

# EAST POINTE BUSINESS PARK

## SECTION 5

# 7065

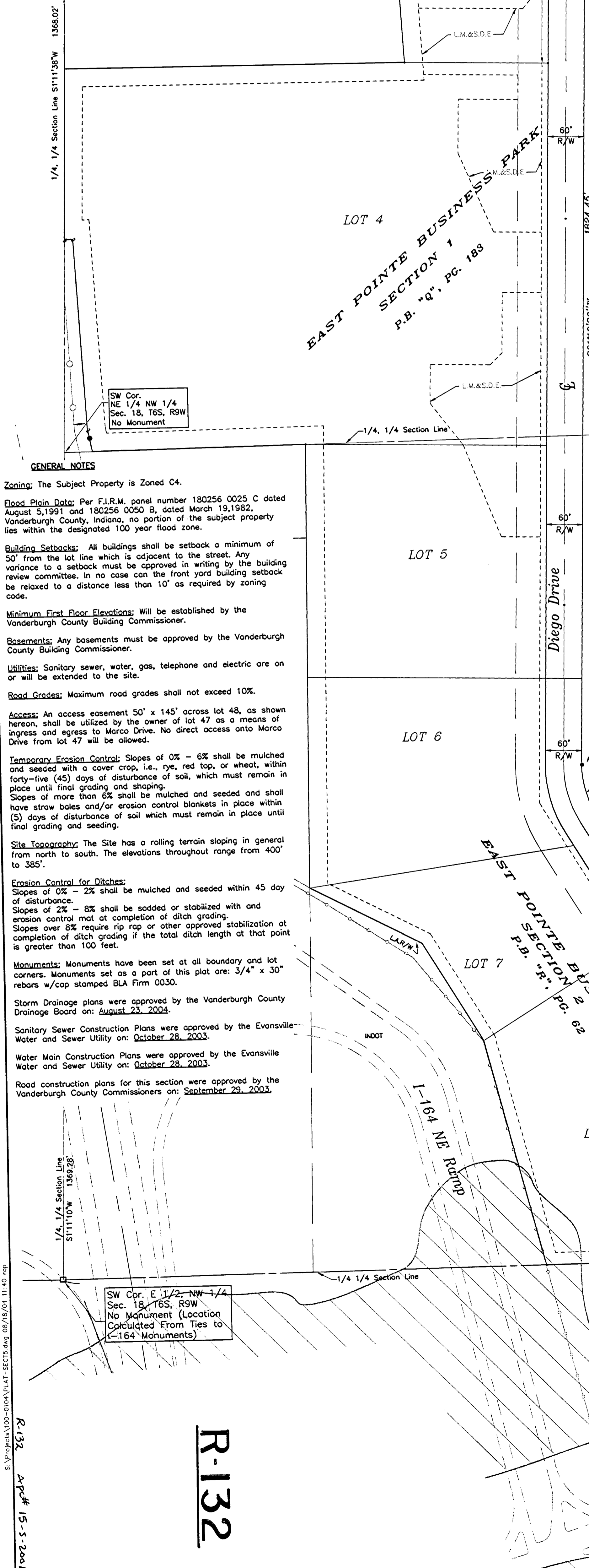
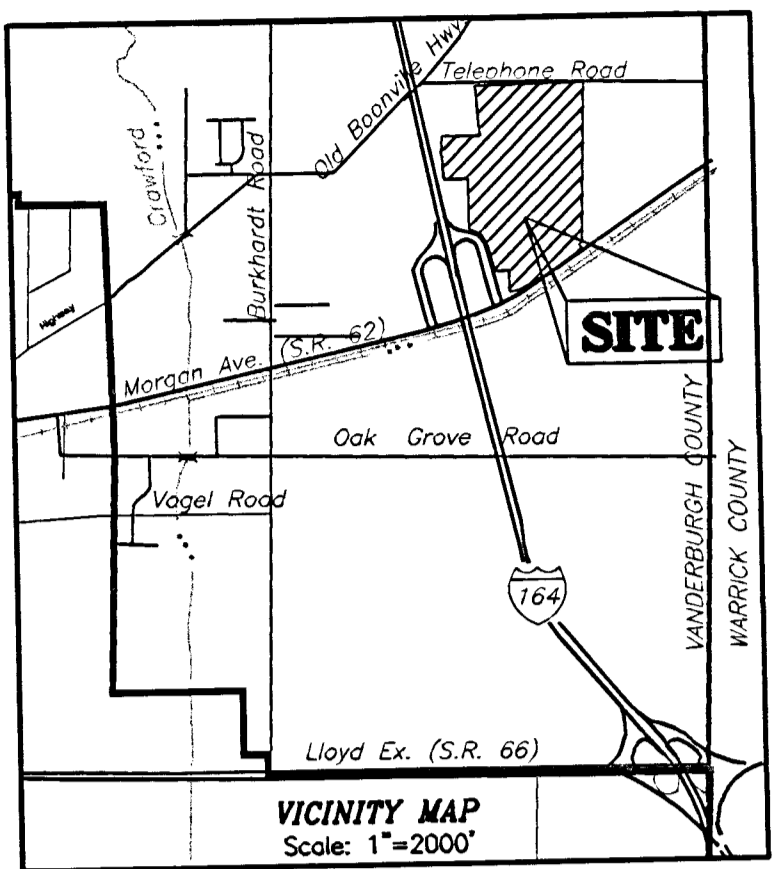
RECEIVED FOR RECORD  
DATE 10-05-04 11:03 AM  
PLAT BOOK R-132  
PAGE 132  
WATER 2004R00035148  
SETTY KNIGHT-SMITH RECORDER  
VANDERBURGH COUNTY

OCT 05 2004  
S. J. Knight  
AUDITOR

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

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

Scale: 1"=100'  
100' 50' 0' 50' 200'



**LOT 26**  
EAST POINTE BUSINESS PARK  
P.B. "R", PG. 117

### 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; thence along the centerline of Telephone Road South 89 degrees 12 minutes 36 seconds West 1021.26 feet; thence South 01 degree 19 minutes 36 seconds West 162.30 feet; thence South 01 degree 19 minutes 36 seconds West 30.02 feet; thence South 45 degrees 16 minutes 06 seconds West 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 to a point on the east right of way line of Diego Drive; thence along said right of way line for the next three (3) calls:

1. South 01 degree 19 minutes 36 seconds West 1824.45 feet;
2. 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;
3. South 31 degrees 26 minutes 00 seconds East 316.25 feet to the Point of Beginning;

thence North 62 degrees 25 minutes 35 seconds East 257.00 feet; thence North 01 degree 19 minutes 36 seconds East 45.69 feet; thence North 62 degrees 25 minutes 35 seconds East 177.92 feet; thence North 32 degrees 03 minutes 18 seconds East 86.58 feet; thence South 88 degrees 40 minutes 24 seconds East 210.00 feet; thence South 01 degree 19 minutes 36 seconds West 191.65 feet; thence 45.67 feet along a curve concave to the west, said curve having a radius of 200.00 feet and a chord of 45.57 feet bearing South 07 degrees 52 minutes 05 seconds West; thence South 24 degrees 34 minutes 34 seconds West 56.29 feet; thence 77.14 feet along a curve concave to the northwest, said curve having a radius of 60.00 feet and a chord of 71.94 feet, bearing South 51 degrees 14 minutes 31 seconds West to a point on the north right-of-way line of Marco Drive as plotted; thence for the next four (4) calls along previously plotted right-of-way:

1. 116.39 feet along a curve concave to the south, said curve having a radius of 260.00 feet and a chord of 115.42 feet, bearing South 75 degrees 15 minutes 02 seconds West;
2. South 62 degrees 25 minutes 35 seconds West 218.45 feet;
3. 225.51 feet along a curve concave to the north, said curve having a radius of 150.00 feet and a chord of 204.87 feet, bearing North 74 degrees 30 minutes 13 seconds West;
4. North 31 degrees 26 minutes 00 seconds West 113.16 feet to the Point of Beginning, containing 4.1348 Acres (180,112 square feet)

### SURVEYOR'S CERTIFICATE

I, James A. Fomy, 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 17th day of SEPT. 2004.



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



My Commission Expires: 2-10-09  
Notary Public  
Terry A. Campbell  
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 plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on August 1, 2001.

President: *Debbie Smith*  
Attest Executive Director: *Debbie Smith*  
Executive Director  
PLAT RELEASE DATE: OCT. 5, 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, no portion of the subject property lies within the designated 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.

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

**Access:** An access easement 50' x 145' across lot 48, as shown hereon, shall be utilized by the owner of lot 47 as a means of ingress and egress to Marco Drive. No direct access onto Marco Drive from lot 47 will be allowed.

**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.

**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/cap stamped BLA Firm 0030.

**Storm Drainage plans** were approved by the Vanderburgh County Drainage Board on: August 23, 2004.

**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 29, 2003.

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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"

R-132  
APR 15-5-2001