

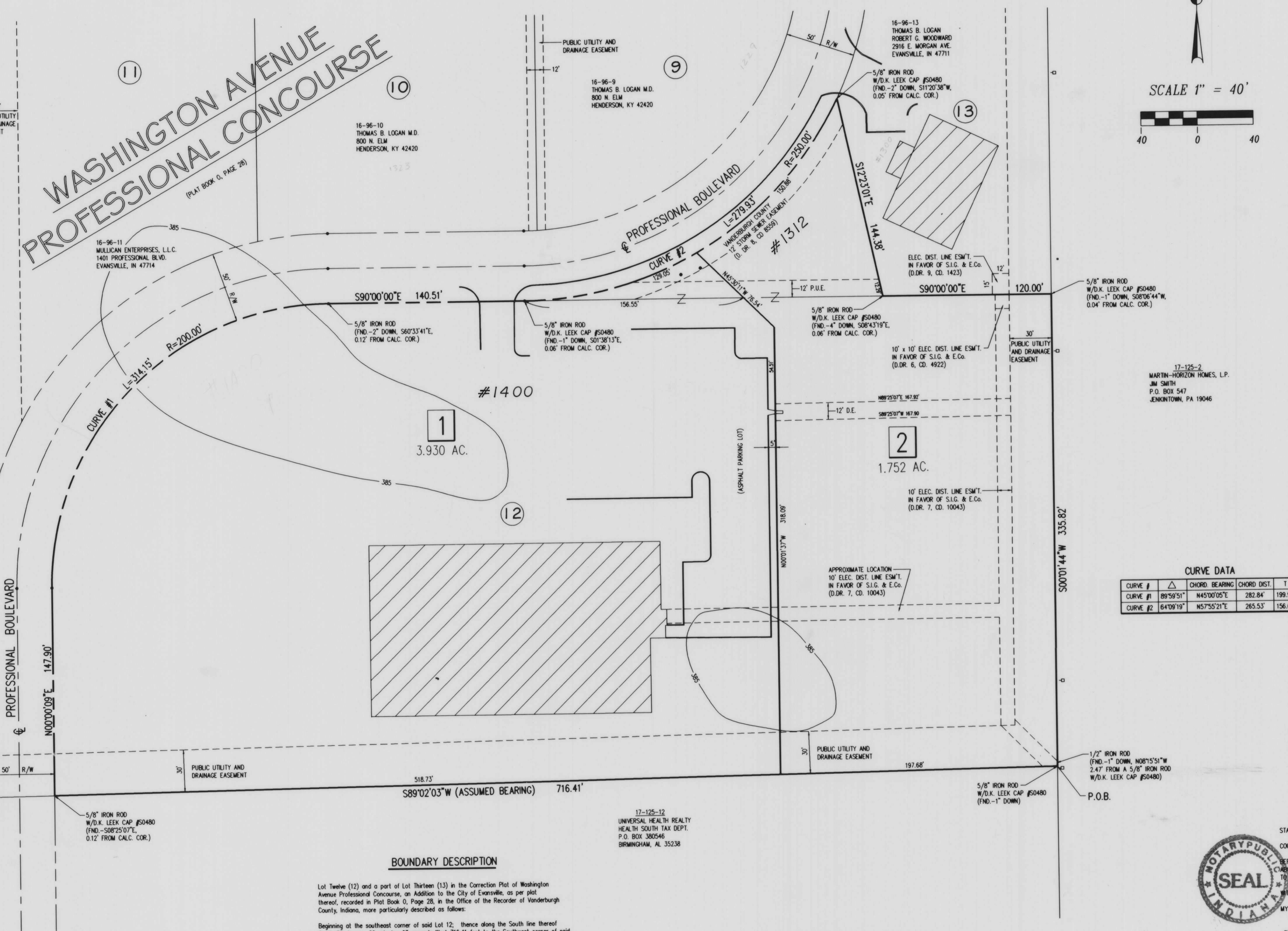
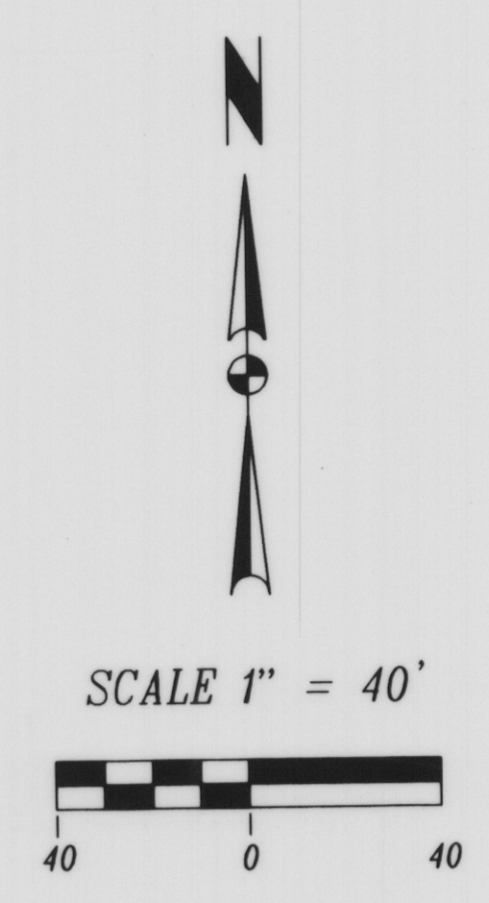
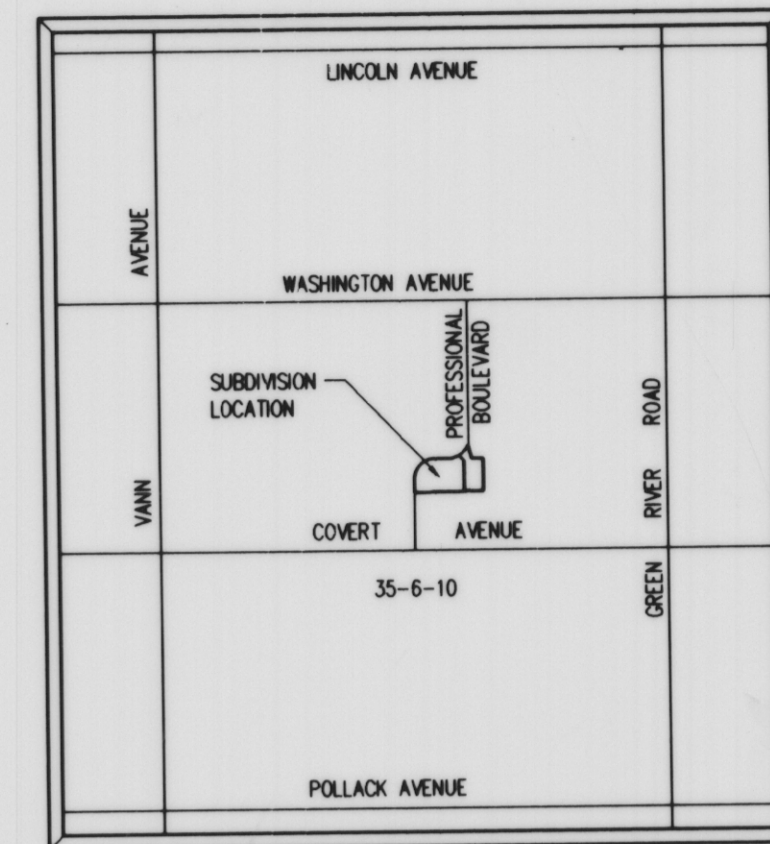
DATE ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 10 1998

Signature M. Connel
AUDITOR # 3988

RECEIVED FOR RECORD
1:37 P.M.
JUNE 10, 1998
Plat Book P
Page 160
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL # 0131

REPLAT OF LOT 12 & PART OF LOT 13 IN THE CORRECTION PLAT OF WASHINGTON AVENUE PROFESSIONAL CONCOURSE RECORDED IN PLAT BOOK O, PAGE 28



CURVE #	CHORD BEARING	CHORD DIST.	T
CURVE #1	89°59'51"	1457'00.75'	282.84
CURVE #2	64°09'19"	157°55'21"	285.53

- ### GENERAL NOTES
- Zoning:** Lot 12 is currently zoned C-2. Lot 13 is currently zoned CO-2. Both lots 1 & 2 meet zoning requirements as specified in Table A of the Zoning Code.
 - Utilities:** Water, gas, electric and telephone are available to the site. Sanitary sewer will be extended to Lot 2.
 - Flood Plain Data:** No portion of this property lies within the 100 year flood zone (Zone A) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180257 0008 B, dated October 15, 1981.
 - Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
 - Elevations:** Contours were taken from Vanderburgh County Topographic Map (Sheet 206, dated 3-27-90).
 - Temporary Erosion Control (during construction)**
 - Slopes of 0% - 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which 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 five (5) days of disturbance of soil which must remain in place until final grading and seeding.
 - Slopes of 0% - 2% shall be mulched and seeded within forty-five (45) days of disturbance.
 - Slopes of 2% - 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
 - Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

OWNERS CERTIFICATE

We, AMPERSAND, Inc., the undersigned owner of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as 'Replat of Lot 12 & part of Lot 13 in the Correction Plat of Washington Avenue Professional Concourse'.

Public Utility Easement: Strips of land, of the dimensions shown on this plat and marked 'Public Utility Easement' or 'P.U.E.' are hereby dedicated 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 structures other than such utility facilities shall be erected within said areas of land and any fence located within said areas of land is subject to removal by 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, provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and provided that such facilities are not placed in such a manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary sloping areas for work by public utilities.

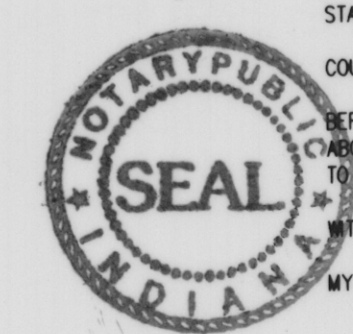
Public Utility and Drainage Easement: Strips of land of the dimensions shown on this plat and marked 'Public Utility and Drainage Easement', are hereby dedicated for conveyance of surface water and subsurface drainage pipes, and underground utility facilities including flush mounted manholes and vaults or other facilities that do not impede the drainage flow, access or maintenance of the easement.

Sanford E. Schen
 AMPERSAND, INC.
 1400 PROFESSIONAL BOULEVARD
 EVANSVILLE, IN 47714
 Sanford E. Schen, President

P-160

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS.
 COUNTY OF VANDERBURGH)
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
 WITNESS MY HAND AND SEAL THIS 8th DAY OF June, 1998.
 MY COMMISSION EXPIRES: June 9, 2000
 RESIDENT OF: Warwick
 COUNTY OF: _____



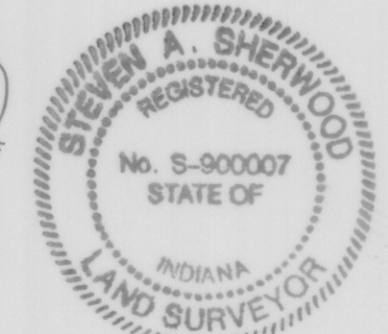
BOUNDARY DESCRIPTION

Lot Twelve (12) and a part of Lot Thirteen (13) in the Correction Plat of Washington Avenue Professional Concourse, as shown, and designated it as 'Replat of Lot 12 & part of Lot 13 in the Correction Plat of Washington Avenue Professional Concourse', recorded in Plat Book O, Page 28, in the Office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:
 Beginning at the southeast corner of said Lot 12; thence along the South line thereof South 89 degrees 02 minutes 03 seconds West 716.41 feet to the Southwest corner of said Lot 12 and the East Right-of-Way of Professional Boulevard; thence along said Right-of-Way North 00 degrees 00 minutes 09 seconds East 147.90 feet to a curve to the right in a northeasterly direction having a radius of 200.00 feet and a central angle of 89 degrees 59 minutes 51 seconds from which the chord bears North 45 degrees 00 minutes 05 seconds East 282.84 feet; thence along the arc of said curve 314.15 feet; thence continue along said Right-of-Way South 90 degrees 00 minutes 00 seconds East 140.51 feet to the Southwest corner of said Lot 13; said point also being on a curve to the left in a northeasterly direction having a radius of 250.00 feet and a central angle of 64 degrees 09 minutes 19 seconds from which the chord bears North 57 degrees 55 minutes 21 seconds East 265.53 feet; thence along the arc of said curve 279.83 feet; thence South 12 degrees 23 minutes 01 seconds East 144.38 feet to the North line of said Lot 12; thence along the North line thereof South 90 degrees 00 minutes 00 seconds East 120.00 feet to the Northeast corner of said Lot 12; thence along the East line thereof South 00 degrees 01 minutes 44 seconds West 335.82 feet to the Point of Beginning, containing 5.682 acres, more or less.

SURVEYORS CERTIFICATE

I, STEVEN A. SHERWOOD, 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 THE LOCATIONS NOTED.
 DATE: JUNE 5, 1998

STEVEN A. SHERWOOD, L.S.
 SITECON, INC.
 600 S.E. 8TH STREET
 EVANSVILLE, IN 47713



A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND 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 CO. ON _____ 19____.
 PLAT RELEASE: JUNE 10, 1998

PRESIDENT: *Sanford E. Schen*
 EXECUTIVE DIRECTOR: *Blaine Oliver*
 EXECUTIVE DIRECTOR (Assistant): *Blaine Oliver*