

# REPLAT OF LOTS 5,6,7,8 & 9 AIRPORT INDUSTRIAL PARK SUBDIVISION

AS RECORDED IN PLAT BOOK  
L, PAGE 130 IN THE OFFICE  
OF THE RECORDER OF  
VANDERBURGH COUNTY,  
INDIANA.

LEGAL DESCRIPTION  
REPLAT OF LOTS 5, 6, 7, 8 AND 9  
AIRPORT INDUSTRIAL PARK

Part of the West Half of Section 23, Township 5 South, Range 10 West in Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter of Section 23-5-10, said point being the intersection of Seib and Kansas Roads; thence north 89 degrees 09 minutes 00 seconds east along the south line of said quarter section a distance of 254.34 feet to a point on the east line of a 100 foot strip of land conveyed to the Evansville and Indianapolis Railroad Company by a warranty deed recorded May 3, 1886 in Deed Record 47, page 542 in the office of the Recorder of Vanderburgh County, Indiana (this is now a part of the Consolidated Rail Corporation right-of-way); thence north 25 degrees 45 minutes 08 seconds east along said right-of-way line a distance of 1918.24 feet to the true point of beginning, said point being the southwest corner of Lot 5 of Airport Industrial Park Subdivision as recorded in Plat Book L, page 130 in the office of the Recorder, Vanderburgh County, Indiana; thence continue north 25 degrees 45 minutes 08 seconds east along said right-of-way line and west line of said Lot 5 a distance of 279.56 feet to the north line of the property described in the above mentioned Deed Record 47, page 542; thence south 87 degrees 37 minutes 35 seconds west along said north line a distance of 22.64 feet to a point on the east line of a 60 foot wide strip of land conveyed to the Evansville and Indianapolis Railroad Company by a warranty deed recorded September 8, 1886 in Deed Record 48, page 128 in the office of the Recorder, Vanderburgh County, Indiana (this is now a part of the Consolidated Rail Corporation right-of-way); thence north 25 degrees 45 minutes 08 seconds east along said right-of-way a distance of 1496.27 feet; thence south 81 degrees 07 minutes 41 seconds east along the north line of the aforementioned Airport Industrial Park, a distance of 625.42 feet; thence south 83 degrees 25 minutes 37 seconds east along said north line a distance of 88.61 feet to the east line of said Airport Industrial Park; thence south 01 degrees 18 minutes 40 seconds east along said east line a distance of 396.08 feet to the southeast corner of Lot 9 of said Airport Industrial Park; thence south 89 degrees 09 minutes 00 seconds west along the south line of said Lot 9 a distance of 489.15 feet to the east right-of-way line of Hedden Road located in said Airport Industrial Park; thence north 84 degrees 14 minutes 52 seconds west, perpendicular to said east right-of-way line a distance of 80.00 feet to the west right-of-way line of said Hedden Road, said point being north 25 degrees 45 minutes 08 seconds east, a distance of 4.19 feet of the southeast corner of Lot 8 in said Airport Industrial Park; thence south 25 degrees 45 minutes 08 seconds west along the west right-of-way line of said Hedden Road 1404.19 feet to the southeast corner of Lot 5 in said Airport Industrial Park; thence north 84 degrees 14 minutes 52 seconds west along the south line of said Lot 5 a distance of 325.00 feet to the point of beginning, containing 18.81 acres.

I, Danny K. Leek, do hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a true and accurate survey completed by me on October 13, 1986, and that the monuments shown thereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 13th day of October, 1986.



*Danny K. Leek*  
Danny K. Leek, L.S.  
Indiana Registration No. S0480

### AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an Ordinance adopted by the Common Council of the City of Evansville, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

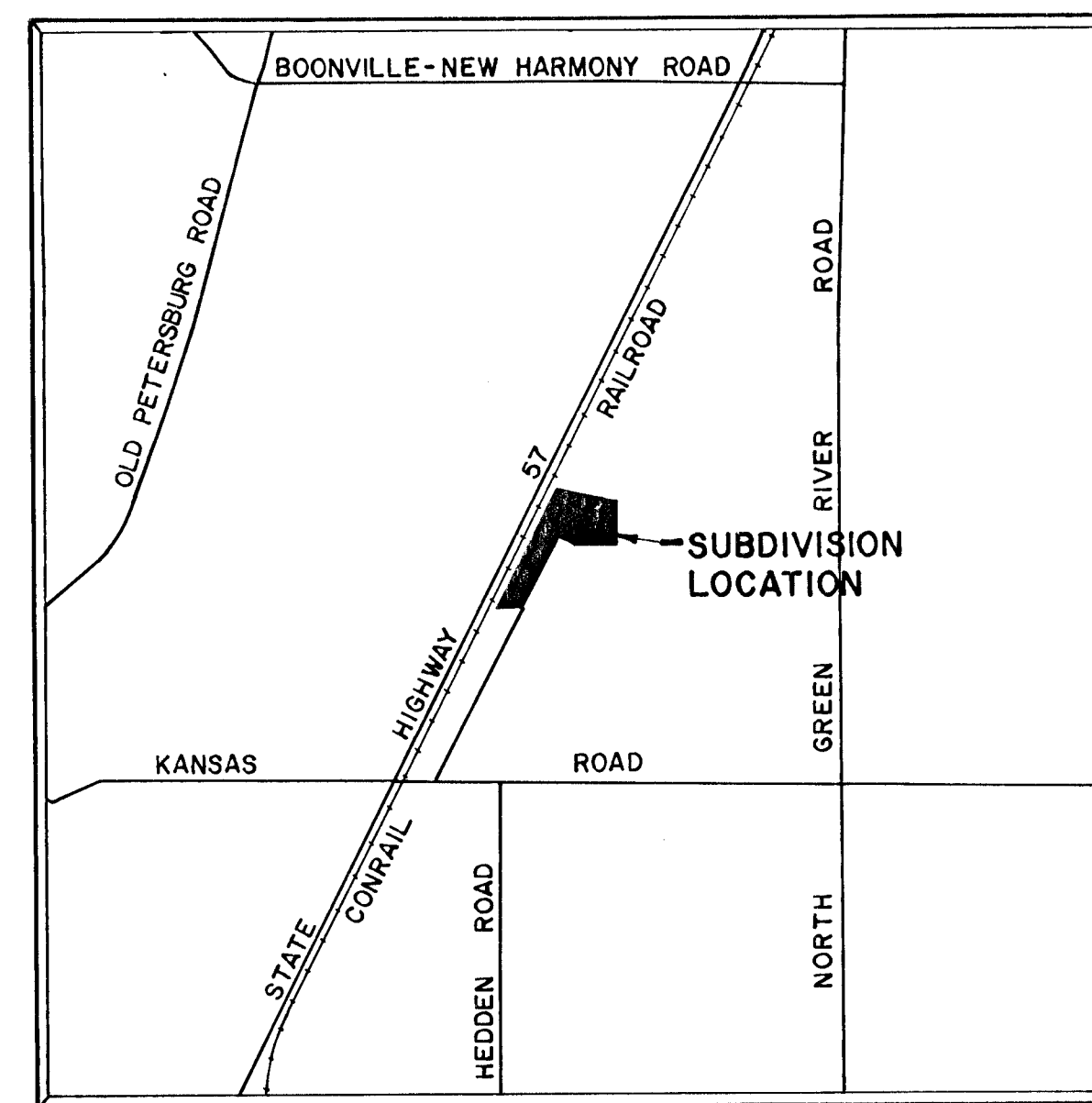
Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on JAN. 7, 1987.

*Barbara R. Cunningham*  
Barbara R. Cunningham  
President

Plat Release Date DEC. 5, 1988

*Barbara R. Cunningham*  
Barbara R. Cunningham  
Director

*Barbara R. Cunningham*  
Barbara R. Cunningham  
Director



LOCATION MAP

**OWNERS' CERTIFICATE**  
The undersigned Owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designates the same as REPLAT OF LOTS 5,6,7,8 & 9 AIRPORT INDUSTRIAL PARK, EVANSVILLE INDUSTRIAL FOUNDATION

*Richard A. Schlottman*  
RICHARD A. SCHLOTTMAN, PRESIDENT  
EVANSVILLE INDUSTRIAL FOUNDATION  
OLD POST OFFICE PLACE  
100 N.W. SECOND STREET  
EVANSVILLE, IND 47708

### NOTARY CERTIFICATE

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF VANDERBURGH )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his (their) voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 29th day of November, 1988.

My Commission Expires:  
2-10-97

Notary Resides in Vanderburgh County.

*Jerry A. Campbell*  
Notary Public - Terry A. Campbell



ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

DEC 5 1988

*Don Humphrey*  
AUDITOR  
5945

88-22418  
RECEIVED FOR RECORD  
at 9:43 A.M.  
Dec 5 1988  
Plat Book N  
Page 157  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY

N-157

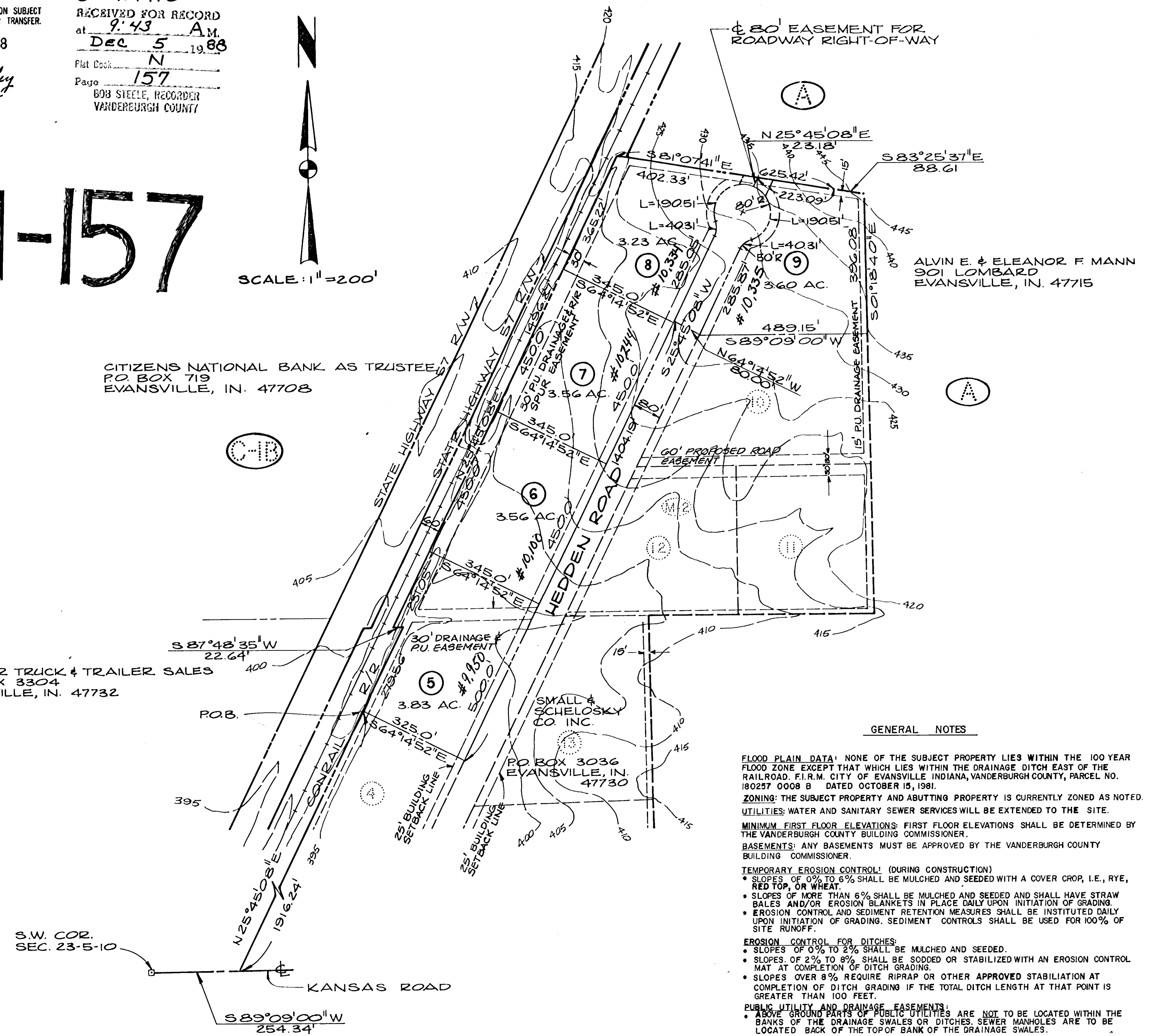
SCALE: 1"=200'



CITIZENS NATIONAL BANK AS TRUSTEE  
PO BOX 719  
EVANSVILLE, IN. 47708

BANNER TRUCK & TRAILER SALES  
PO BOX 3304  
EVANSVILLE, IN. 47732

S.W. COR.  
SEC. 23-5-10



### GENERAL NOTES

- FLOOD PLAIN DATA: NONE OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE EXCEPT THAT WHICH LIES WITHIN THE DRAINAGE DITCH EAST OF THE RAILROAD. F.I.R.M. CITY OF EVANSVILLE INDIANA, VANDERBURGH COUNTY, PARCEL NO. 180257 0008 B DATED OCTOBER 15, 1981.
- ZONING: THE SUBJECT PROPERTY AND ABUTTING PROPERTY IS CURRENTLY ZONED AS NOTED UTILITIES WATER AND SANITARY SEWER SERVICES WILL BE EXTENDED TO THE SITE.
- MINIMUM FIRST FLOOR ELEVATIONS: FIRST FLOOR ELEVATIONS SHALL BE DETERMINED BY THE VANDERBURGH COUNTY BUILDING COMMISSIONER.
- BASEMENTS: ANY BASEMENTS MUST BE APPROVED BY THE VANDERBURGH COUNTY BUILDING COMMISSIONER.
- TEMPORARY EROSION CONTROL: (DURING CONSTRUCTION)
  - SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDDED WITH A COVER CROP, I.E., RYE, RED TOP, OR WHEAT.
  - SLOPES OF MORE THAN 6% SHALL BE MULCHED AND SEEDDED AND SHALL HAVE STRAW BALES AND/OR EROSION BLANKETS IN PLACE DAILY UPON INITIATION OF GRADING.
  - EROSION CONTROL AND SEDIMENT RETENTION MEASURES SHALL BE INSTITUTED DAILY UPON INITIATION OF GRADING. SEDIMENT CONTROLS SHALL BE USED FOR 100% OF SITE RUNOFF.
- EROSION CONTROL FOR DITCHES:
  - SLOPES OF 0% TO 2% SHALL BE MULCHED AND SEEDDED.
  - SLOPES OF 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.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS 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.

SUBDIVISION PLAN APPROVAL  
DATE: JANUARY 7, 1987

STREET IMPROVEMENTS ACCEPTED FOR  
MAINTENANCE BY BOARD OF COUNTY  
COMMISSIONERS.

DATE: NOVEMBER 21, 1988