Daylight Industrial Park
Q-160

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT 1 1 2001
Suzanne M. Crouch
AUDITOR
#6394

RECEIVED FOR RECORD AT 9:01 A M
PLAT Q-
PAGE 160
BETTY KNIGHT-SMITH RECORDER VANDERBURGH COUNTY
OCT 11, 2001
2001R00035179

General Notes

Utilities: Water and sanitary sewers will be extended to the site.

Road Grades: Maximum road grades will not exceed 5.0%.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Access: Lots 1 thru 12 shall only have access from interior streets.

Lots 1 thru 6 shall not use the 20 foot wide ingress-egress easement off the south side of this subdivision as access to Green River Road, and the owner reserves the right to vacate the easement.

Zoning: The subject property is currently zoned M-2.

Flood Plain Data: Portions of the proposed subdivision lie within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0025 C, dated 8/5/91.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). FPG has been marked on all lots in the flood plain and all areas designated by the Building Commissioner. Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around buildings. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on all lots near the flood plain.

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on their property in proper working order including:

1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
2. Keeping all parts of the storm water drainage system operating as designed and as constructed; and free of all trash, debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on their property.
6. NOTICE: No pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land shall be placed within a drainage easement in this subdivision. Any waiver of this requirment must be approved by the County Drainage Board.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 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 silt fence, 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.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Bench Mark Data:
Reference V.C.S. BM -R/R spike in P/P#75-798 2-1/2 " up on W. side of N. Green River Road @ 11220 N. Green River Road; ELEV=390.62'

BM #1 – R/R spike in P/P E. side of N. Green River Road ±1000' South of Boonville-New Harmony Road; ELEV=387.00'

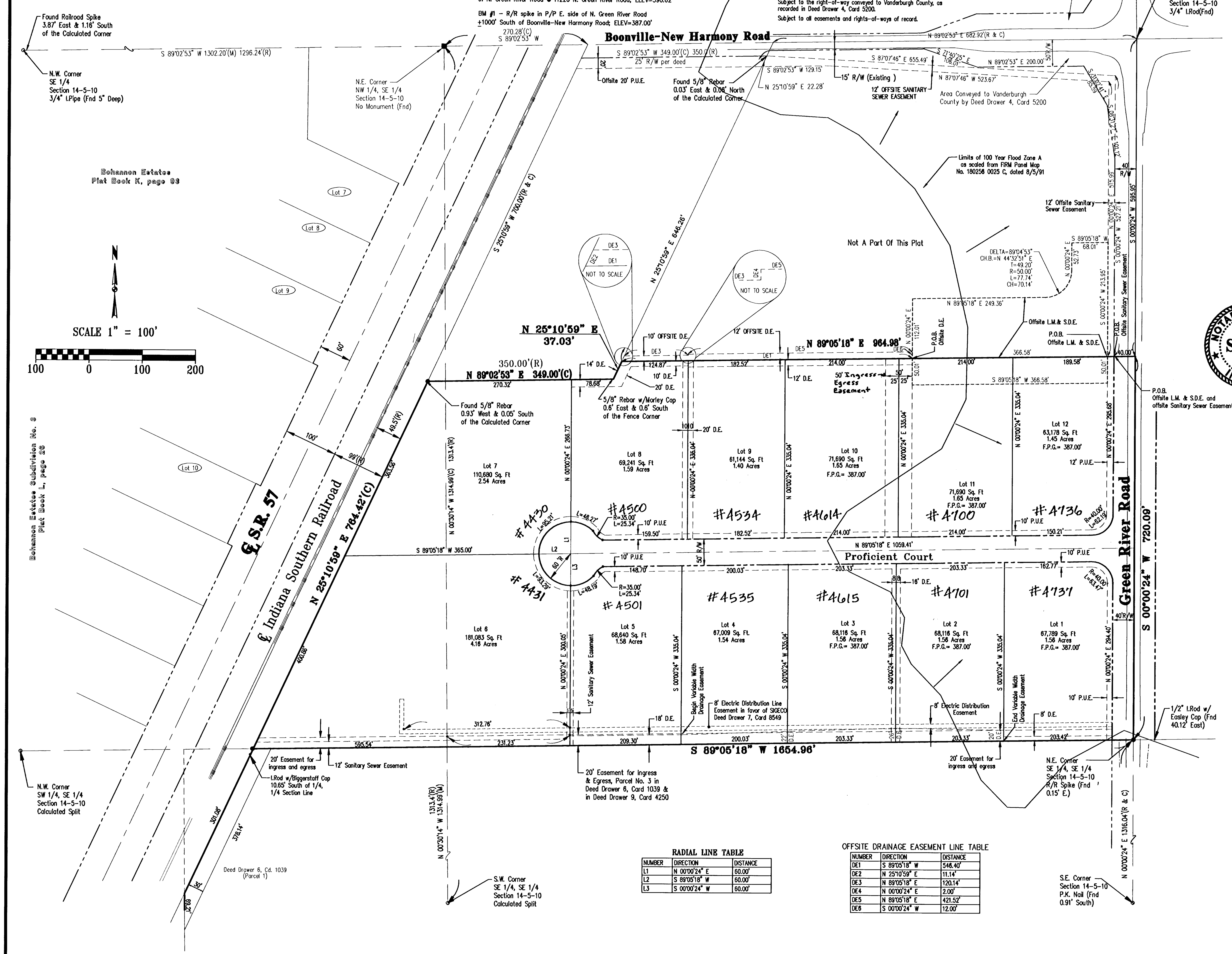
12' Offsite Sewer Easement

Part of Lot No. 6 of the Subdivision of part of the South Half of Section 14, Township 5 South, Range 10 West, Scott Township, Vanderburgh County, Indiana, according to the plat of said subdivision recorded in Deed Record 55, Page 159 in the office of the Recorder of Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said section; thence along the east line of said quarter section South 00 degrees 00 minutes 24 seconds West 595.95 feet; thence parallel with the south line of the North Half of the Southeast Quarter of said section South 89 degrees 05 minutes 18 seconds West 40.00 feet to the true point of beginning; thence continuing parallel with the south line of said north half quarter section South 89 degrees 05 minutes 18 seconds West 12.00 feet; thence parallel with the east line of said quarter section North 00 degrees 00 minutes 24 seconds East 515.99 feet; thence North 87 degrees 07 minutes 46 seconds West 523.67 feet; thence parallel with the north line of said quarter section South 89 degrees 02 minutes 53 seconds West 129.15 feet to a point on the east line of a tract of ground conveyed to Daylight Farm Supply, Inc., as recorded in Deed Drawer 4, Card 6727, in said office of the Recorder; thence along the east line of said Daylight Farm Supply, Inc., North 25 degrees 10 minutes 59 seconds East 22.28 feet; thence South 87 degrees 07 minutes 46 seconds East 655.49 feet to a point on the extended west 40 foot right-of-way line of Green River Road; thence along the extended west line and the west line of Green River Road South 00 degrees 00 minutes 24 seconds West 527.21 feet to the point of beginning containing 14,626 square feet (0.34 acres).

Subject to the right-of-way conveyed to Vanderburgh County, as recorded in Deed Drawer 4, Card 5200.

Subject to all easements and rights-of-ways of record.



RADIAL LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 00°00'24" E	60.00'
L2	S 89°05'18" W	60.00'
L3	S 00°00'24" W	60.00'

OFFSITE DRAINAGE EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
DE1	S 89°05'18" W	546.40'
DE2	N 25°10'59" E	11.14'
DE3	N 89°05'18" E	120.14'
DE4	N 00°00'24" E	2.00'
DE5	N 89°05'18" E	421.52'
DE6	S 00°00'24" W	12.00'

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 Daylight 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 buildings or similar structures other than such utility facilities shall be located within said areas of land. Any fence located within said areas of land is subject to removal without liability in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "L.M.& S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm detension lake and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Detension Easement.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for the 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 a 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. The property ownership is responsible for maintenance and erosion control of said easements and shall not place land-scaping, 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.

Owners/Developers: Dan Buck Development LLC

By: Dan Buck
Dan Buck Development
P.O. Box 4530
Evansville, IN 47724-0530

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), Dan Buck, 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.

NOTARY PUBLIC SEAL INDIANA

Witness my hand and seal this 13th day of August 2001.

My Commission Expires: 11-13-2001

Kendra L Pakestraw
Notary Public

Notary Resides in Vanderburgh County, Indiana

Kendra L Pakestraw
(typed or printed name)

Offsite Drainage Easement

Part of Lot No. 6 of the Subdivision of part of the South Half of Section 14, Township 5 South, Range 10 West, Scott Township, Vanderburgh County, Indiana, according to the plat of said subdivision recorded in Deed Record 55, Page 159 in the office of the Recorder of Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said section; thence along the east line of said quarter section South 00 degrees 00 minutes 24 seconds West 595.95 feet; thence parallel with the south line of the North Half of the Southeast Quarter of said section South 89 degrees 05 minutes 18 seconds West 418.58 feet to the true point of beginning; thence continuing parallel with the south line of said north half quarter section South 89 degrees 05 minutes 18 seconds West 546.40 feet to a point on the east line of a tract of ground conveyed to Daylight Farm Supply, Inc., as recorded in Deed Drawer 4, Card 6727 in said office of the Recorder; thence along the east line of said Daylight Farm Supply, Inc. North 25 degrees 10 minutes 59 seconds East 11.14 feet; thence parallel with the south line of said North Half quarter section North 89 degrees 05 minutes 18 seconds East 120.14 feet; thence parallel with the east line of said quarter section North 00 degrees 00 minutes 24 seconds East 2.00 feet; thence parallel with the south line of said north half quarter section North 89 degrees 05 minutes 18 seconds East 421.52 feet; thence parallel with the east line of said quarter section South 00 degrees 00 minutes 24 seconds West 12.00 feet to the point of beginning containing 6283 square feet (0.14 acres).

Subject to all easements and rights-of-ways of record.

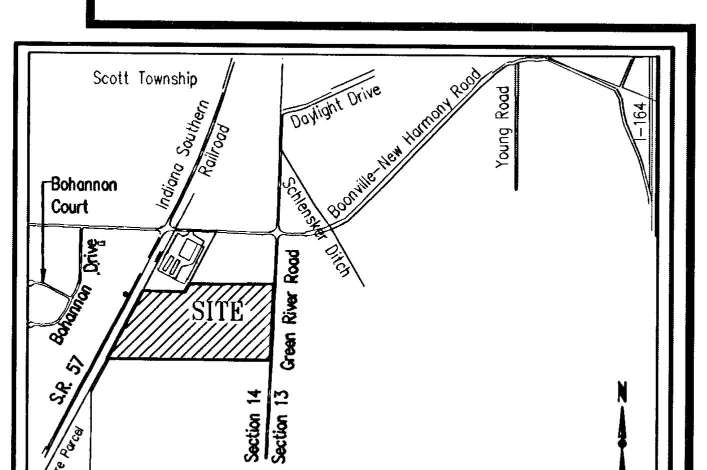
OFFICIAL SEAL COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

Offsite Lake Maintenance and Storm Detension Easement

Part of Lot No. 6 of the Subdivision of part of the South Half of Section 14, Township 5 South, Range 10 West, Scott Township, Vanderburgh County, Indiana, according to the plat of said subdivision recorded in Deed Record 55, Page 159 in the office of the Recorder of Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said section; thence along the east line of of said quarter section South 00 degrees 00 minutes 24 seconds West 595.95 feet; thence parallel with the south line of the North Half of the Southeast Quarter of said section South 89 degrees 05 minutes 18 seconds West 52.00 feet to the true point of beginning; thence continuing South 89 degrees 05 minutes 18 seconds West 366.58 feet; thence parallel with the east line of said quarter section North 00 degrees 00 minutes 24 seconds East 112.01 feet; thence parallel with south line of said North Half quarter section North 89 degrees 05 minutes 18 seconds East 249.36 feet to the point of curvature of a curve to the left concave to the northwest having a central angle of 89 degrees 04 minutes 53 seconds and a radius of 50.00 feet from which a chord bears North 44 degrees 32 minutes 51 seconds East 70.14 feet; thence along the arc of said curve 77.74 feet; thence parallel with the east line of said quarter section North 00 degrees 00 minutes 24 seconds East 52.73 feet; thence parallel with the south line of said North Half quarter section North 89 degrees 05 minutes 18 seconds East 68.01 feet to a point 12 feet, as measured perpendicular, west of the west line of Green River Road; thence parallel with and 12 feet as measured perpendicular to the west line of Green River Road South 00 degrees 00 minutes 24 seconds West 213.95 feet to the point of beginning containing 48,505 square feet (1.11 acres).

Subject to all easements and rights-of-ways of record.



Location Map

Boundary Description

Part of Lot No. 6 of the Subdivision of part of the South Half of Section 14, Township 5 South, Range 10 West, Scott Township, Vanderburgh County, Indiana, according to the plat of said subdivision recorded in Deed Record 55, Page 159 in the office of the Recorder of Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said section; thence along the east line of the Northeast Quarter of the Southeast Quarter of said section South 00 degrees 00 minutes 24 seconds West 595.95 feet to the point of beginning; thence continuing along the east line of the Northeast Quarter of the Southeast Quarter of said section South 00 degrees 00 minutes 24 seconds West 720.09 feet to the Southeast corner thereof; thence along the south line of the North Half of the Southeast Quarter of said section South 89 degrees 05 minutes 18 seconds West 1654.96 feet to a point on the east 49.5 foot right-of-way line of the Indiana Southern Railroad (formerly the Evansville and Indianapolis Railroad); thence along said east right-of-way line North 25 degrees 10 minutes 59 seconds East 764.42 feet to the Southwest corner of a tract of land conveyed to Daylight Farm Supply, Inc. as recorded in Deed Drawer 4, Card 6727 in the office of said Recorder; thence along the south line of said Daylight Farm Supply tract North 89 degrees 02 minutes 53 seconds East 349.00 feet to the Southeast corner thereof; thence along the east line of said Daylight Farm Supply tract North 25 degrees 10 minutes 59 seconds East 37.03 feet; thence parallel with the south line of the North Half of the Southeast Quarter of said section North 89 degrees 05 minutes 18 seconds East 964.98 feet to the point of beginning containing 24.2684 acres.

Subject to a 40-foot right-of-way for Green River Road along the east line thereof.

Subject to a 20-foot easement for ingress and egress along the south side thereof, described in Deed Drawer 6, Card 1039 and Deed Drawer 9, Card 4250 in the office of said Recorder.

Subject to an 8-foot electric distribution line easement in favor of Southern Indiana Gas and Electric Company and recorded in Deed Drawer 7, Card 8549 in the office of said Recorder.

Subject to all other easements and rights-of-ways of record.

Surveyor's Certificate

I, James Q. Morley, do 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 locations as noted.

Witness my hand and seal this 7th day of August 2001.

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James Q. Morley
James Q. Morley, R.L.S.
Indiana Registration No. 12629
Morley and Associates, inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on April 5, 2000.

Mark Foster
President

Barbara L. Cunningham
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: 10/10/01

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: JUNE 26, 2000.

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: OCTOBER 2, 2000.

A SIDEWALK WAIVER WAS APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: AUGUST 14, 2000.

Secondary Plat

APC #32-S-99
Project: j:\4514\concept3.DWG; 08/07/2001; B.A.S.