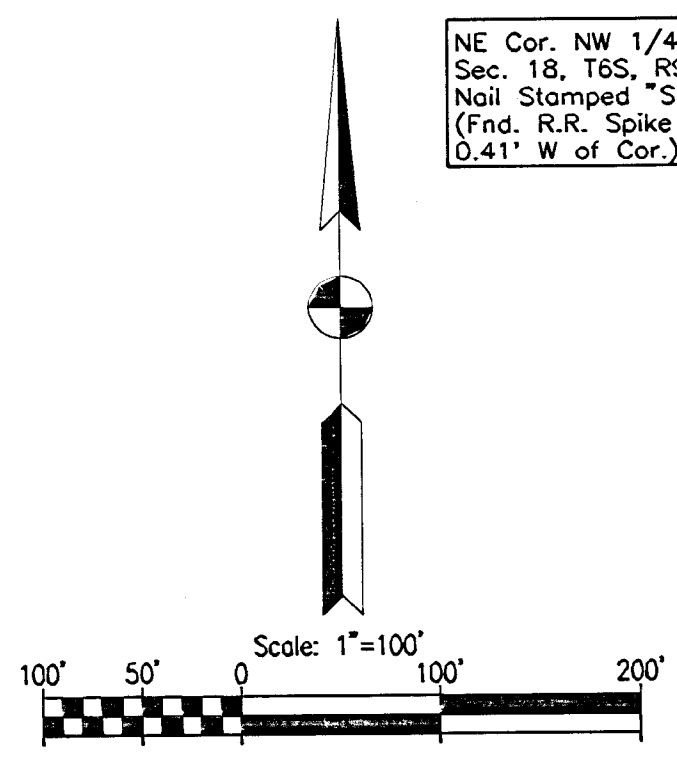
Steve Shultz
 JUDICIAL CLERK
 #8152



CURVE DATA
 L=92.03'
 R=60.00'
 CH=83.27'
 CH B=S45°16'06"W

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 1021.28 feet; thence South 01 degree 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 to the left, 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 to a point on the east right of way line of Diego Drive; thence along said right of way line for the next 4 calls:
 1. South 01 degree 19 minutes 36 seconds West 1824.45 feet;
 2. 85.77 feet along a curve to the left having a radius of 150.00 feet and a chord of 84.60 feet bearing South 15 degrees 03 minutes 12 seconds East;
 3. South 31 degrees 26 minutes 02 seconds East 429.41 feet;
 4. 77.95 feet along a curve to the left, having a radius of 150.00 feet and a chord of 77.08 feet bearing South 46 degrees 19 minutes 05 seconds East; to a point on the north right of way of **MARCO DRIVE**; said point also being the True Point Of Beginning, thence along the north right of way of **MARCO DRIVE** for the next 6 calls:
 1. 147.56 feet along a curve to the left, having a radius of 150.00 feet and a chord of 141.88 feet bearing South 89 degrees 23 minutes 29 seconds East;
 2. North 62 degrees 25 minutes 35 seconds East 218.45 feet;
 3. 327.32 feet along a curve to the right having a radius of 260.00 feet and a chord of 306.13 feet bearing South 81 degrees 30 minutes 29 seconds East;
 4. South 45 degrees 26 minutes 33 seconds East 13.96 feet;
 5. 261.94 feet along a reverse curve to the left having a radius of 190.00 feet and a chord of 241.69 feet bearing South 84 degrees 56 minutes 16 seconds East;
 6. North 55 degrees 34 minutes 02 seconds East 5.76 feet to a point on the western line of a frontage road right of way; thence South 30 degrees 40 minutes 59 seconds East 56.46 feet to a point on the northwestern boundary of State Road 62, as described in Deed Drower 12, Card 8235 in the Office of the Recorder of said Vanderburgh County; thence along said northern boundary of S.R. 62 for the next 4 calls:
 1. South 55 degrees 07 minutes 41 seconds West 255.01 feet;
 2. South 52 degrees 33 minutes 12 seconds West 286.23 feet;
 3. South 62 degrees 26 minutes 07 seconds West 306.43 feet;
 4. South 64 degrees 24 minutes 57 seconds West 291.09 feet along said boundary to the northwestern boundary of said State Road 62, as described in Deed Drower 4, Card 1216 in the Office of said Recorder; thence South 74 degrees 11 minutes 05 seconds West 120.63 feet along said boundary to the east line of the tract of land described in Deed Record 190, Page 416 in the Office of said Recorder; thence North 00 degrees 52 minutes 02 seconds West 318.91 feet along the east line of said tract to the south line of the Northwest Quarter of said section; thence North 27 degrees 37 minutes 22 seconds East 364.95 feet to the point of beginning containing 9.735 Acres (424,046 S.F.)

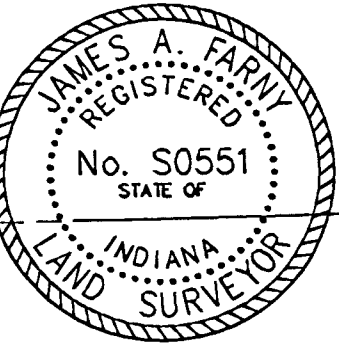


NE Cor. NW 1/4
 Sec. 18, T6S, R9W
 Nail Stamped "Survey Mark"
 (Fnd. R.R. Spike
 0.41' W of Cor.)

EAST POINTE BUSINESS PARK SECTION 3
 P.B. "Q", Pg. 188

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 plot 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 30th day of Oct., 2003.



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

OWNERS 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 **EAST POINTE BUSINESS PARK SECTION 3**. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plot 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 plot 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 plot 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.

TERRA, LLC
 By: The Dieg's, LLC, Its Manager
 P.O. Box 5551
 Evansville, IN 47715
 By: *James A. Farny*
 Land Surveyor, Its Manager

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF WANDERBURGH) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(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 30th day of Oct., 2003.

My Commission Expires: 2-10-09 Notary Public *James A. Campbell*
 Notary Resides in *Wanderburgh* 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 WANDERBURGH COUNTY at a meeting held on August 1, 2001.

Mark Foster Executive Director
Paula E. Hill Executive Director
 PLAT RELEASE DATE: Nov. 5, 2003

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, a portion of that land that lies within the Section 3 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 3 will access Diego Drive. Once the Morgan Avenue project is complete, a permanent access to Morgan Avenue (S.R. 62) via an access road constructed in conjunction with the Morgan Avenue Improvement project will provide a second access to the site. 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% - 6% shall be sodded or stabilized with and erosion control mat at completion of ditch grading. Slopes over 6% 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 B.A. Firm 0030.

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on September 22, 2003.

Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utility on October 28, 2003.

Water Main Construction Plans were approved by the Evansville Water and Sewer Utility on October 28, 2003.

Road construction plans for this section were approved by the Vanderburgh County Commissioners on September 23, 2003.

CURVE DATA
 L=85.77'
 R=150.00'
 CH=84.60'
 CH B=S15°03'12"E

CURVE DATA
 L=77.95'
 R=150.00'
 CH=77.08'
 CH B=S46°19'05"E

CURVE DATA
 L=327.32'
 R=260.00'
 CH=306.13'
 CH B=S81°30'29"E

CURVE DATA
 L=261.94'
 R=190.00'
 CH=241.69'
 CH B=S84°56'16"E

CURVE DATA
 L=147.56'
 R=150.00'
 CH=141.88'
 CH B=S89°23'29"E

CURVE DATA
 L=327.32'
 R=230.00'
 L=285.55'
 R=200.00'
 L=251.79'
 R=200.00'
 L=303.30'
 R=250.00'
 L=303.77'
 R=250.00'

SW Cor. E 1/2, NW 1/4
 Sec. 18, T6S, R9W
 No Monument (Location
 Calculated From Ties to
 I-164 Monuments)

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

R-78

RECEIVED BY THE
 SURVEYOR COUNTY
 CLERK'S OFFICE
 10/30/03 3pm

S:\Projects\100-004\PLAT-SECT3.dwg 10/20/03 08:56:56 RFP