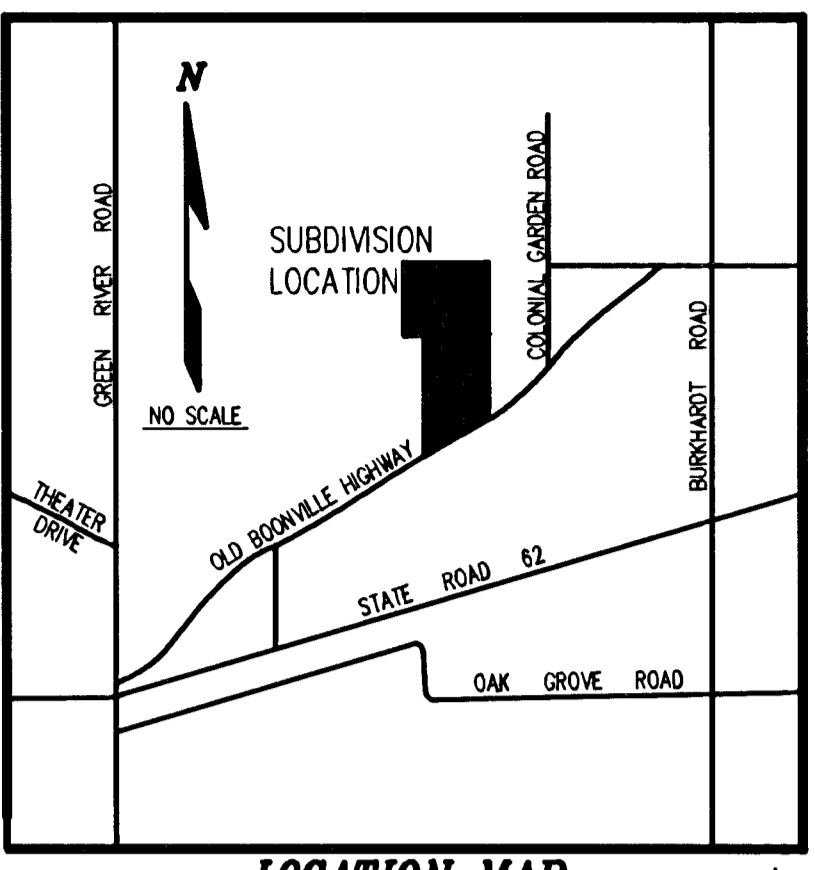
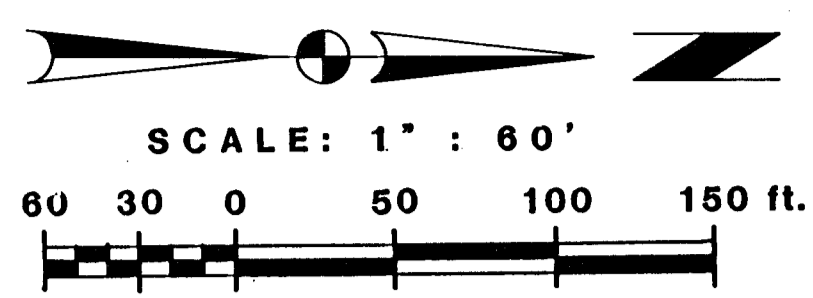


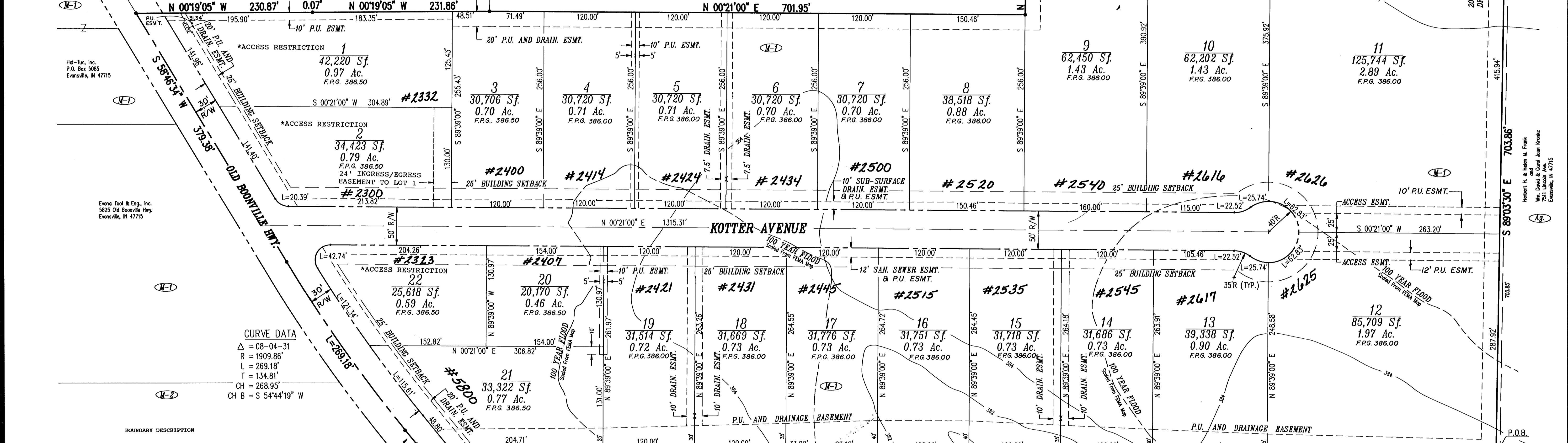
OLD BOONVILLE HIGHWAY COMMERCIAL PARK 0-13

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
 JUN 08 1990
 RECEIVED FOR RECORD at 10:30 A.M. JUN 6 1990
 Auditor: *Don Hopley* 3098
 Page 13
 808 STEELE, REUBEN VANDERBURGH COUNTY



Charles T. & Vivian K. Brown
 12500 Old State
 Evansville, IN 47711

Thomas M. Crane
 c/o Jerry Vaughn
 5600 Old Boonville Hwy.
 Evansville, IN 47715



CURVE DATA
 $\Delta = 08-04-31$
 $R = 1909.86'$
 $L = 269.18'$
 $CH = 134.81'$
 $T = 268.95'$
 $CH B = S 54^{\circ}44'19'' W$

BOUNDARY DESCRIPTION
 Part of the Southwest Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 13, Township 6 South, Range 10 West, in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 13, thence north 89 degrees 03 minutes 30 seconds west (assumed bearing) along the north line of said quarter quarter section a distance of 619.59 feet; thence south 00 degrees 13 minutes 16 seconds west a distance of 5.00 feet to the true point of beginning; thence continuing south 00 degrees 13 minutes 16 seconds west a distance of 896.97 feet to a 1 inch pipe (found); thence south 00 degrees 57 minutes 58 seconds west a distance of 431.39 feet to a point on the south line of said quarter quarter section, said point being north 89 degrees 02 minutes 13 seconds east of the center of said road a distance of 619.59 feet from a stone (found) at the southeast corner of said quarter quarter section, said point also being south 89 degrees 02 minutes 13 seconds east a distance of 701.24 feet from a 1/2 inch iron rod (found) at the southwest corner of said quarter quarter section; thence continuing south 00 degrees 57 minutes 58 seconds west a distance of 86.47 feet to the center of said road; thence south 00 degrees 02 minutes 13 seconds west along the center of said road a distance of 21.39 feet to the point of curvature of a 3 degree curve concave to the northwest having a radius of 1909.86 feet and from which a chord bears south 54 degrees 44 minutes 19 seconds west a distance of 269.18 feet; thence south 54 degrees 44 minutes 19 seconds west along the center of said road a distance of 379.38 feet; thence north 00 degrees 19 minutes 05 seconds west, parallel with the west line of the Northeast Quarter of the Southeast Quarter of said Section 13, a distance of 230.87 feet; thence north 89 degrees 02 minutes 13 seconds west, parallel with the north line of said quarter quarter section, a distance of 0.07 feet; thence north 00 degrees 19 minutes 05 seconds west, parallel with the west line of said quarter quarter section, a distance of 134.93 feet to a point on the west line of said quarter quarter section, said line also being the east line of Eastside Industrial Park, as per plat thereof recorded in Plat Book L, page 57 in the office of the Recorder of Vanderburgh County, Indiana; thence north 00 degrees 21 minutes 00 seconds east along said west line and said east line a distance of 626.05 feet, said

point being south 00 degrees 21 minutes 00 seconds west a distance of 5.00 feet from the northwest corner of said quarter quarter section; thence south 89 degrees 03 minutes 30 seconds east parallel with the north line of said quarter quarter section a distance of 703.86 feet to the point of beginning, containing 22.98 acres.

SURVYOR'S CERTIFICATE
 I, James Q. Morley, hereby certify that I as 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 on November 21, 1989, and that all monuments shown exist at locations as noted.
 Witness my hand and seal this 1st day of JUNE 1990.
James Q. Morley
 James Q. Morley, L.S., 701.95 feet
 Indiana Registration No. 12629

GENERAL NOTES
 Flood Plain Data: Part of the proposed subdivision is within the Special Flood Hazard Zone A as shown on Community Panel No. 180256-0225 B and 180256-0050 B of the Flood Insurance Rate Map for Vanderburgh County, Indiana, dated 3/19/82. The affected area is denoted hereon. The 100 year flood elevation is 384 M.S.L.
 Utilities: Municipal water and sanitary sewers are available at the south end of the site and will be extended throughout the development.
 Zoning: The subject property is currently zoned M-1. The abutting property is currently zoned as shown.
 Temporary Erosion Control: (during construction)
 - Slopes of 0% to 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 45 days of disturbance of soil and must remain in place until final grading and shaping.
 Erosion Control for Ditches:
 - Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance.
 - Slopes 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
 - Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

ACCESS RESTRICTION: LOTS 1, 2 AND 22 SHALL HAVE ACCESS DRIVES TO KOTTER AVENUE ONLY. LOT 21 SHALL HAVE A SINGLE ACCESS DRIVE LOCATED AS DIRECTED BY THE VANDERBURGH COUNTY SITE REVIEW COMMITTEE.

Public Utility and Drainage Easements:
 - Above ground parts of public utilities are not to be located within the banks of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales.
 - Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.
Road Grades: Maximum road grades will not exceed 3%
Easements: Any easements must be approved by the Vanderburgh County Building Commissioner.
Flood Protection Grade: Minimum elevation of structures denoted on each lot as F.P.G.

OWNER'S CERTIFICATE
 I, Robert G. Woodward, the undersigned owner of the real estate shown and described hereon, do hereby layoff, plat and subdivide said real estate as shown hereon and designate it as OLD BOONVILLE HIGHWAY COMMERCIAL PARK. All easements shown are hereby dedicated to public use for public utility service to lots within the subdivision and/or for storm water drainage. All roadways shown and not previously dedicated are hereby dedicated to public use. The Owner reserves the right of ingress/egress across the area shown and designated as "Access Easement". The Owner also reserves the right to dedicate this easement for public use.

NOTARY CERTIFICATE
 STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/hers/their voluntary act and deed for the uses and purposes therein set forth.
 Witness my hand and seal this 4th day of June, 1990.
 My Commission Expires: Sept 23, 1992
Beverly M. Behne
 Beverly M. BEHNE
 (typed or printed name)

AREA PLAN COMMISSION CERTIFICATE
 The authority provided by the Acts of 1981, Public Law #309, enacted by the General Assembly of the State of Indiana, this plat has been given SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on June 7, 1990.
Robert G. Woodward
 Robert G. Woodward
 2916 E. Morgan Ave.
 Evansville, IN 47711
 President
Robert G. Woodward
 Executive Director
 PLAT RELEASE DATE: JUNE 5, 1990

