

FINAL PLAT OF VANDERBURGH INDUSTRIAL PARK
PART OF THE WEST HALF OF SECTION 1, TOWNSHIP 5 SOUTH
RANGE 10 WEST, SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA

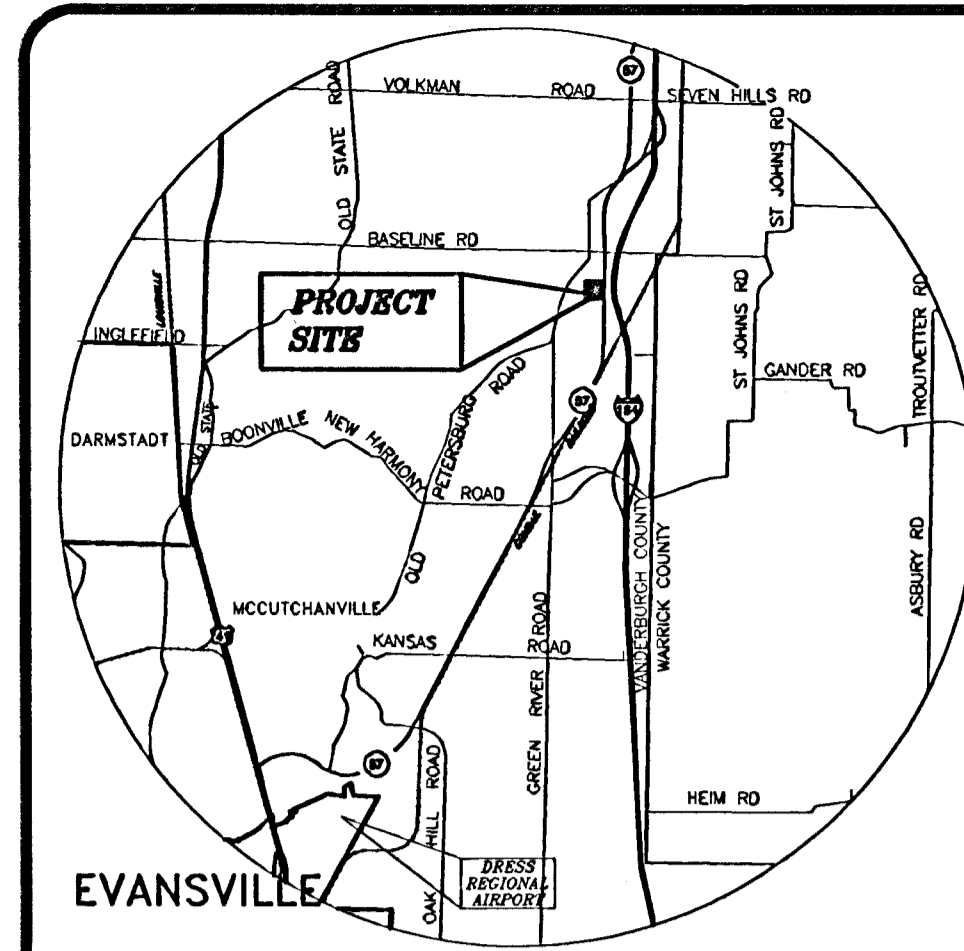
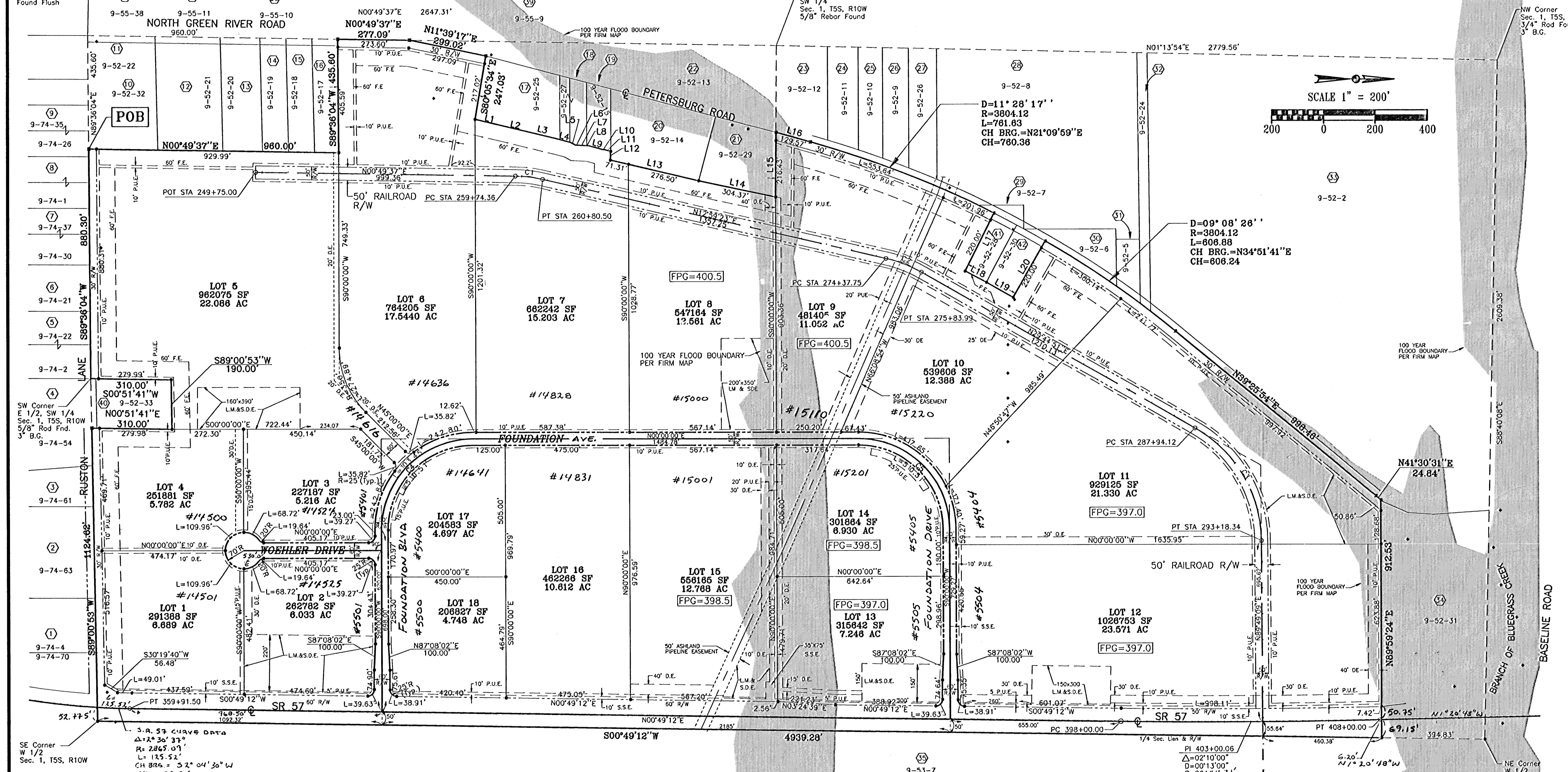


Table with columns: NUMBER, DIRECTION, DISTANCE. Lists boundary line details for the project.

RAILROAD CURVE DATA table with columns: NUMBER, Δ, R, CH BRG., CH.

Table with columns: NUMBER, Δ, D, CH BRG., T, R, CH. Lists curve data for the railroad.

SITE LOCATION MAP



BOUNDARY DESCRIPTION
Part of the West Half of Section 1, Township 5 South, Range 10 West of the Second Principal Meridian, Scott Township, Vanderburgh County, Indiana, described as follows:
Commencing at the southwest corner of said Section 1; thence along the south line of said Section 1 North 89 degrees 38 minutes 04 seconds East 435.50 feet to the POINT OF BEGINNING of this description; thence parallel with the west line of said Section 1 North 00 degrees 49 minutes 37 seconds East 960.00 feet; thence parallel with the south line of said Section 1 South 89 degrees 35 minutes 04 seconds West 435.50 feet to the west line of said Section 1 and being the center line of Green River Road; thence along said west line and Green River Road center line North 00 degrees 49 minutes 37 seconds East 277.09 feet; thence continuing along said Green River Road center line North 11 degrees 39 minutes 17 seconds East 299.02 feet; thence along an established fence on tree row South 89 degrees 05 minutes 34 seconds East 247.03 feet to a wood fence corner post; thence along an established fence and tree row North 11 degrees 39 minutes 17 seconds East 33.31 feet; thence along an established fence and tree row North 13 degrees 38 minutes 05 seconds East 121.44 feet; thence North 14 degrees 30 minutes 47 seconds East 52.45 feet to a 24 inch Sassafras tree; thence North 28 degrees 31 minutes 25 seconds East 22.54 feet to the corner of a wire fence dog run; thence North 02 degrees 23 minutes 06 seconds East 11.60 feet to the opposite corner of said dog run; thence North 02 degrees 46 minutes 18 seconds East 25.87 feet to the corner of a portable metal building; thence North 04 degrees 39 minutes 14 seconds East 14.69 feet to the opposite corner of said building; thence North 15 degrees 15 minutes 39 seconds East 53.61 feet to a point on the east line of a tract of land conveyed to John P. Arhelger by deed recorded in Deed Record 185, page 498 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line thereof South 88 degrees 00 minutes 51 seconds East 304.37 feet to the north line of the Northwest Quarter of said Section 1, also being the southeast corner of a tract of land conveyed to Henry Hartig by deed recorded in Deed Record 68, page 310 in said Recorder's office; thence along the east line thereof North 16 degrees 02 minutes 57 seconds East 24.04 feet to the south line of 0.222 acre tract of land conveyed to Jeffrey A. Carter and Andy A. Negley by deed recorded in Deed Drawer 10, Card 2418 in said Recorder's office; thence along the south line thereof South 88 degrees 00 minutes 51 seconds East 304.37 feet to the north line of the Southwest Quarter of said Section 1; thence North 89 degrees 35 minutes 04 seconds West 435.50 feet to the center line of Old Petersburg Road; thence along the center line of said road North 15 degrees 35 minutes 35 seconds East 137.57 feet; thence continuing along the center line of said road Northwesterly and Northerly 761.63 feet along an arc to the right and having a radius of 3804.12 feet and subtended by a long chord having a bearing of North 21 degrees 09 minutes 59 seconds East 250.00 feet; thence North 53 degrees 03 minutes 34 seconds East 250.00 feet; thence North 27 degrees 40 minutes 54 seconds East 93.47 feet; thence North 29 degrees 20 minutes 10 seconds East 110.46 feet; thence North 60 degrees 03 minutes 54 seconds West 200.00 feet to the center line of Old Petersburg Road; thence along the center line of said road Northwesterly 608.88 feet along an arc to the right and having a radius of 3804.12 feet and subtended by a long chord having a bearing of North 54 degrees 51 minutes 41 seconds East and a length of 608.24 feet; thence continuing along the center line of said road North 39 degrees 25 minutes 54 seconds East 398.48 feet; thence continuing along said center line North 41 degrees 30 minutes 31 seconds East 24.84 feet; thence North 89 degrees 35 minutes 04 seconds East 312.53 feet to the east line of the West Half of said Section 1; thence along said east line South 00 degrees 49 minutes 37 seconds West 435.50 feet to the southeast corner thereof; thence along the south line of said half-section South 89 degrees 00 minutes 53 seconds East 310.00 feet; thence South 89 degrees 00 minutes 53 seconds East 110.46 feet; thence South 00 degrees 51 minutes 41 seconds West 200.00 feet to a point on the south line of said half-section; thence along the south line of said half-section West 435.50 feet to the southwest corner thereof; thence along the south line of said half-section South 89 degrees 00 minutes 53 seconds East 310.00 feet to the point of beginning and containing 227,551 acres, more or less.
I, Matthew E. Wannmueller, do hereby certify that I am a registered land surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey and further certified by me on 05/24/19. 27, 2000 and that all monuments shown exist at locations as noted.

OWNERS' CERTIFICATE
The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as VANDERBURGH INDUSTRIAL 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 to public utilities for the installation, maintenance, operation, enlargement and repair of water lines, gas lines, sewer lines, telephone lines, and electric lines 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 and any structure located within said areas 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 hereby 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 storage areas for work by public utility so long as and 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 "L.M. & S.D.E." (Lake Maintenance and Storm Detention Easement), are hereby dedicated for the maintenance of the storm detention basin and maintenance, and storage of storm water. Any major alterations to the storm detention basin shall have the approval of the Drainage Board. Fences may not be extended across the Storm Detention Easement.
Strips or areas of land, of the dimensions shown on this plat and marked "F.E." (Festage Easement), are hereby dedicated for berms, trees, berms and trees or approved sound attenuation barrier. These easements shall be maintained by the lot owners.
The area of land, of the dimensions shown on this plat and marked "R.R. R/W" (Railroad Right-of-Way), is hereby dedicated for the installation, maintenance, operation and repair of railroad structures. This area shall be maintained by the lot owners until the railroad structures are constructed. If the railroad structures are installed, the maintenance of the Right-of-Way shall become the responsibility of the lot owners utilizing the railroad structures.
Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E." (Sanitary Sewer Easement), are hereby dedicated for the installation, maintenance, operation, enlargement, and repair of sanitary sewer structures, 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 and any facility 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.
All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

MATTHEW E. WANNMUELLER, R.L.S., Indiana Registration No. 8080005, Registered Land Surveyor, Bernhardt Lochmueller & Assoc., Inc. 6200 Vogel Road, Evansville, IN 47715.

RECEIVED FOR RECORD
JUNE 28, 2000
VANDERBURGH COUNTY
2000R0018326

- ADJACENT PROPERTY OWNERS
1 MAXINE RICHARDSON
2 LARRY W. ADAMS, ET UX.
3 JEFFERY L., ET UX.
4 LOWELL T. HURLEY
5 WILLIAM C. KOHMEYER, ET UX.
6 RANDY L. VOORHEES, ET UX.
7 AMY S. BESING
8 RUBY MARIE NEWMASTER, TRUSTEE
9 ROY A. SAPP, ET UX.
10 CARL R. HOFMANN, ET UX.

- 11 DONALD R. STEWART, ET UX.
12 RANDY H. PLUNKETT, ET UX.
13 COREY L. UNDERHILL, ET UX.
14 ALICE S. HUEBNER
15 RANDAL J. SCHAPKER, ET UX.
16 HERBERT W. ENGELHART, ET UX.
17 JERRY W. RACINE, ET UX.
18 ROBERT K. MOOG, ET UX.
19 DAVID P. GROSS, ET UX.
20 JEFFERY A. CATER, ET UX.

- 21 CHARLES W. RAWLINS, ET UX.
22 MAPLE LAWN FARM c/o STEVE JACKSON
23 RUSSELL T. CHANDLER, ET UX.
24 PHILLIP HEDRICK, ET UX.
25 TONY R. RAWLINS, ET UX.
26 MARY E. DUCAS
27 JEFFERY WHEELER
28 MARJORIE BARAN 1/3 TRST ETAL 2/3
29 EDWARD A. BRUNCK, ET UX.
30 JOHN P. MAREY, ET UX.

- 31 DAVID E. BELL, ET UX.
32 WALTER R. BOSSE, ET UX.
33 JOHN W. WHEELER, ET UX.
34 THE KING MEN'S CLUB
35 FAIRVIEW LAND COMPANY
36 CLIVE H. GUTHRIDGE, ET UX.
37 DAUD O. VOLLMAN, ET UX.
38 GERALD H. TEOPOOL, ET UX.
39 DARWIN O. & STEVE O. JACKSON EQUAL T/C
40 LITA D. MILLER
41 MARK A. COEDDE

- 42 GEORGE E. OLIVER ET UX.
43 GEORGE E. OLIVER ET UX.

GENERAL NOTES
Zoning: The project is zoned M-2.
Flood Plain Data: Per F.I.R.M. Panel Number 180256 D-15, C. dated August 15 1991, Vanderburgh County, Indiana, a portion of the subdivision lies within the designated 100 year flood zone.
Minimum First Floor Elevations: A Flood Plain Study has been performed to establish the 100 Year Flood Elevation. The Flood Protection Grades (FPG) determined by the study are indicated on this plat.
Abandoned Underground Mine: An abandoned underground mine shaft and mine at a depth approximately 300 feet below the surface is believed to be below parts of Lots 7, 16, 17, and 18. The exact location has not been determined.
IDNR Permitting: The Indiana Department of Natural Resources (IDNR) has determined that approval from the IDNR for this site is not required for construction, excavation or filling unless a dam is to be constructed (DNR record #92-390218-1).
Basements: Any basements must be approved by the Vanderburgh County Building Commission.
Utilities: Sanitary sewer, water, gas, telephone and electric are on, or will be extended to, the site.
Access: Access to the site will be by way of SR #57. All lots within the subdivision will access internal streets only.
Road Grades: Maximum road grades shall not exceed 5%.
Storm drainage plans were approved by the Vanderburgh County Drainage Board on August 23, 1999.
Road construction plans for the original plat were approved by the Vanderburgh County Commissioners on 04/26/94, 1999.

NOTARY PUBLIC INDIANA SEAL
NOTARY COMMISSION 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 Subdivisor(s), who acknowledge the execution of the foregoing plat and subdivision and ratify and agree to be bound by its provisions and defend for the uses and purposes therein set forth.
Witness my hand and seal this 28th day of June, 1997. 2000
My Commission Expires: 2-11-2008
Notary Resides in: Vanderburgh, IN
County, Indiana: Vanderburgh, IN
(typed or printed name)
Mark Foster, President
PLAT RELEASE DATE: JUNE 28, 2000

S:\Projects\18770-001\Drawings\Final\18770-001.FDP