

EAST POINTE BUSINESS PARK

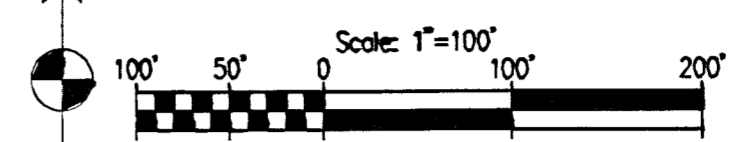
SECTION 6

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 10-17-07
 BILL FLUTY AUDITOR
 6863

RECEIVED FOR RECORD
 DATE 10-17-07 2:47 PM
 PLAT BOOK S-65
 PAGE 65
 INSTR# 2007R00032141
 BETTY KNIGHT SMITH RECORDER
 VANDERBURGH COUNTY

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.)



OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described herein do hereby plot and subdivide said real estate as shown and designate the same as EAST POINTE BUSINESS PARK SECTION 6. 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 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 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.

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

By: *Jill L. Gander*
 Jill L. Gander, (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 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 27th day of September 2007.

My Commission Expires: 2-10-2009
 Notary Public
Terry A. Campbell

Notary Resides in
 Vanderburgh
 County, Indiana
Terry A. Campbell
 (typed or printed name)

LOT 26
 EAST POINTE BUSINESS PARK
 SECTION 6
 P.B. "R", PG. 177

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 township 6 south range 9 west; thence along the east line of the northwest quarter of said section 18 South 01 degrees 20 minutes 34 seconds West 30.00 feet to the South right of Way of Telephone Road; thence continue South 01 degrees 20 minutes 34 seconds West along said east line 1994.96 feet to the Point Of Beginning; thence continue along said east line South 01 degrees 20 minutes 34 seconds West 631.32 feet; thence South 55 degrees 33 minutes 26 seconds West 54.85 feet; thence South 30 degrees 40 minutes 59 seconds East 19.80 feet to a point on the north Right of Way of Marco Drive; thence along said right of way line for the next 4 calls:

1. South 55 degrees 34 minutes 02 seconds West 5.76 feet;
2. 261.94 feet along a curve to the right concave to the north having a radius of 190.00 feet and a chord of 241.59 feet bearing North 84 degrees 56 minutes 16 seconds West;
3. North 45 degrees 26 minutes 33 seconds West 13.96 feet;
4. 62.68 feet along a curve to the left concave to the southwest having a radius of 260.00 feet and a chord of 62.53 feet bearing North 52 degrees 20 minutes 57 seconds West;

thence 77.14 feet along a reverse curve to the right concave to the northeast having a radius of 60.00 feet and a chord of 71.94 feet bearing North 22 degrees 25 minutes 23 seconds West; thence North 14 degrees 24 minutes 34 seconds East 58.29 feet; thence 59.37 feet along a curve to the left concave to the west having a radius of 260.00 feet and a chord of 59.24 feet bearing North 07 degrees 52 minutes 05 seconds East; thence North 01 degrees 19 minutes 36 seconds East 381.65 feet; thence 94.25 feet along a curve to the right concave to the southeast having a radius of 60.00 feet and a chord of 84.85 feet bearing North 46 degrees 19 minutes 36 seconds East; thence South 88 degrees 40 minutes 24 seconds East 290.07 feet to the Point Of Beginning containing 5.53 Acres (240,902 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 July 13, 2007 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 27th day of September 2007.



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



Affirmation Statement

I affirm, under the penalties for perjury, that I have taken reasonable care to detect each social security number in this document, unless required by law.

James A. Farny
 James A. Farny

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #309, and the Acts of 1982, Public Law #309, 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, Indiana, on August 1, 2007.

President: *Paul E. Buell*
 Attest Executive Director: *Paul E. Buell*

Secondary: Plat complies with the Ordinance and is released for recording.
 Executive Director: *Paul E. Buell*
 PLAT RELEASE DATE: OCT. 17, 2007



CURVE DATA
 L=94.25'
 R=60.00'
 CH=84.85'
 CH B=N46°19'36"E

CURVE DATA
 L=59.37'
 R=260.00'
 CH=59.24'
 CH B=N07°52'05"E

CURVE DATA
 L=77.14'
 R=60.00'
 CH=71.94'
 CH B=N22°25'23"W

CURVE DATA
 L=62.68'
 R=260.00'
 CH=62.53'
 CH B=N52°20'57"W

CURVE DATA
 L=261.94'
 R=190.00'
 CH=241.69'
 CH B=N84°56'16"W

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 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:** Lot 12 will access onto Marco Drive.
- 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 sloping. 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 400' 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 BIA Firm 0030.
- Storm Drainage plans** were approved by the Vanderburgh County Drainage Board on: August 23, 2008.
- Sanitary Sewer Construction Plans** were approved by the Evansville Water and Sewer Utility on: October 23, 2003.
- Water Main Construction Plans** were approved by the Evansville Water and Sewer Utility on: October 23, 2003.
- Road construction plans** for this section were approved by the Vanderburgh County Commissioners on: September 29, 2003.

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"

S:\Projects\100-C104-PLAT-SECTS.dwg 09/19/04 11:40:09