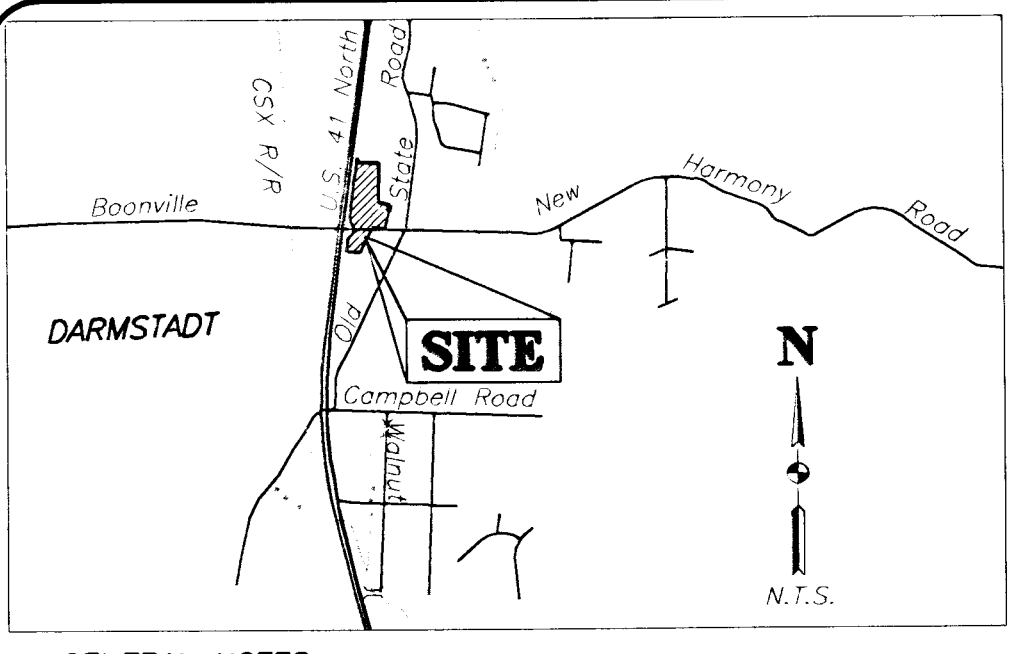


GRANT HILLS COMMERCIAL PARK



GENERAL NOTES

Flood Plain Data: Per F.I.R.M. panel number 180256 0015 C dated August 5, 1991, Vanderburgh County, Indiana, no portion of the subdivision 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 required by the 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: Water service and sanitary sewers are available at the site. Gas, electric and telephone are on or will be extended to the site.

Access: Access to lots 1, 2, & 3 will be by way of Riley Drive & Dixie Lane. No direct access to Boonville-New Harmony Road will be allowed from lots 1, 2, & 3. Lot No. 4 will be allowed only one drive cut onto Boonville-New Harmony Road at a location near the Northeast Corner of said lot. (This drive cut has been approved by INDOT)

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 470' to 425'.

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 an 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.

Buffer: Owner/Developer commits to the implementation and installation of a buffer along the eastern boundary of Lot #4 and along the eastern and northern boundary of Lot #1 for the benefit of adjoining residential property. The buffer shall be constructed within fifteen (15) feet of the property lines of the subject property and shall consist of a fence, trees or a berm with a minimum of six (6) feet in height from the existing grade of the subject property so as to provide adequate screening for the benefit of the adjacent residential property. All landscaping on the Real Estate shall be maintained in an aesthetically pleasing manner. No structure, other than landscaping, fencing or other forms of buffering, shall be constructed within fifteen (15) feet of the property lines of the subject property adjoining residential property. In the event that any parcel of the adjoining property shall no longer be zoned residential or comes under common ownership with the subject property, this provision shall become null and void with respect to said parcel. Maintenance of the buffer areas shall be the responsibility of the individual property owners of Lot #1 and Lot #4 respectively.

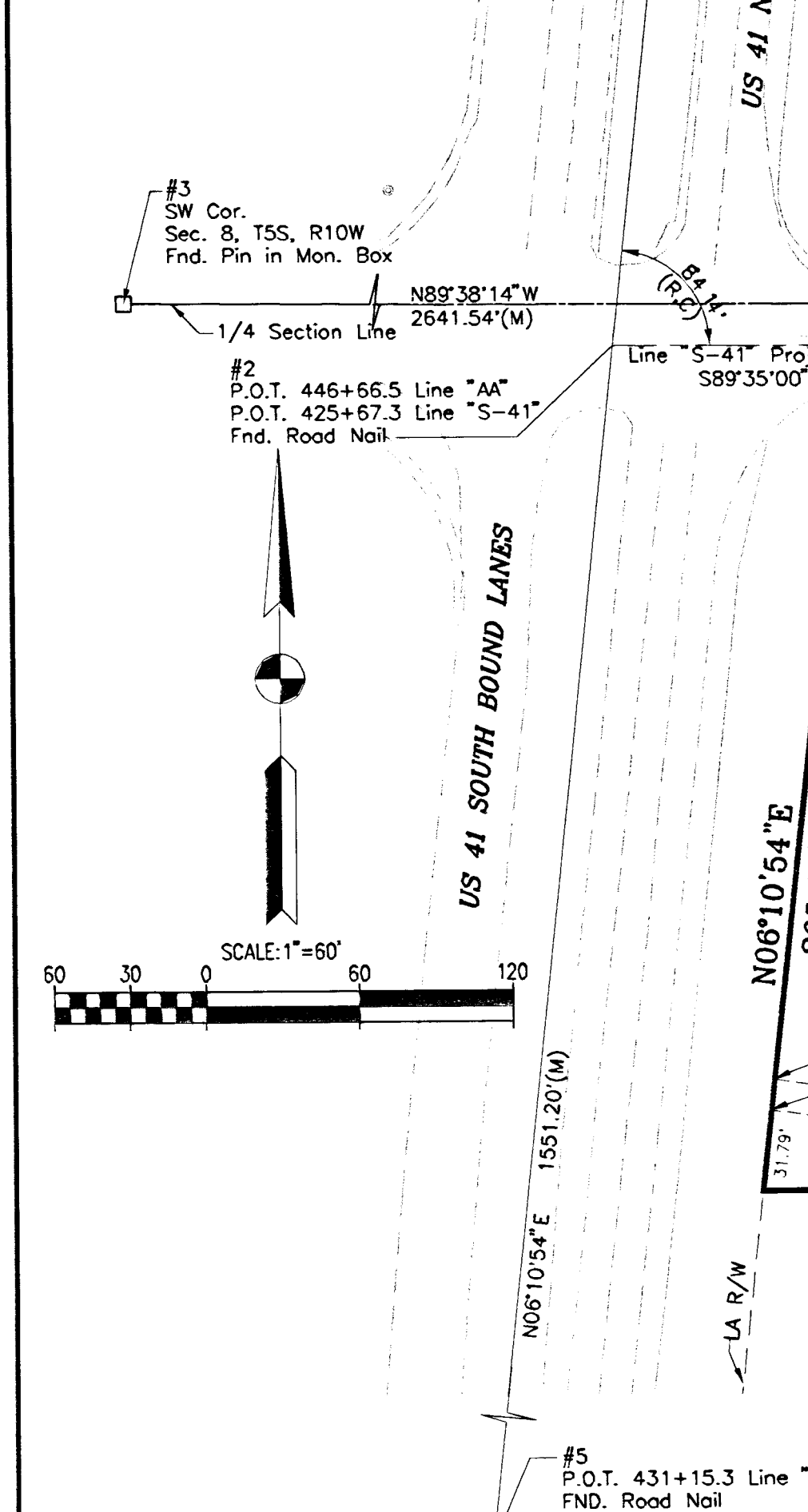
Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: 3/4" x 30" rebar w/cop stamped BLA Firm 0030.

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: 5/23/03.

Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utility on: 6/5/02.

Road construction plans were approved by the Vanderburgh County Commissioners on: 8/26/02.

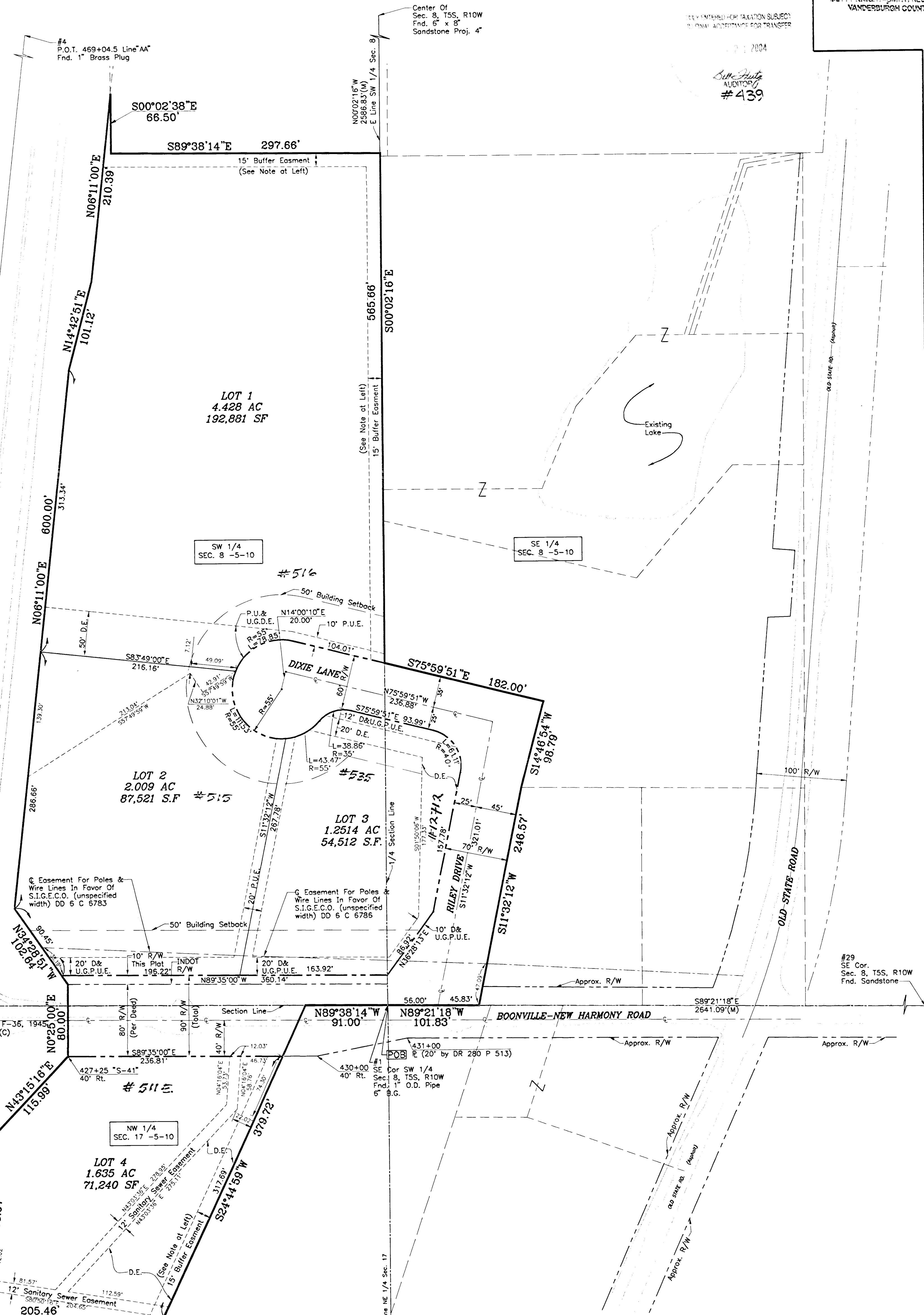
Traffic Impact Study & all related improvements permitted by INDOT under two separate permits: Permit #02V00111, May 21, 2002
Permit #02V09002, August 21, 2002



BOUNDARY DESCRIPTION

A part of the Southwest Quarter of the Southeast Quarter and part of the Southwest Quarter of Section 8, Township 5 South, Range 10 West and also part of the Northwest Quarter of Section 17, Township 5 South, Range 10 West of the Second Principal Meridian, Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the southeast corner of the Southwest Quarter of Section 8, Township 5 South, Range 10 West; thence North 89 degrees 38 minutes 14 seconds West 91.00 feet along the south line of said quarter section; thence South 24 degrees 44 minutes 59 seconds West 379.72 feet; thence North 89 degrees 43 minutes 36 seconds West 205.46 feet to a point on the Limited Access Right-of-way (LA R/W) for U.S. 41 North; thence North 06 degrees 10 minutes 54 seconds East 205.97 feet along said LA R/W; thence North 43 degrees 15 minutes 16 seconds East 115.99 feet along said LA R/W; thence to a point where said LA R/W joins the right-of-way for Boonville New Harmony Road; thence North 00 degrees 00 minutes 00 seconds East 80.00 feet across said Boonville New Harmony Road right-of-way to a point on the north side of Boonville New Harmony Road right-of-way where it intersects the LA R/W for U.S. 41 North; thence North 34 degrees 28 minutes 51 seconds West 102.64 feet along said LA R/W; thence North 06 degrees 11 minutes 00 seconds East 600.00 feet along said LA R/W; thence North 14 degrees 42 minutes 51 seconds East 101.12 feet along said LA R/W; thence North 06 degrees 11 minutes 00 seconds East 210.39 feet along said LA R/W; thence South 00 degrees 02 minutes 38 seconds East 65.50 feet; thence South 89 degrees 38 minutes 14 seconds East 297.66 feet; thence South 00 degrees 02 minutes 16 seconds East 565.66 feet; thence South 75 degrees 59 minutes 51 seconds East 182.00 feet; thence South 14 degrees 45 minutes 54 seconds West 98.79 feet; thence South 11 degrees 32 minutes 12 seconds West 246.57 feet to a point on the south line of the Southeast Quarter of Section 8, Township 5 South, Range 10 West; thence North 89 degrees 21 minutes 18 seconds West 101.83 feet along the south line of the Southeast Quarter of said Section to the point of beginning, containing 11.01 acres (479,570 square feet).



OWNER'S 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 GRANT HILLS COMMERCIAL PARK. 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 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 "D.&U.G.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability in the use of said easements.

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 17, 2001 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 17th day of July, 2004.



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

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 17th day of July, 2004

My Commission Expires: 2-11-09
Notary Public: *Terry Campbell*
Notary Resides in: *Vanderburgh*
County, Indiana: *Vanderburgh*



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 October 3, 2001.

President: *Pauline M. Smith*
Attest Executive Director: *Pauline M. Smith*
Secondary Plat complies with the Ordinance and is released for recording.
Executive Director: *Pauline M. Smith*
PLAT RELEASE DATE: Jan 21, 2004

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