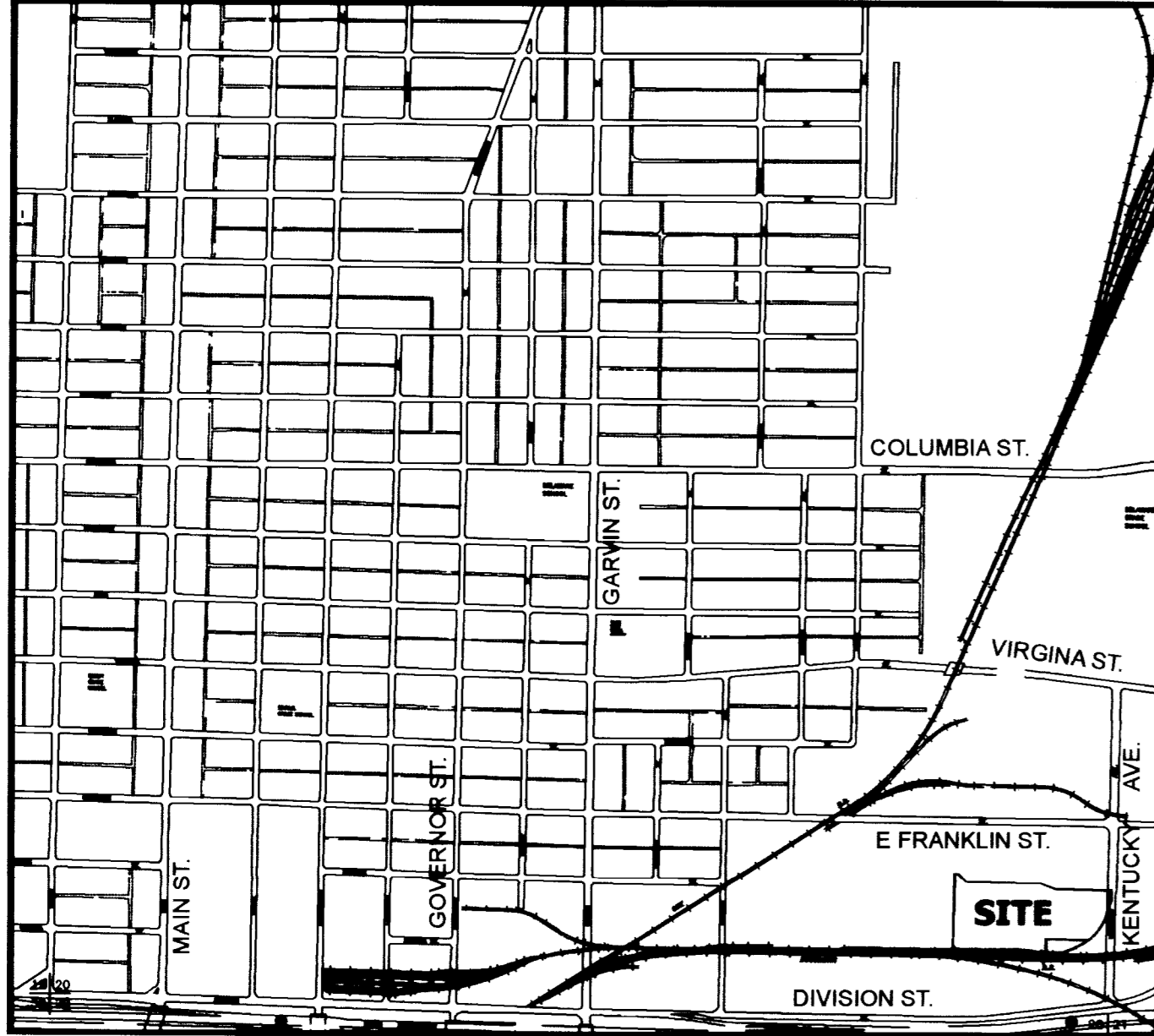


# Kentucky-Franklin Warehousing

VICINITY MAP SCALE 1"=800'



## BOUNDARY DESCRIPTION

Pigeon Twp.  
A Re-plat of Unit 4 in East Franklin Street Industrial Complex, a subdivision of part of the South Half of the Southeast Quarter of Section 20, Township 6 South, Range 10 West in the City of Evansville, Vanderburgh County, Indiana, as per plat thereof, recorded in Plat Record "K", page 215, in the Office of the Recorder of Vanderburgh County, Indiana and being more particularly described as follows:

- 1st: South 00°22'00" East 54.10 feet to a corner of said Unit 4; thence along the Southeast boundary of Unit 4 for the following 3 (three) courses
- 2nd: South 17°38'00" West 100.00 feet; thence
- 3rd: Southwesterly 209.88 feet along a curve concave to the Northwest, through a central angle of 45°07'18", having a radius of 266.50 feet and bearing a chord of South 45°20'36" West 204.49 feet; thence
- 4th: South 65°17'30" West 66.18 feet to a corner of said Unit 4; thence along the South line of said Unit 4
- 5th: South 89°33'30" West 537.67 feet to the Southwest corner of said Unit 4; thence along the West line of said Unit 4 and the centerline of a private drive
- 6th: North 00°22'30" West 383.12 feet to the Northwest corner of said Unit 4; thence along the North boundary of said Unit 4 and the centerline of a private drive for the following 5 (five) courses
- 7th: North 89°37'30" East 17.41 feet; thence
- 8th: South 45°07'37" East 54.34 feet; thence
- 9th: North 89°40'30" East 369.16 feet; thence
- 10th: South 71°04'40" East 73.46 feet; thence
- 11th: North 89°38'15" East 281.13 feet to the point of beginning and containing 5.537 acres more or less.

Subject To: The right-of-way for Kentucky Avenue, being 30 feet in width and lying Westerly of and coincident with the 1st course of the above described parcel.

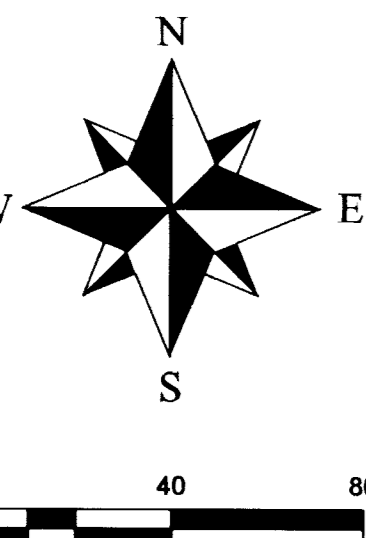
PT. OF UNIT 3 IN EAST FRANKLIN STREET INDUSTRIAL COMPLEX  
P.B. "K", PG. 215  
P47, LLC  
DOC. 20128-30900  
82-06-20-024-105.009-029  
82-06-20-024-105.003-029  
82-06-20-024-105.006-029  
P47, LLC  
1701 WENNA RD.  
WAKESVILLE, IN 47336

PT. OF UNIT 3 IN EAST FRANKLIN STREET INDUSTRIAL COMPLEX  
P.B. "K", PG. 215  
THUNDERBOLT ONE, LLC  
DOC. 20128-30888  
82-06-20-024-105.005-029  
THUNDERBOLT ONE, LLC  
400 E. SYCAMORE ST.  
EVANSVILLE, IN 47713

UNIT 4 IN EAST FRANKLIN STREET INDUSTRIAL COMPLEX  
P.B. "K", PG. 215  
WAREHOUSING OF EVANSVILLE, LLC  
DOC. 20128-20704

UNIT 4 IN EAST FRANKLIN STREET INDUSTRIAL COMPLEX  
P.B. "K", PG. 215  
WAREHOUSING OF EVANSVILLE, LLC  
DOC. 20128-20704

MARST PROPERTIES LLC  
DOC. 20098-23032  
82-06-21-024-026.001-029  
MARST PROPERTIES LLC  
4101 MESSEY PARK DR.  
EVANSVILLE, IN 47720



**Lot #1**  
5.348 Ac.± (Gross)  
5.279 Ac.± (Net)

**Outlot "A"**  
0.189 Ac.± (Gross/Net)

Delta = 45°07'18"  
Radius = 266.50'  
Arc = 209.88'  
Chord = S 45°20'36" W 204.49'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER 05-29-2014 JOE GRIES AUDITOR 2512 (AUDITOR'S NUMBER)	RECEIVED FOR RECORD DATE 05-29-14 12:47p PLAT BOOK T PAGE 132 INSTR# 2014R000-12076 Z TULEY RECORDER VANDERBURGH COUNTY
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## General Notes

1. **UTILITIES:** Water and Sanitary Sewers are available by the Evansville Water and Sewer Utility.
2. **FLOOD PLAIN DATA:** No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0181 D, Community Panel 180257 dated March 17, 2011.
3. **TEMPORARY EROSION CONTROL (during construction):** Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top, or wheat, within 15 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 5 days of disturbance of soil which must remain in place until final grading and seeding. Developer is responsible for submitting an erosion control plan with the necessary state and local agencies if more than one acre of ground is to be disturbed during construction.
4. **Lot Restrictions:** Outlot "A" is a non-buildable lot.

## Certificates

### SURVEYOR'S CERTIFICATE

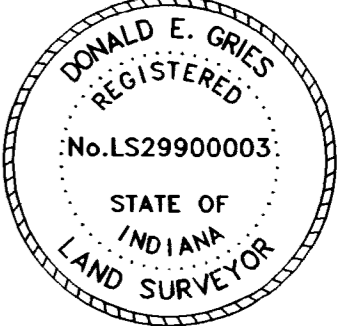
I, Donald E. Gries, certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on April 28, 2014 and that all monuments shown to exist at all locations as noted.

### AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Witness my hand and seal this 23<sup>rd</sup> day of May, 2014.

*Donald E. Gries*  
Donald E. Gries  
Indiana Registration No. LS 29900003



### OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Kentucky-Franklin Warehousing.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

The owner's of Lot 1 and Outlot A as platted herewith, shall grant all vehicular access to cross over the existing ingress/egress as platted hereon. No obstructions may be placed within the traveled ways to prevent the traffic from using any shared access area. This easement is for the benefit of the owner's, their successors, and assign's.

*Stephen T. Weber*  
Stephen T. Weber - President of Warehousing of Evansville LLC  
947 Brookshire Drive  
Evansville, IN 47715

### 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 above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 23<sup>rd</sup> day of May, 2014.

My commission expires 11/22/2014

*Patricia E. Keith*  
Patricia E. Keith  
Notary Resides in Vanderburgh County, 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 May 12th, 2014 (at Subdivision review).

*John J. Jones* President  
*Robert S. Jones* Attest Executive Director

### PLAT RELEASE

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

*Robert S. Jones* Executive Director  
May 29, 2014 Plat Release Date

**T.132**  
Apc # 16-115-2014



Kentucky-Franklin Warehousing Minor  
 100 NORTH KENTUCKY AVE  
 Warehousing of Evansville LLC  
 VANDERBURGH COUNTY, INDIANA  
 ANDY EASLEY ENGINEERING  
 LAND SURVEYING  
 EVANSVILLE, INDIANA 47710  
 (812) 424-2481  
 CIVIL ENGINEERING  
 1133 WEST MILL ROAD

DATE: 04/28/14	PROJECT NO.: S-9709	REVISIONS:
DRAWN BY: J.R.F.	CHECKED BY: J.R.F.	SCALE: 1"=40'
1 OF 1		

SE COR.  
S 1/2, SE 1/4  
SEC. 20-4-10