SCALE: 1" = 100'

KEY AREAS

AREA	DESC.
6.49 Ac	North Parcel
11.64 Ac.	South Parcel (To State Line)
4.65 Ac.	South Parcel (To Top of Bank)
0.90 Ac.	Riverside Drive (Between Parcels)

GENERAL NOTES:

The parcel boundaries as described hereon were calculated from platted boundary lines and record descriptions. In Addition, a field survey of the Platted Blocks was undertaken so as to accurately dipict the relationship between the property lines and topographic features.

All information shown hereon was compiled from record data obtained from the Vanderburgh Records Office, and is subject to any findings that an updated title opinion may reveal.

Portions within the parcel 1 represent segments of First Street and Goodsell Street Right-of-Way both vacated, and existing. The vacation of additional Right-of-Way contained within this parcel would be considered, should the adjoining properties be developed.

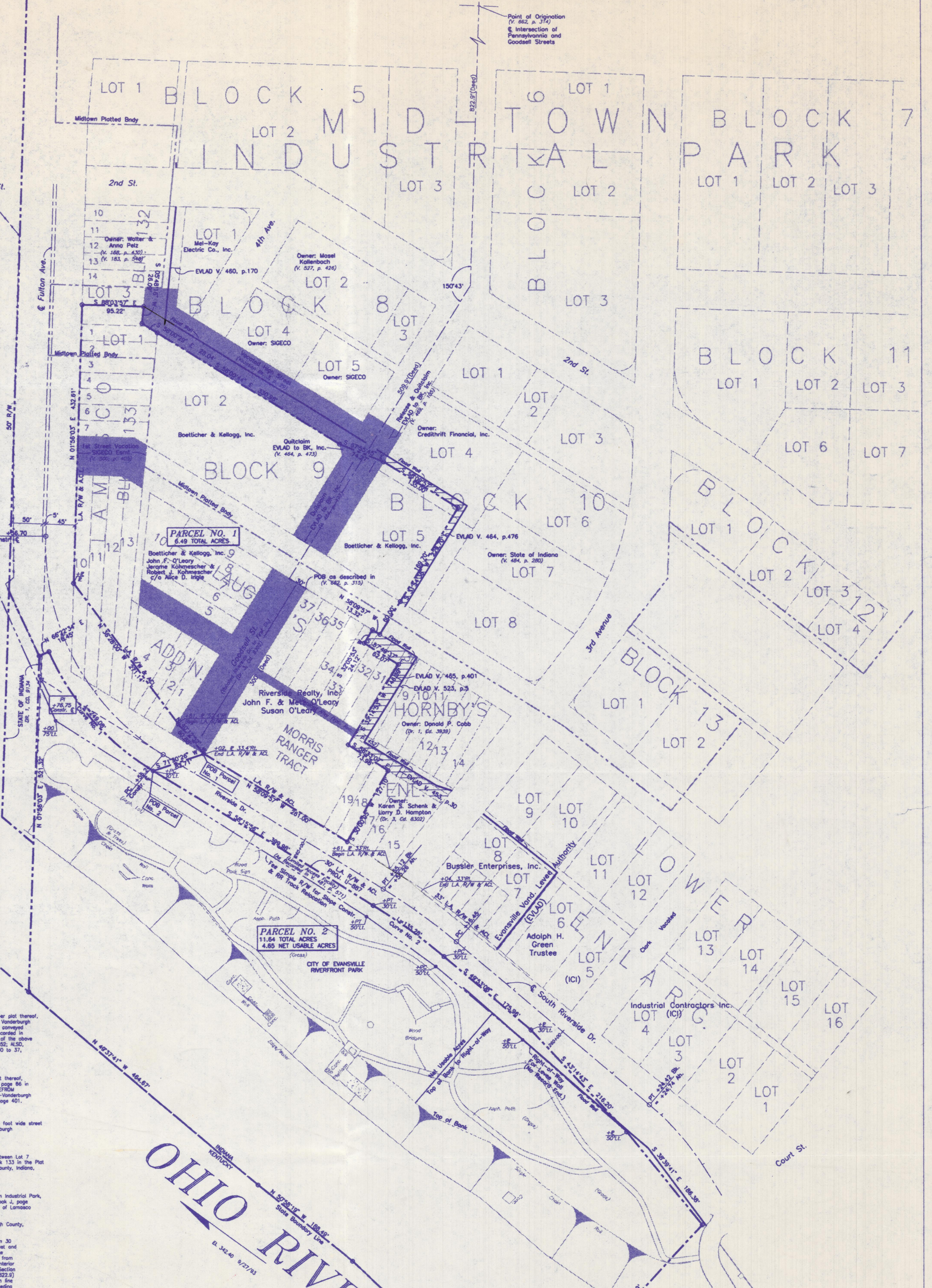
STATE BOUNDARY LINE DETERMINATION

The Kentucky – Indiana boundary line as shown hereon was determined from on on the ground survey of USGS monuments. The State Plane Coordinate values for these monuments which were tied to this localized survey, enabled us to accurately depict the true State Boundary line with respect to the site.

The Kentucky – Indiana line shown hereon is the same line as designated on Joint Exhibit No. 50 to the Report of the Special Master in Kentucky vs. Indiana United States Supreme Court Original Action No. 81

CURVE DATA TABLES

Curve No. 1	Curve No. 2
Δ= 34°38'30"	Δ= 08°22'48"
D= 13°54'34"	D= 06°11'41"
R= 411.9179'	R= 924.93'
T= 128.48'	T= 67.76'
L= 249.08'	L= 135.28'
E= 19.57'	E= 2.48'
Ch. B=S40°56'41"E	Ch. B=S54°04'32"E
Ch.= 245.31'	Ch.= 135.16'



PARCEL DESCRIPTION

Parcel No. 1

Lots 30 to 37, inclusive, in Laughlin's Addition to the City of Evansville, as per plat thereof, recorded in Plat Book B, page 44 and 45 in the office of the Recorder of Vanderburgh County, Indiana, EXCEPTING THEREFROM that part of Lots 30, 31, 32 and 33 conveyed to the Evansville–Vanderburgh Levee Authority District by Warranty Deed as recorded in Deed Record 465, page 401; ALSO, all of a twelve foot alley along the rear of the above described lots vacated by Resolution No. 4–1913, Vacation Record 1, page 452; ALSO, all of that part of the Morris Ranger Tract lying southwesterly of said Lots 30 to 37, inclusive, in Laughlin's Addition to the City of Evansville.

ALSO;

Lots 18 and 19 in Hornbys Enlargement of the City of Evansville, as per plat thereof, recorded in plat Book A, page 33 and transcribed of record in Plat Book E, page 86 in the office of the Recorder of Vanderburgh County, Indiana; EXCEPTING THEREFROM that part of the above described Lots 18 and 19 conveyed to the Evansville–Vanderburgh Levee Authority District by Warranty Deed as recorded in Deed Record 465, page 401.

ALSO;

Part of Lots 1 to 4, inclusive; all of Lots 5 to 10, and also the vacated 36 foot wide street between Lots 4 and 5 in Laughlin's Addition to the City of Evansville, Vanderburgh County, Indiana, as recorded in Plat Book B, pages 44 and 45.

ALSO;

Lots 1 through 7, inclusive, and that portion of vacated First Street lying between Lot 7 and Lots 10 through 13, and a part of Lots 10, 11, 12 and 13, all in Block 133 in the Plat of the City of Lamasco, now a part of the City of Evansville, Vanderburgh County, Indiana, as recorded in Plat Book A, page 156.

ALSO;

Lots 1 and 2 in Block 9 and part of Lots 4 and 5 in Block 10 in Mid–Town Industrial Park, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book J, page 164 (contained within said Lot 1 in Block 9 are Lots 1 and 2 of Block 133 of Lamasco previously described).

All of the above being of record in the office of the Recorder of Vanderburgh County, Indiana, and more particularly described as follows:

> Commencing at an iron pin on the north line of said Fractional Section 30 originally situated in the center of the intersection of Pennsylvania Street and Goodsell Street as described in a deed transferred in Volume 662, page 314; thence along the following calls as stated in said Warranty Deed; from said iron pin extending thence southwesterly along a line marking an interior angle of 89 degrees 7 minutes with the north line of said Fractional Section Thirty (30) a distance of Eight Hundred Twenty–two and Nine tenths (822.9) feet; thence southwesterly along the centerline of Goodsell Street, which line makes an interior angle of 150 degrees and 43 minutes with the preceding line, a distance of Five Hundred Nine and Nine tenths (509.9) feet; thence southeasterly along a line making an interior angle of 90 degrees 4 minutes with the preceding line a distance of Thirty (30) feet to the northwest corner of Lot 37 in Laughlin's Addition; thence southwesterly along the southeasterly line of Goodsell Street a distance of 300.00 feet to a point marking the southwest corner of the Morris Ranger Tract and the northeast line of Northwest Riverside Drive, said point also being the true point of beginning; thence for the next two calls along the northeast right–of–way of Northwest Riverside Drive: (1) north 40 degrees 12 minutes 52 seconds west 60.88 feet; (2) north 36 degrees 28 minutes 00 seconds west 271.14 feet; thence along the east right–of–way line of Fulton Avenue north 01 degrees 56 minutes 03 seconds east 432.61 feet to the northwest corner of Lot 1 in Block 9 of Mid–Town Industrial Park; thence south 88 degrees 03 minutes 57 seconds east along the north line of said Lot 1, 95.22 feet; thence south 05 degrees 48 minutes 16 seconds west along the east line of said Lot 1, 26.09 feet; thence south 58 degrees 00 minutes 29 seconds east 28.04 feet to the northwest corner of Lot 2 in Block 9 of Mid–Town Industrial Park; thence south 58 degrees 00 minutes 44 seconds east along the north line of said Lot 2, 330.98 feet; thence south 67 degrees 55 minutes 45 seconds east 74.27 feet to a point on the west line of Block 10 of Mid–Town Industrial Park; thence south 58 degrees 09 minutes 57 seconds east 135.00 feet; thence south 31 degrees 54 minutes 38 seconds west 169.70 feet to a point on the south line of said Block 10; thence continue south 31 degrees 54 minutes 38 seconds west across the First Street right–of–way 60.00 feet; thence north 58 degrees 09 minutes 57 seconds west along the First Street right–of–way 13.32 feet; thence south 32 degrees 05 minutes 53 seconds west 24.12 feet; thence south 57 degrees 49 minutes 37 seconds east 62.07 feet; thence south 32 degrees 14 minutes 53 seconds west 146.39 feet; thence south 56 degrees 33 minutes 07 seconds east 73.98 feet; thence south 30 degrees 00 minutes 05 seconds west 127.10 feet to a point on the northeasterly line of Northwest Riverside Drive; thence north 58 degrees 09 minutes 57 seconds west along said right–of–way 261.00 feet to the point of beginning, containing 6.49 acres, more or less.

Subject to street right–of–way for both sections of First Street and Goodsell Street which are not vacated, but including sections of First Street and Goodsell Street vacated as referenced in Volume 500, page 405 and Deed Record 3, Card 8302.

Also, sections of Goodsell Street Quit Claimed to Boetticher & Kellogg Co., Inc. from the Evansville–Vanderburgh Levee Authority District as recorded in Volume 464, page 473 and Volume 469, page 105 and Volume 464, page 473.

Parcel No. 2

That part of riverfront property owned by the City of Evansville, lying south of the right–of–way for Riverside Drive and more particularly described as follows:

> Beginning at a point on the southwesterly right–of–way for Northwest Riverside Drive south 71 degrees 30 minutes 26 seconds west 82.71 feet, being the point of beginning for Parcel No. 1 described above; thence for the next five calls along the southwesterly right–of–way for Northwest Riverside Drive as established per Project U–887:
>
> (1) south 58 degrees 15 minutes 56 seconds east 399.98 feet;
> (2) 135.28 feet along a curve concave to the right, having a radius of 924.93 feet and a chord of 135.16 feet, bearing south 54 degrees 04 minutes 32 seconds east;
> (3) south 49 degrees 53 minutes 08 seconds east 175.96 feet;
> (4) south 43 degrees 14 minutes 43 seconds east 216.20 feet;
> (5) south 38 degrees 39 minutes 41 seconds east 186.38 feet;
>
> thence south 42 degrees 58 minutes 15 seconds west 410.19 feet to a point on the Kentucky/Indiana State Boundary Line as designated in Joint Exhibit No. 50 to the Report of the Special Master in Kentucky versus Indiana, United States Supreme Court Original Action No. 81; thence for the next three calls along said state boundary line
>
> (1) north 47 degrees 01 minutes 45 seconds west 358.29 feet;
> (2) north 50 degrees 58 minutes 19 seconds west 188.49 feet;
> (3) north 49 degrees 37 minutes 41 seconds west 464.67 feet;
>
> thence north 01 degree 56 minutes 03 seconds east along the centerline of Fulton Avenue extended 521.32 feet; thence north 66 degrees 22 minutes 34 seconds east 16.45 feet to a point on the southwesterly right–of–way for Northwest Riverside Drive; thence along said right–of–way 249.08 feet along a curve concave to the northeast, said curve having a radius of 411.92 feet and a chord of 245.31 bearing south 40 degrees 56 minutes 41 seconds east to the point of beginning, containing 11.64 acres.

Contained within the above described Parcel No. 2 is a net usable area, measured from said Riverside Drive right–of–way to the top of the river bank, approximately 4.65 acres.

No.	DESCRIPTION	DATE
	REVISIONS	

BOETTICHER & KELLOGG, INC.
RIVERFRONT PARK
PARCEL MAP

BERNARDIN • LOCHMUELLER & ASSOC., INC.
Suite 608 Hulman Building, Evansville, IN 47708 (812)426-1737

DRAWN BY: P.D.R.	CHK'D BY: J.A.F.	BLA Proj.# 93-117-1
DATE: 10-12-93	SCALE: 1"=100'	SHEET 1 OF 2