

REPLAT OF LOTS 4A AND 4B OF EVANSVILLE DRYWALL MINOR SUBDIVISION

98-09925

Part of Lot 4 of the Evansville Industrial foundation Subdivision, situated in Vanderburgh County, State of Indiana (said subdivision plat being recorded in PLAT BOOK L, PAGE 24 in the office of the Recorder of Vanderburgh County, Indiana), the part of said Lot 4 covered hereby, being more particularly described as follows:

Commencing at the Northwest corner of Section 24, Township 6 South, Range 10 West; thence South 01 degrees 30 minutes East 169.37 feet to a point; thence North 73 degrees, 54 minutes 30 seconds East 1927.64 feet to a point along the East right of way line of Cullen Avenue; thence South 00 degrees 53 minutes 19 seconds East 414.12 feet along said right of way line to a point; thence South 00 degrees 53 minutes 19 seconds East along said right of way line 13.0 feet to the point of beginning of this description; thence North 88 degrees 25 minutes 42 seconds East 400.50 feet to a point along the East line of said Lot 4; thence South 00 degrees 53 minutes 19 seconds East 300 feet to a point being the Southeast corner of said Lot 4; thence south 88 degrees 25 minutes 42 seconds West 400.50 feet to a point along said East right of way line of Cullen Avenue being also the Southwest corner of said Lot 4; thence North 00 degrees 53 minutes 19 seconds West 300.00 feet to the point of beginning of this description, containing 2.759 acres, more or less.

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 Replat of Lots 4A and 4B of Evansville Drywall Minor Subdivision. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground of the width as shown on this plat and marked Public Utility Easement are hereby dedicated 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 structure other than such utility facilities shall be erected within said strip of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements of said utility.

Strips of ground marked Drainage Easement are dedicated for surface water and/or subsurface water, provided, however, that public utilities are hereby permitted to cross such drainage easements with utility facilities; and provided that such facilities are not placed in such a 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 utilities.

Individual Lot Owners shall maintain all easements on their lots. Lot Owners shall not construct or place any obstruction within any Retention Basin Easement or Drainage Easement which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all Retention Basin Easements or Drainage Easements clear of any impediments which may happen to fall or enter thereon.

Charles Board
Charles Board Lot 4B
1306 S. Spring
Evansville, IN 47714

Judy Board
Judy Board Lot 4B
1306 S. Spring
Evansville, IN 47714

HED, LLC, an Indiana limited liability company
By: *David Dye*
David Dye, president LOT 4A
5425 Oak Grove Road
Evansville, IN 47715

Jeanette Groger
Quality Home
Improvements, Inc.
PO Box 5672
Evansville, IN
47716

ACKNOWLEDGMENT CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH

Before me, the undersigned a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers who acknowledged the execution of the foregoing plat with the restrictions and dedications thereon expressed to be their voluntary act and deed for the purposes and uses therein set forth.

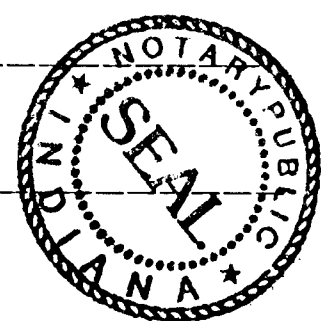
WITNESS my hand and Notarial Seal this 17 day of March, 19 98

My Commission Expires: 8-30-99

I reside in Vanderburgh County, Indiana.

J. Linda J. Stewart
Notary Public - Signature

J. Linda J. Stewart
Notary Public - 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 1997.

Robert H. Bana, Jr.
PRESIDENT

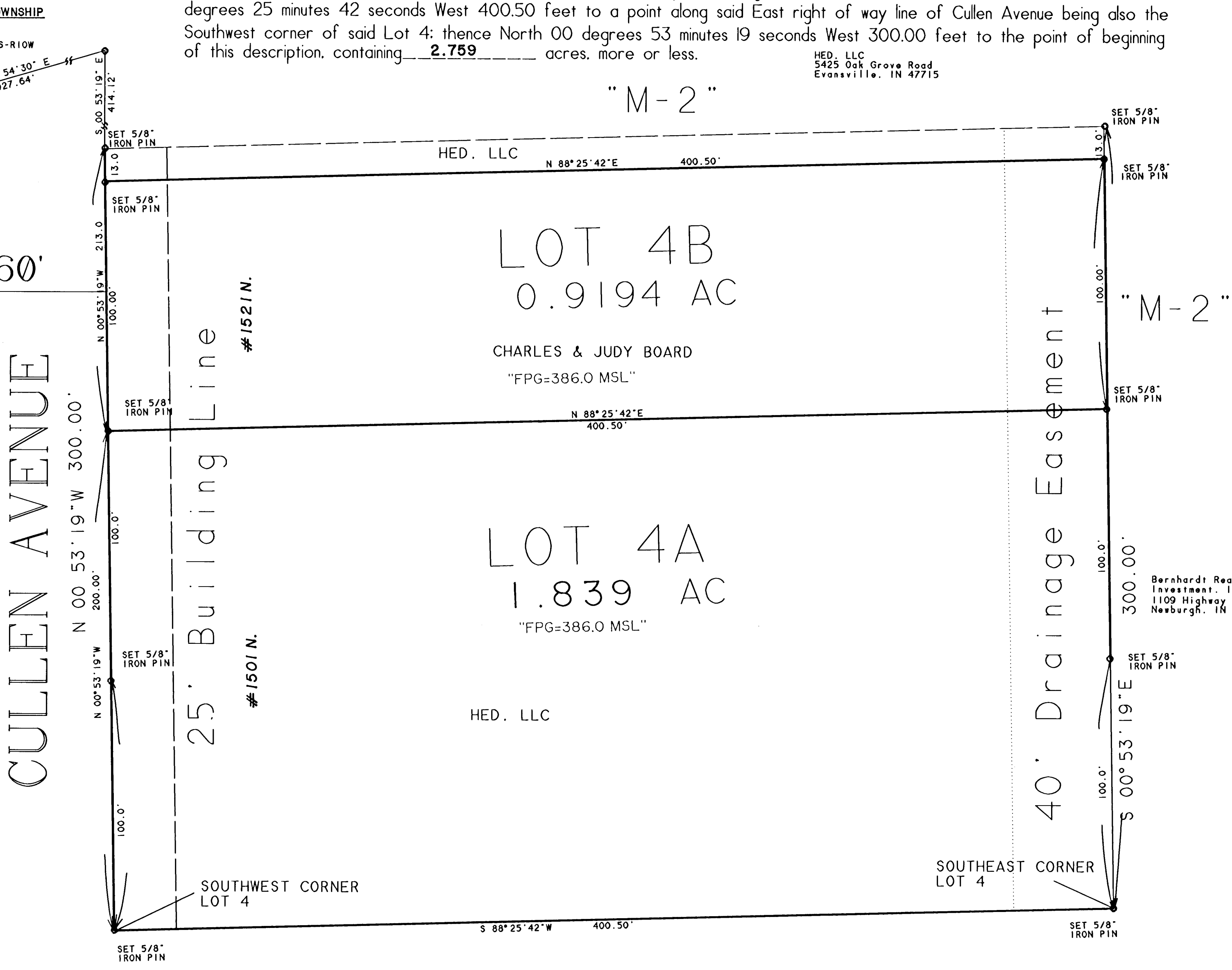
Barbara S. Cunningham
EXECUTIVE DIRECTOR



Plat Release

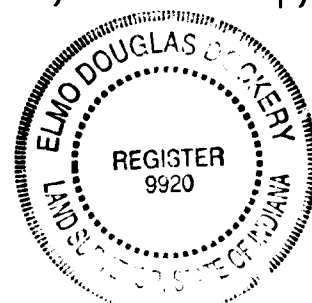
Date: MARCH 31, 1998

Barbara S. Cunningham
EXECUTIVE DIRECTOR



LAND SURVEYORS CERTIFICATE

I, ELMO D. DOCKERY, hereby certify that I am a Registered Professional Land Surveyor of the State of Indiana, and that this plat correctly represents a survey completed by me on AUGUST 8, 1995. That all monuments thereon actually exist, and that their location, size, type and material are accurately shown, and comply with all of the Subdivision Control Ordinance.



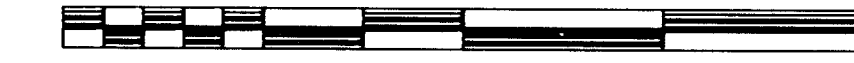
Dixie R. Wilcox Trust
AJ Wilcox Trust
PO Box 37307
Louisville, KY 40233

FLOOD PLAN DATA: per FIRM Vanderburgh County, Indiana, PANEL No. 180256 0050 B, dated March 19, 1982, part of the proposed site is within the designated Special Flood Hazard Zone "B".

Utilities: SOUTHERN INDIANA GAS AND ELECTRIC IS AVAILABLE.
CITY OF EVANSVILLE WATER AND SEWER SYSTEM.

TEMPORARY EROSION CONTROL
Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red, top, or wheat, within 45 days of disturbance of soil and 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 blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.



SCALE 1" = 30'
MARCH 1998

RECEIVED FOR RECORD
at 8:50 A.M.
MAR 31 1998
PLAT BOOK P
PAGE 148
COUNTY CLERK
VANDERBURGH COUNTY
CPCL# 005

Bernhardt Realty & Investment, Inc.
1109 Highway #662 West
Newburgh, IN 47630

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 31 1998
Suzanne M. Crum
AUDITOR
2085

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