

# REPLAT LOT 3 BLOCK 1

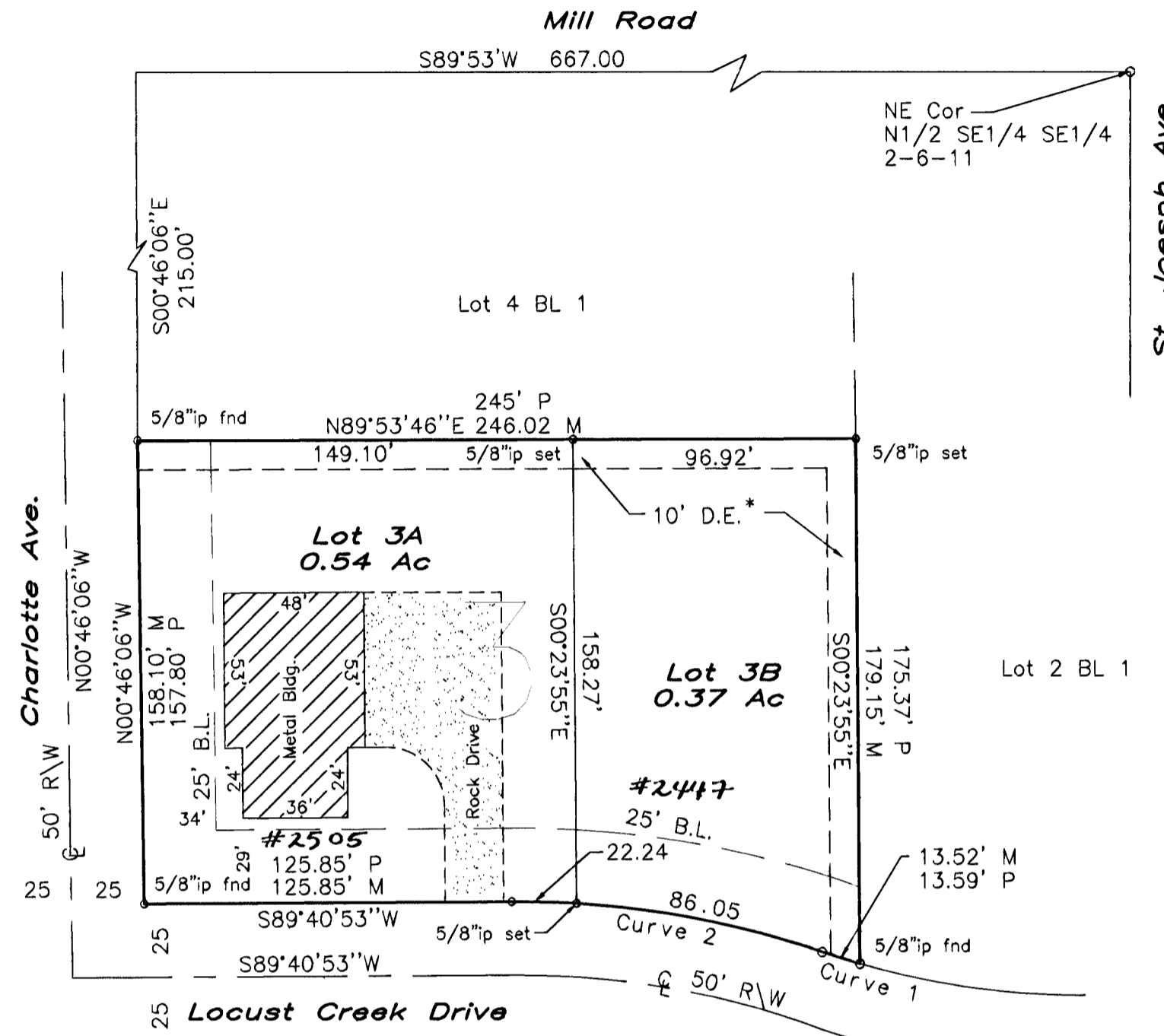
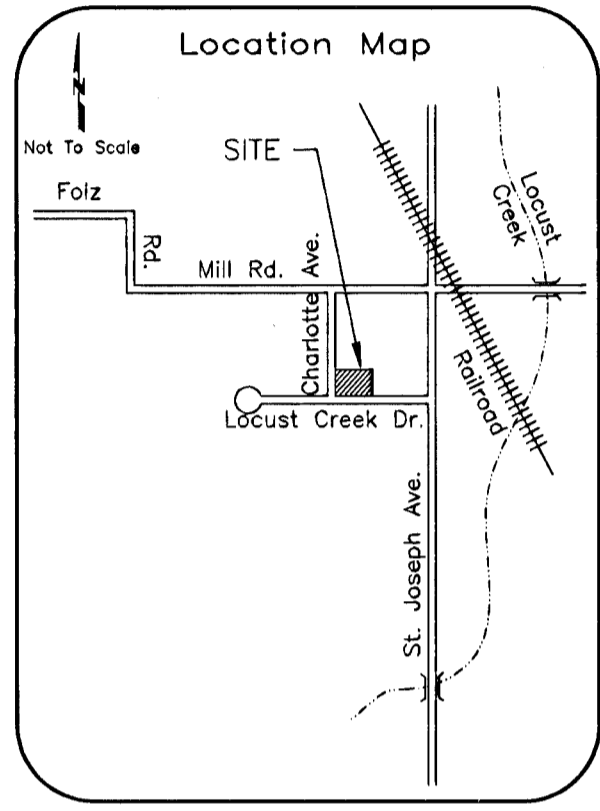
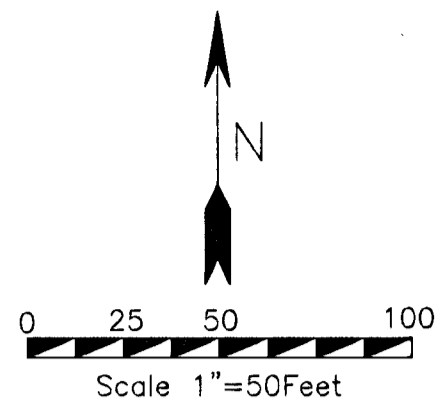
## LOCUST CREEK INDUSTRIAL PARK

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

RECEIVED FOR RECORD  
 DATE 10-09-02 12:58 PM  
 FLAT BOOK R-  
 PAGE 21  
 INSTR 2002R00038799  
 BETTY KNIGHT-SMITH RECORDER  
 VANDERBURGH COUNTY

OCT 09 2002

*James H. Cress*  
 AUDITOR  
 #7023



**Curve 1**  
 I c 02° 49' 04"  
 Da 20° 50' 05"  
 CD N72° 38' 21" W  
 T 6.76'  
 R 275.00'  
 L 13.52'  
 LC 13.52'  
 E 0.08'  
 M 0.08'

**Curve 2**  
 I c 19° 05' 24"  
 Da 17° 37' 46"  
 CD N80° 46' 28" W  
 T 54.65'  
 R 325.00'  
 L 108.29'  
 LC 107.78'  
 E 4.56'  
 M 4.50'

**NOTES:**  
 Lot Corners marked as Shown.  
 All Utilities Available at Site.  
 P Platted  
 M Measured

**Flood Note:**  
 By graphic plotting this site is in flood zone C per Flood Insurance Rate Map Community Panel No. 180256 0075C Dated 8/5/1991



**LEGAL DESCRIPTION**

A minor subdivision of Lot 3, Block 1, Locust Creek Industrial Park as recorded in plat Book L, Page 60 in the Office Of the Recorder of Vanderburgh County, more particularly described as follows:  
 Beginning at the Northwest corner of said Lot 3, which is located by commencing at the Northeast corner of the North half of the Southeast quarter of the Southeast Quarter of Section 2, Township 6 South, Range 11 West, German Township, Vanderburgh County, Indiana, thence South 89 degrees 53 minutes West along the North line thereof 667.00 feet to the East line of Charlotte Avenue as platted, thence South 00 degrees 46 minutes 06 seconds East along said East line 215.00 feet to the aforesaid place of beginning of this description, thence North 89 degrees 53 minutes 46 seconds East along the North line of Lot 3 246.02 feet to the Northeast corner thereof, thence South 00 degrees 23 minutes 55 seconds East along said East line 179.15 feet to the North line of Locust Creek Drive, thence Northwesterly along said North line and a curve to the right having a radius of 275 feet for 13.52 feet to the end of said curve, thence Westerly along a curve to the left having a radius of 325 feet a distance of 108.29 feet to the end of said curve, thence South 89 degrees 40 minutes 53 seconds West a distance of 125.85 feet to the Southwest corner of said lot 3, being the East right of way of Charlotte Avenue, thence North 00 degrees 46 minutes 06 seconds West along said East line a distance of 158.10 feet to the place of beginning and containing 0.91 acres more or less.

**OWNERS CERTIFICATE**

We, the undersigned owners of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as REPLAT LOT 3 BLOCK 1 LOCUST CREEK INDUSTRIAL PARK  
 All streets have been dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure.

Northgate Properties, LLC

James R Rexing *James R. Rexing MBE*  
 Cindy J Rexing *Cindy J. Rexing MBE*  
 14437 Graves Dr.  
 Evansville In 47720

**NOTARY CERTIFICATE**

STATE OF INDIANA  
 COUNTY OF VANDERBURGH )  
 Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described hereon on and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 13th day of September, 2002.  
 My commission expires 2/13/03 Notary Public *Barbara A. Ruppel*  
 Resident of Vanderburgh County Printed *Barbara A. Ruppel*

**A.P.C. CERTIFICATE**

Under the authority provided by Acts of 1981, Public Law No. 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 on Aug. 13, 2002 AT SUB REVIEW.

Plat Release *Mark Foster*  
 President  
 Executive Director *Gregory Smith*  
 Executive Director *Bradley Smith*



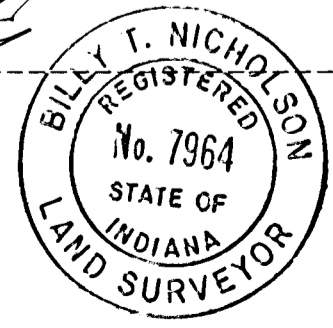
**TEMPORARY EROSION CONTROL**

Erosion Control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance soil and must remain in place until final grading and **shaping**. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of soil disturbance and must remain in place until final grading and seeding.

**R-21**

**SURVEYORS CERTIFICATE**

I, Billy T. Nicholson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted; that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class "B" survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

*Billy T. Nicholson*  
 Billy T. Nicholson IN No. 7964  
 Date 9/13/02  


\* 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 utilities 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.