

EAST POINTE BUSINESS PARK SECTION 4

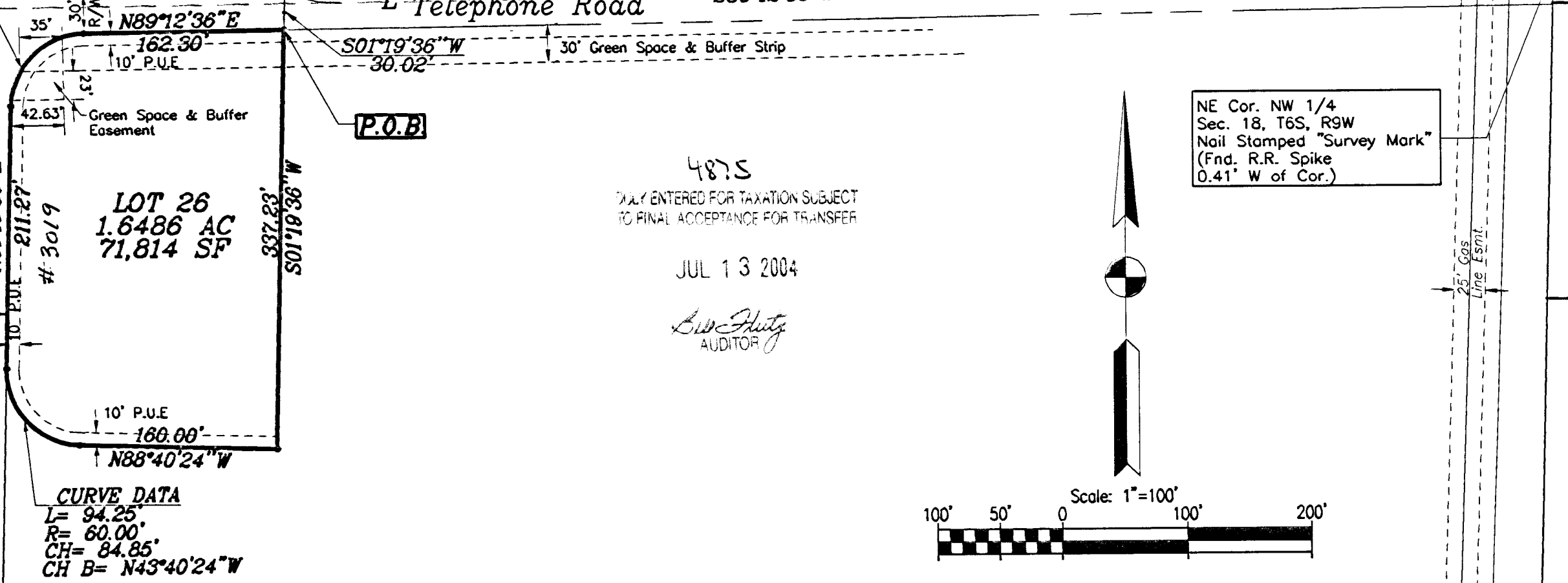
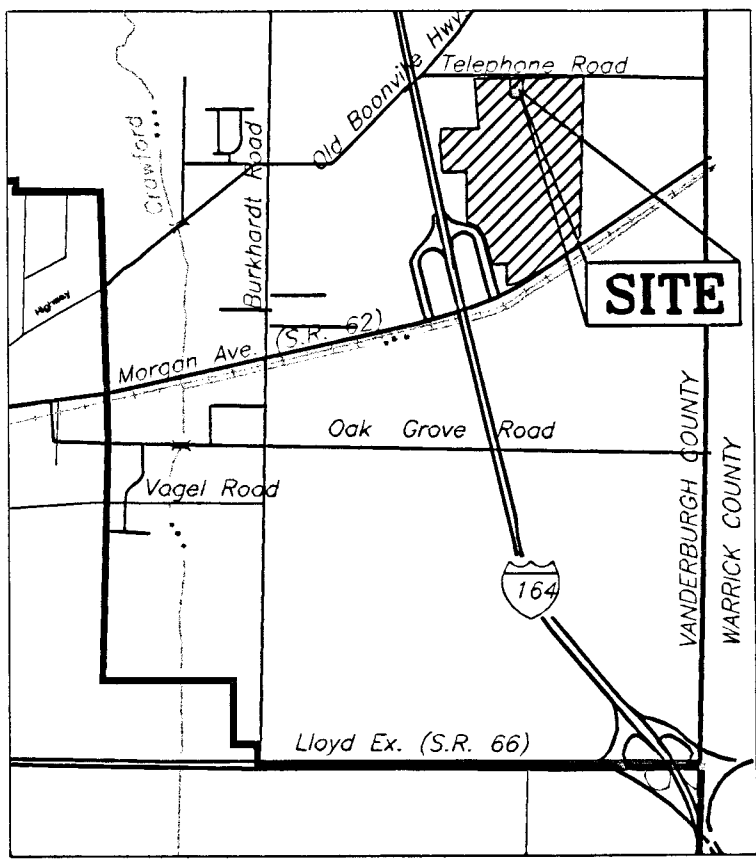
RECEIVED FOR RECORD
 DATE: 7-13-04 3:49 PM
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NW Cor. E 1/2, NW 1/4
 Sec. 18, T6S, R9W
 Fnd. 1" O.D. Iron Pipe 1" B.G.

CURVE DATA
 L= 92.03'
 R= 60.00'
 CH= 83.27'
 CH B= N45°16'06"E

Dunbar
 Minor
 MS 280

Anna
 Marie
 M-150



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 Point Of Beginning also being the south right of way line of Telephone Road; thence South 01 degrees 19 minutes 36 seconds West 337.23 feet; thence North 88 degrees 40 minutes 24 seconds West 160.00 feet; thence 94.25 feet along a curve concave to the northeast said curve having a radius of 60.00 feet and a chord of 84.25 feet bearing North 43 degrees 40 minutes 24 seconds West to a point on the east right of way of Diego Drive; thence North 01 degrees 19 minutes 36 seconds East 211.27 feet along the east right of way of Diego Drive; thence along said right of way 92.03 feet along a curve concave to the southeast having a radius of 60.00 feet and a chord of 83.27 feet bearing North 43 degrees 16 minutes 06 seconds East to a point on the south right of way of Telephone Road; thence North 89 degrees 12 minutes 36 seconds East 162.30 feet along said south right of way of Telephone Road to the Point Of Beginning containing 1.6486 Acres (71,814 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 plot correctly represents a survey completed by me on June 13, 2004 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 27th day of July, 2004.



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 4. 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.

TERRA, LLC
 By: The Diego's, LLC, Its Manager
 P.O. Box 5531
 Evansville, IN 47716

By: *J. Gonder*
 J. Gonder, (Manager)

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 Subdivisor(s), who acknowledge the execution of the foregoing plot 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 12th day of July, 2004.

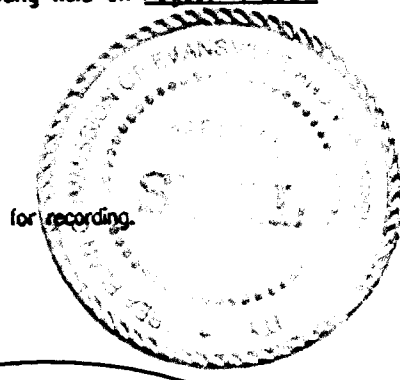
My Commission Expires: Feb. 10, 2009
 Notary Public: *Terry A. Campbell*
 Notary Resides in: Vanderburgh County, Indiana
 (typed or printed name)



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 plot has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on August 1, 2001.

President: *Michael Louder*
 Attest Executive Director (Assistant): *Diana Oliver*
 Executive Director (Assistant): *Barbara Oliver*
 PLAT RELEASE DATE: July 13, 2004



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: Section 4 will access Diego Drive.

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 days 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 plot are: 3/4" x 30" rebar w/cap stamped B.A. Firm 0030.

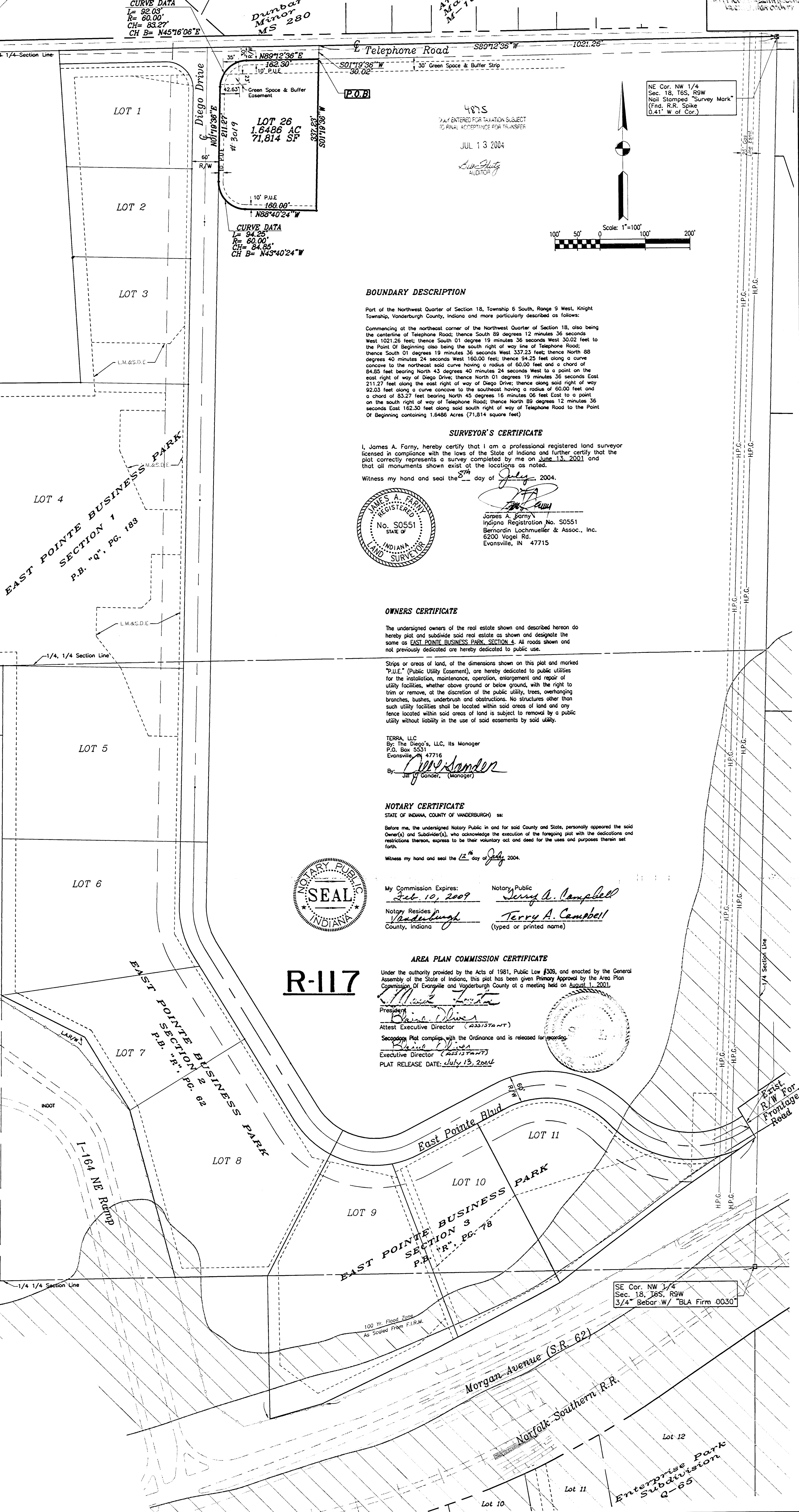
Storm Drainage plans were approved by the Vanderburgh County Drainage Board on December 26, 2001.

Drainage Note: This plot is hereby created for the purpose of installing a sign on said lot. Other than the existing landscape and proposed sign the remainder of the lot is to be covered with native background vegetative cover and/or cropland. At such time a building permit or change of use is requested, a formal drainage plan will be submitted for approval. Said plan must be approved prior to issuance of a building permit for this lot.

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

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 December 3, 2001.



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/ "BLA Firm 0030"

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