

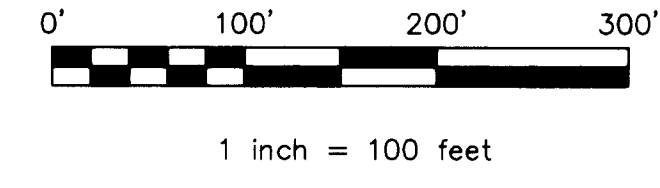
Rivercity Industrial Park Phase II

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 06-12-2014  
 JOE GRIES AUDITOR  
 2813  
 (AUDITOR NUMBER)

RECEIVED FOR RECORD  
 DATE 06-12-14 2:13 p.  
 PLAT BOOK T  
 PAGE 136  
 INSTR# 2014 R00013203  
 Z TULEY RECORDER  
 VANDERBURGH COUNTY

LEGEND

- - found monument as noted
- ▲ - set Mag Nail
- P.O.C. - point of commencing
- P.O.B. - point of beginning
- (R) - record dimension
- (P) - plat dimension
- [Hatched Box] - permanent non-exclusive public utility easement and an easement for ingress and egress per Doc. # 2012R00024410
- [Cross-hatched Box] - 50' roadway easement



BOUNDARY DESCRIPTION

Lot 10 in Rivercity Industrial Park Secondary Plat, an Addition to the City of Evansville, Perry Township, as per plat thereof, recorded in Plat Book M, Page 144 in the Office of the Recorder of Vanderburgh County, Indiana, described as follows:

Commencing at the Northwest corner of the Southwest Quarter of Section 26, Township 6 South, Range 11 West; said point being marked by a railroad spike found at the intersection of the center lines of Tekoppel Avenue and Claremont Avenue; thence South along the centerline of Tekoppel Avenue a distance of 685.60 feet; thence North 89 degrees 10 minutes 17 seconds East a distance of 25.00 feet to the point of beginning of this description; thence continuing North 89 degrees 10 minutes 17 seconds East a distance of 407.62 feet to the Southeast corner of Lot 11 in said plat of Rivercity Industrial Park; thence North along the East line of said Lot 11 a distance of 660.60 feet to the Northwest corner of said Lot 10 on the South right-of-way of Claremont Avenue; thence North 89 degrees 10 minutes 17 seconds East along said South right-of-way a distance of 187.36 feet to the Northeast corner of said Lot 10; thence South 00 degrees 51 minutes 43 seconds East along the East line of said Lot 10; and across the west end of a 20 foot alley a distance of 273.06 feet to the South line of the alley; thence North 88 degrees 55 minutes 44 seconds East a distance of 113.84 feet to the Northwest corner of Lot 8 in said plat of Rivercity Industrial Park; thence South 89 degrees 04 minutes 36 seconds West along the North line of said Lot 9 a distance of 202.77 feet; thence South 00 degrees 53 minutes 42 seconds East a distance of 96.65 feet; thence South 89 degrees 04 minutes 54 seconds West a distance of 80.95 feet to the Northwest corner of Lot 9 in said Rivercity Industrial Park; thence South 00 degrees 50 minutes 40 seconds East along the West line of said Lot 9 a distance of 451.57 feet to the Southwest corner of said Lot 9 on the South line of said plat of Rivercity Industrial Park; thence South 89 degrees 10 minutes 13 seconds West a distance of 444.43 feet to the Southwest corner of said Lot 10; thence North along the West line of said Lot 10 a distance of 645.40 feet to the place of beginning, containing 11.25 acres more or less.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Rivercity Industrial Park Phase II.

Easements for installation and maintenance of utilities, road access and drainage facilities are hereby dedicated for public use as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. All existing utilities (not shown on plat) both underground and overhead shall be preserved. A blanket easement is hereby dedicated for public use for access and maintenance of all such existing utilities.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserve to the several owners of the several lots in this subdivision and to their heirs and assigns.

50 Foot Roadway Easements  
 The strips or areas of land, shown on this plat and marked "50 foot wide Roadway Easement" along the eastern and southern boundaries of Lot 10A, are hereby dedicated as ingress and egress easements for the use and benefit of Lot 10A and Lot 10B on this plat as well as Lot 7 of Rivercity Industrial Park Secondary Plat, recorded in Plat Book M, Page 144 in the office of the Recorder of Vanderburgh County, Indiana. This is a private easement to be maintained by owners of the lots in this subdivision, their successors and assigns.

*Melvin Charles Gillenwater, Trustee, Mary Ann Gillenwater, Trustee*  
 Melvin Charles Gillenwater  
 Trustee of Melvin Charles Gillenwater  
 Revocable Living Trust  
 3300 Claremont Avenue  
 Evansville, IN 47712  
 Mary Ann Gillenwater  
 Trustee of Mary Ann Gillenwater  
 Revocable Living Trust  
 3300 Claremont Avenue  
 Evansville, IN 47712

ETFUCI Claremont REO, LLC  
 By Evansville Teachers Federal Credit Union,  
 its Sole Member  
 PoB 5129 Evansville IN 47716  
 By: *William Schirmer*  
 William Schirmer, President

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 above signed owners, Melvin Charles and Mary Ann Gillenwater, Trustees, of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

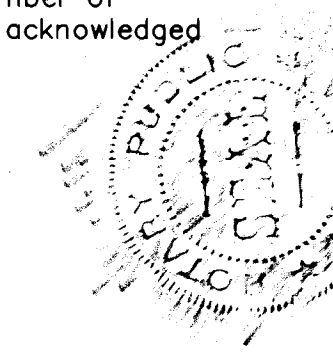
*Melanie Kay Hutchinson*  
 Witness my hand this 12<sup>th</sup> day of June, 2014.  
 My commission expires September 28, 2018



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 William Schirmer, as President of Evansville Teachers Federal Credit Union, the sole member of ETFUCI Claremont REO, LLC, owner of the real estate shown and described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

*Cindy Baird*  
 Witness my hand this 9<sup>th</sup> day of June, 2014.  
 My commission expires July 15, 2021



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 May 19, 2014 (at subdivision review).

*John J. Stevens*  
 President  
*Attest Executive Director*  
 Attest Executive Director

PLAT RELEASE  
 Secondary plat complies with the Ordinance and is released for recording.  
*Attest Executive Director*  
 Executive Director  
 JUNE 12, 2014  
 Plat Release Date



SURVEYOR'S CERTIFICATE

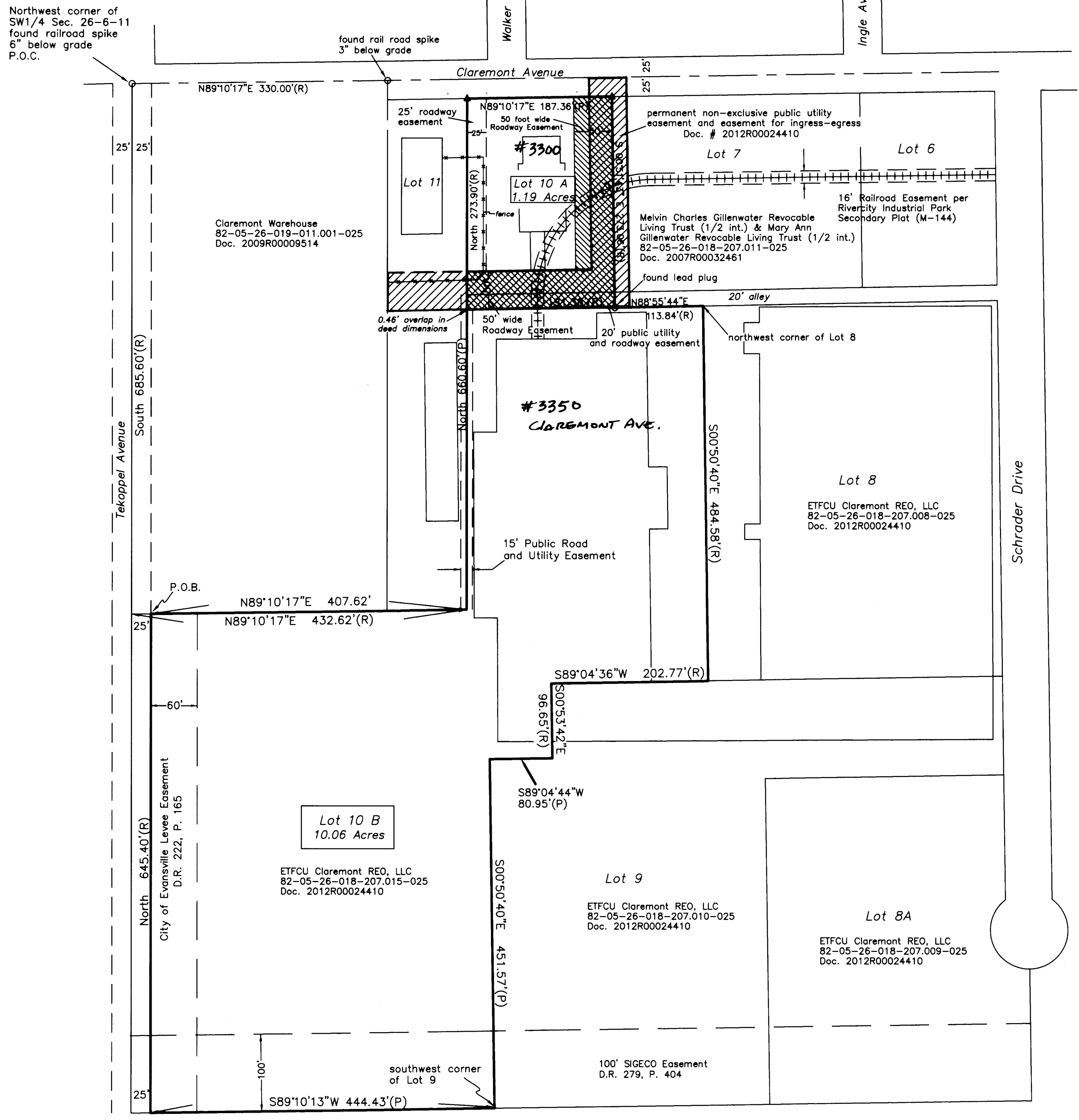
I, Stephen C. Noelle, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat represent a survey completed by me and that all monuments shown exist at locations as noted.

AFFIRMATION STATEMENT  
 I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.  
*Stephen C. Noelle*  
 Stephen C. Noelle  
 Indiana Registration Number 29800013  
 Date 6-9-14



GENERAL NOTES

Utilities: Electric service is available to the area. Water and sewer service is available and provided by the Evansville Water & Sewer Utilities.  
 Flood Plain Data: The proposed subdivision lies in Zone X (outside the 100 year flood zone).  
 FIRM Panel No. 18163C0176D March 17, 2011.



City of Evansville  
 82-05-35-019-011.006-025  
 D.R. 363, P. 114

T-136  
 APC# 14-15-2014

STEPHEN C. NOELLE  
 5700 BLACKFORD ROAD EAST  
 MT. VERNON, INDIANA 47620  
 812-838-3740