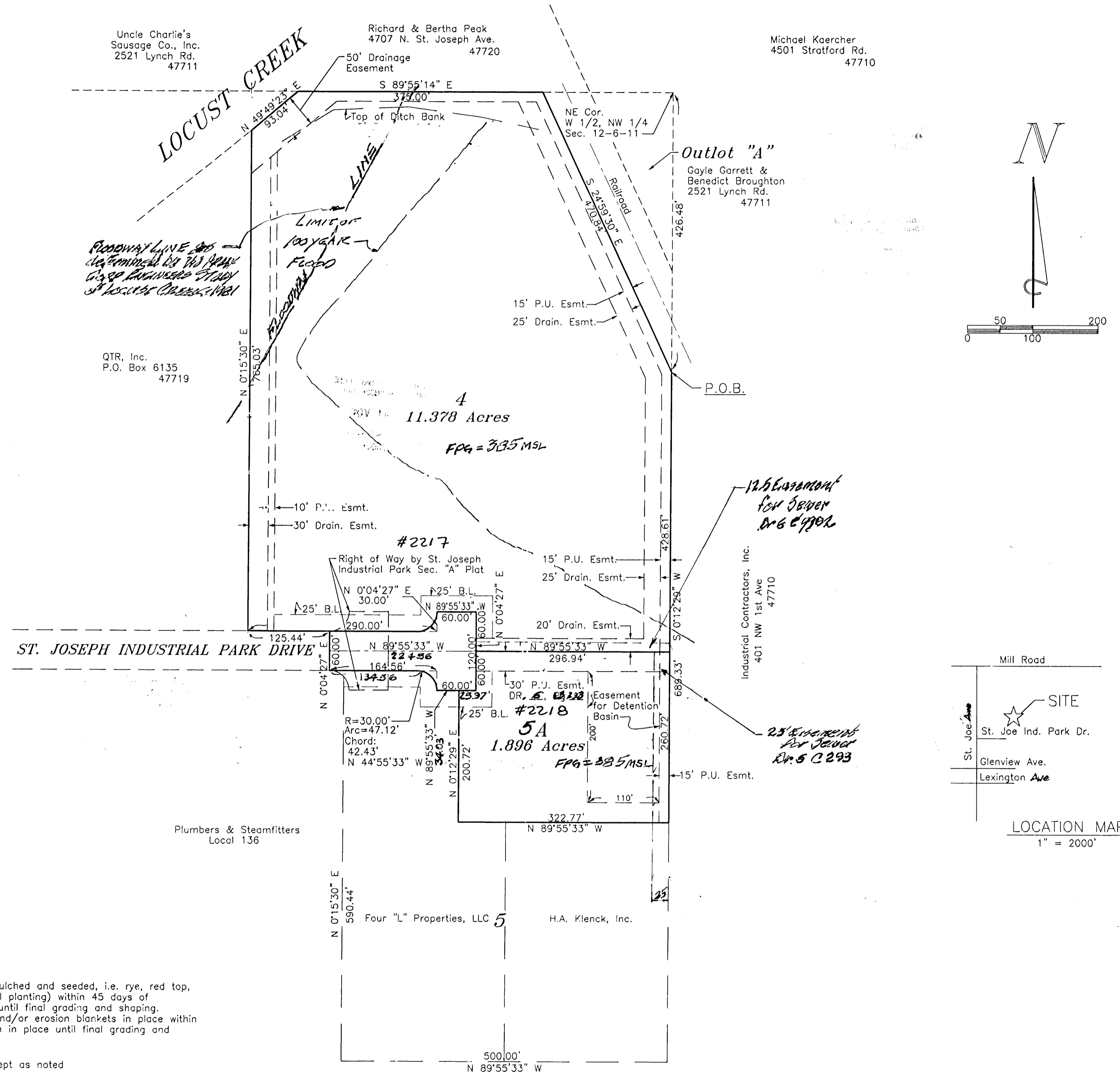
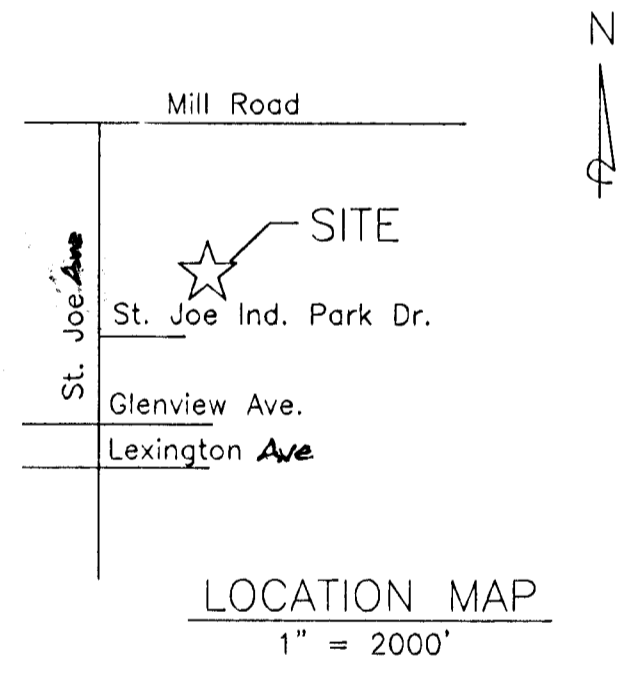
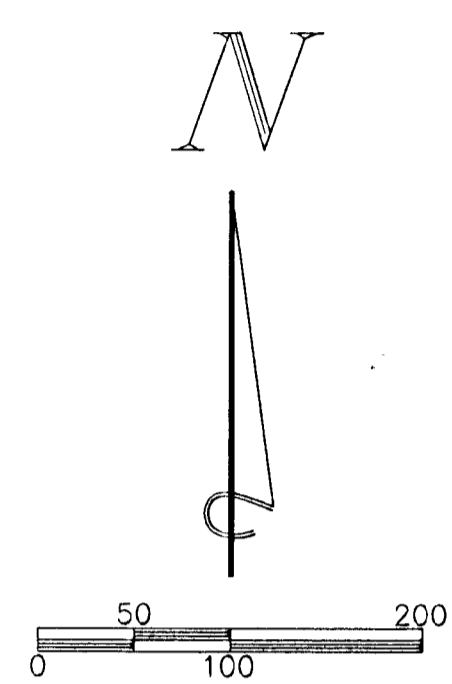


# A REPLAT OF LOT 4 AND PART OF LOT 5 IN ST. JOSEPH INDUSTRIAL PARK SECTION "A"



2:40 P  
Nov 16 1999  
Q-51  
BETTY J. BERMAN, RECORDER  
VANDERBURGH COUNTY  
1999R00038529



A replat of Lot 4 and part of Lot 5 in St. Joseph Industrial Park Section "A" being a subdivision of part of the West Half of the Northwest Quarter of Section 12, Township 6 South, Range 11 West, Vanderburgh County, Indiana as recorded in Plat Book "X", page 102 in the Office of the Recorder of Vanderburgh County, Indiana described as follows:

Beginning at the Northeast corner of said Lot 4 said point also being on the East line of said Half Quarter Section 426.48 feet South 0 degrees 12 minutes 29 seconds West of the Northeast corner thereof, thence continue South 0 degrees 12 minutes 29 seconds West along said East line of said St. Joseph Industrial Park Section "A" a distance of 689.33 feet, thence North 89 degrees 55 minutes 33 seconds West a distance of 322.77 feet, thence North 0 degrees 12 minutes 29 seconds East a distance of 200.72 feet, thence North 89 degrees 55 minutes 33 seconds West a distance of 34.03 feet to a point on a curve to the left having a radius of 30.00 feet, thence Northwesterly along said curve a distance of 47.12 feet (having a chord of 42.43 feet at a bearing of North 44 degrees 55 minutes 33 seconds West) to the end of said curve, thence North 89 degrees 55 minutes 33 seconds West a distance of 134.56 feet, thence North 0 degrees 04 minutes 27 seconds East a distance of 60.00 feet, thence North 89 degrees 55 minutes 33 seconds West a distance of 125.14 feet to the Southwest corner of said Lot 4, thence North 0 degrees 15 minutes 30 seconds East a distance of 765.03 feet, thence North 49 degrees 49 minutes 23 seconds East a distance of 93.04 feet, thence South 89 degrees 55 minutes 14 seconds East a distance of 375.00 feet, thence South 24 degrees 59 minutes 30 seconds East a distance of 470.84 feet to the place of beginning and containing 13.675 acres more or less.

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  
A Replat of Lot 4 and Part of Lot 5 in St. Joseph Industrial Park 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. Strips of ground marked "P.U. Easement" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "Drainage Easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected or maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lots.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities 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 said utility facility shall be located within said strips 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 by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities, and 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 and egress and temporary staging areas for work by public utilities.

OWNERS OF LOT 4, ORIGINAL ST. JOSEPH IND. PARK  
**R.K.R. PROPERTIES LLC** by *Charles Rodney McDonald*  
CHARLES RODNEY McDONALD  
227 ST JOSEPH INDUSTRIAL PARK DR  
Evansville, Indiana 47720

OWNERS OF PART OF LOT 5, ORIGINAL ST. JOSEPH IND. PARK  
Four "L" Properties, LLC  
*Mark D. Lampton* *Ron Lacey*  
Ron Lacey, Secretary  
3427 Claremont Avenue  
Evansville, Indiana 47712

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 and acknowledged the execution of this plat to be their voluntary act and deed.  
Witness my hand and seal this 30<sup>th</sup> day of *Sept* September, 1999.  
My commission expires *7-9-00* Notary Public *Sandra D. Asherman*  
Resident of *Vanderburgh* County Printed *Sandra D. Asherman*

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 Final approval by the Area Plan Commission of Evansville and Vanderburgh County on *Nov. 2, 1999*.  
Plat Release *Nov. 16, 1999*  
President \_\_\_\_\_  
Executive Director *Barbara L. Cunningham*  
Executive Director *Barbara L. Cunningham* **Q-51**

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 2 survey with a theoretical uncertainty of 1/2500 feet as determined by Sub-Section 7d, Section 7 of subject code.  
*Billy T. Nicholson* IN No. 7564  
Date *11/16/99*

VEACH, NICHOLSON ASSOCIATES  
1830-A W. Franklin St. Evansville, IN 47712 (812)424-2936  
*apc # 1-5-99*

- Notes**
- 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 of soil and must remain in place until final grading and shaping. Slopes more than 6% 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 seeding.
  - All Lot corners marked with 5/8" Iron Pin except as noted
  - All utilities available at site by extension
  - Drainage Plans were approved on *8/22/99*
  - Street Plans were approved on *5/10/99*
  - Site is partially within the 100 Year Flood Zone (Zone A) as shown on the plat according to FIRM Map Panel Number 180256 0075 C and dated August 5, 1991 Building Finished Floor Elevations to be 385.0 or above
  - Site is flat, average elevation is approximately 381.5
  - Bench Mark: Finished Floor of Steamfitters Building, Elevation 384.22
  - A Floodway construction permit must be obtained from DNR for any work proposed in the Floodway.*