CULLEN INDUSTRIAL PARK

RECEIVED FOR RECORD
at 2:09 P.M.
DEC 7 00
Plat Book Q-
Page 108
BETTY J. [illegible] RECORDER
VANDERBURGH COUNTY
2000R00035934

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC 07 2000
AUDITOR
#8032

CULLEN DEVELOPMENT, LLC PARCEL BOUNDARY DESCRIPTION

A part of the Northeast Quarter of the Northwest Quarter of Section 24, Township 6 South, Range 10 West of the Second Principal Meridian, Knight Township, Vanderburgh County, Indiana, described as follows:

Commencing at the northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 24; thence along the east line of said quarter section South 01 degree 25 minutes 11 seconds West 1057.64 feet to the northeast corner of Eden Place Subdivision as per plat thereof recorded in Plat Book M, page 171 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said Eden Place Subdivision South 89 degrees 55 minutes 09 seconds West 438.33 feet to the northwest corner of Lot No. 5 in said Eden Place Subdivision and being the POINT OF BEGINNING of this description; thence continuing along said north line South 89 degrees 55 minutes 09 seconds West 430.00 feet to the center line of Cullen Avenue as described in an easement to the Civil City of Evansville recorded in Deed Drawer 10, card 3682 in the office of said Recorder; thence along said center line of Cullen Avenue North 03 degrees 26 minutes 57 seconds West 296.51 feet to the south line of the Evansville Industrial Foundation Subdivision as per plat thereof recorded in Plat Book L, page 24 in the office of said Recorder; thence along said south line North 89 degrees 55 minutes 09 seconds East 447.51 feet to the northwest corner of the land described in a deed to Robert F. Bernhardt and Bernhardt Enterprises, Inc. recorded in Deed Drawer 8, card 4825 in the office of said Recorder; thence along the west line of said Bernhardt's parcel South 00 degrees 03 minutes 50 seconds East 296.00 feet to the point of beginning and containing 2.981 acres (129,871 square feet), more or less.

Subject to an easement and right of way 25 feet wide off the entire west side of the above described parcel in favor of the Civil City of Evansville for the purpose of a public roadway, public facilities and utilities as described in Deed Drawer 10, card 3682 in the office of the Recorder of Vanderburgh County, Indiana. The net area excluding said 25 foot strip being 2.811 acres (122,458 square feet).

SURVEYOR'S CERTIFICATE

I, Matthew E. Wannemuehler, 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 completed by me and that all monuments shown exist at locations as noted.

Witness my hand and seal the 15th day of November, 2000.

Matthew E. Wannemuehler, R.L.S.
Indiana Registration No. 8800054

MATTHEW E. WANNEMUEHLER REGISTERED NO.8800054 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as CULLEN 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 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 located within said areas of land and any fence 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.

Strips or areas of land, of the dimensions shown on this plat and marked "D.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portion of public utility facilities, including flush with surface level manholes and vaults that do no impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability, in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are 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 provide, 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 staging areas for work by public utility so long as any 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.

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.

Cullen Development LLC
7577 Ridgebrook Court
Newburgh, In. 47630

Jack E. Tubbs II (Co-manager)

Charles Board (Co-manager)

NOTARY 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 Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the 22nd day of Nov., 2000

My Commission Expires: February 10, 2001

Notary Public: Terry A. Campbell

Notary Resides in: Vanderburgh County, Indiana

Terry A. Campbell (typed or printed name)

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on November 1, 2000.

Mark Foster
President

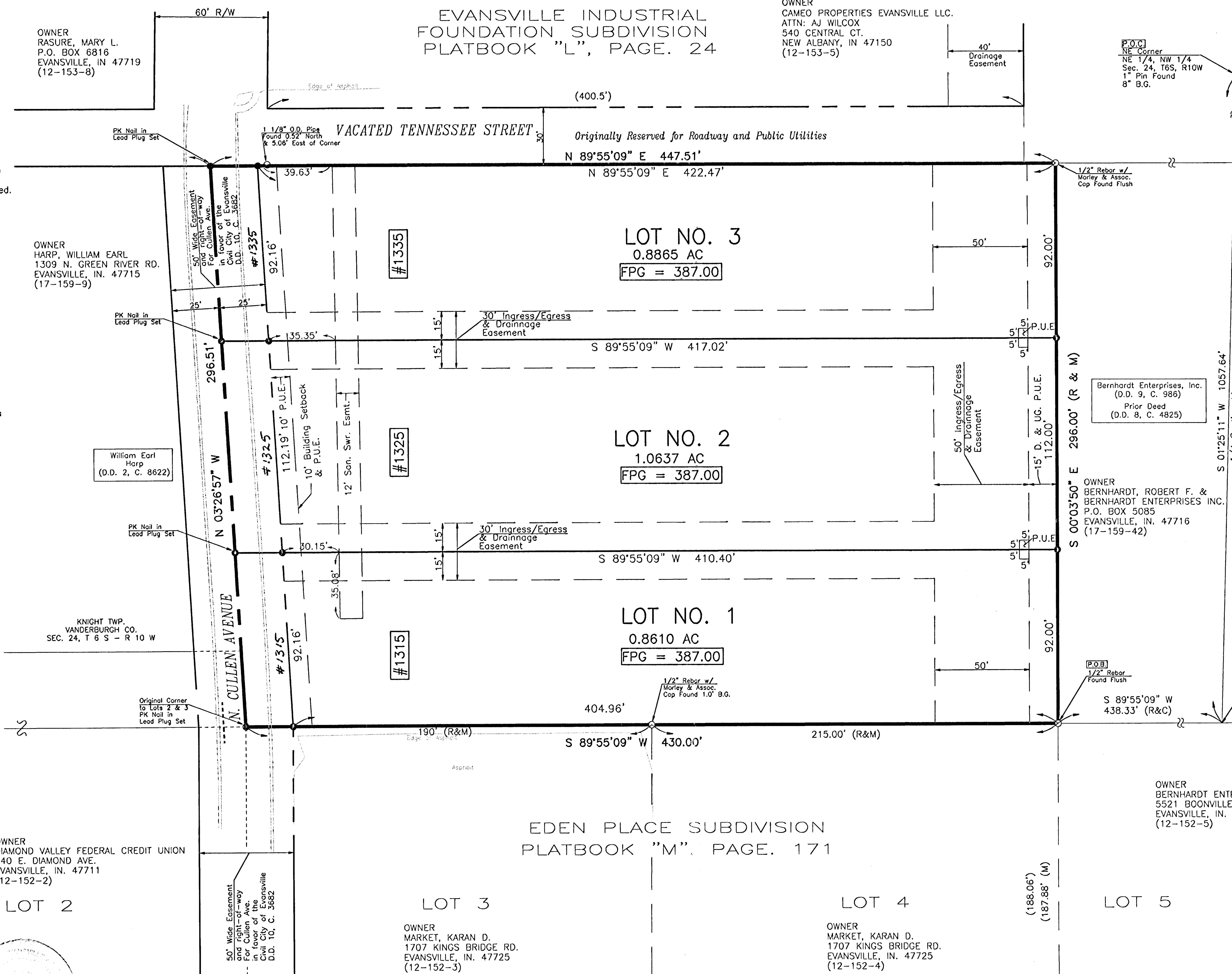
Barbara L. Cunningham
Executive Director

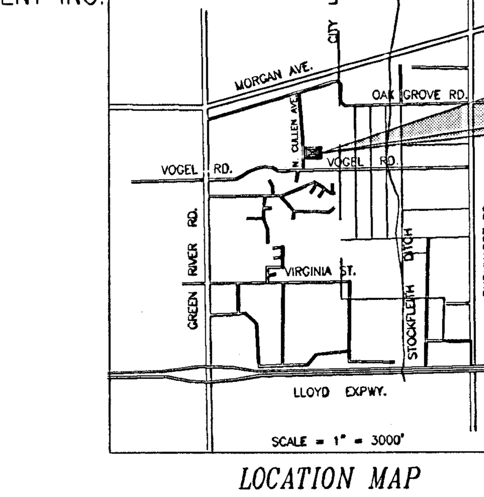
PLAT RELEASE DATE: Dec. 7, 2000

Barbara L. Cunningham
Executive Director

GENERAL NOTES

1.) Zoning: The Subject Property is Zoned C4, all setbacks are equal to and exceed Table "A" of the Zoning Code.
2.) Flood Plain Data: Per F.I.R.M. panel number 180256 0050 B, dated March 19, 1982, Vanderburgh County, Indiana, No portion of Lots 1-3 lie within Flood Zone A. All of the subject plat lies within flood zone B.
3.) Minimum First Floor Elevations: Will be established by the Vanderburgh County Building Commissioner.
4.) Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.
5.) Utilities: Sanitary sewer, Gas, Electric and City water are available at this site and will be extended to all lots contained therein.
6.) Access: Access to lots 1, 2, & 3 shall be by way of 2 curb cuts centered on the common lot lines between lots 1&2 and also between lots 2 & 3. Ingress/Egress Easement 30' in width shall allow for trucks to easily access the rear of the lots where a 50' Ingress/Egress is plotted to allow ample room for the trucks to negotiate individual docking facilities.
7.) Road Grades: Any drives within the Ingress/Egress Easements shall not exceed 5%.
8.) Temporary Erosion Control: 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 control blankets in place within (5) days of distubance of soil which must remain in place until final grading and seeding.
9.) Site Topography: The Site is extremely flat as noted by the spot elevations shown hereon.
10.) Erosion Control for Ditches: Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance. Slopes of 2% - 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% require rip rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
11.) Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: 3/4" x 30" rebars w/cap stamped BLA Firm 0030.





LOCATION MAP

SCALE 1" = 30'

0 30 60 90

LEGEND

- ● -3/4" X 30" Rebar w/ Cap Stamped "BLA FIRM 0030" Unless Otherwise Specified.
- ○ -Found Monument
- A.G.-Above Grade
- B.G.-Below Grade
- (R) -Record dimension
- (M) -Measured dimension
- (C) -Calculated dimension
- (645.00') -Plotted dimension
- CURB INLET
- MANHOLE
- ELECTRIC TRANSFORMER BOX
- UTILITY POLE
- BENCHMARK
- ▲ - TELEPHONE PEDESTAL
- WATER VALVE

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Storm Drainage plans were approved by the Board of Public Works on: October 23, 2000.

Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utilty on: November 14, 2000.

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