

OCT 07 1998

Signature of Surveyor: Steven A. Sherwood, L.S. Surveyor No. 47144

# MJM INDUSTRIAL PARK

# P-175

### BOUNDARY DESCRIPTION

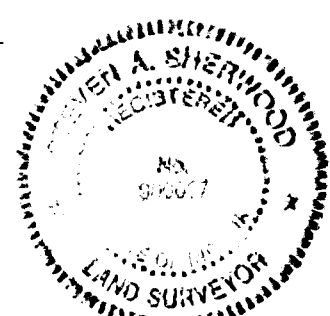
Part of the Southeast Quarter of the Northeast Quarter of Section 13, Township 6 South, Range 10 West, of the Second Principal Meridian, in Knight Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 13, thence along the North line thereof South 89 degrees 29 minutes 42 seconds West 531.3 feet; thence parallel with the East line of said Quarter Quarter Section South 00 degrees 00 minutes 00 seconds West 435.6 feet to the Point of Beginning; thence parallel to the South line of said Quarter Quarter Section South 89 degrees 26 minutes 40 seconds West 4.70 feet; thence parallel with said East line South 00 degrees 00 minutes 00 seconds West 897.42 feet to the South line of said Quarter Quarter Section; thence along said South line South 89 degrees 26 minutes 40 seconds West 783.08 feet to the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 13; thence South 89 degrees 26 minutes 40 seconds West 30 feet to the centerline of the Crawford-Brandies Ditch; thence along said centerline, North 03 degrees 08 minutes 03 seconds East 161.16 feet; thence continuing along said centerline, North 19 degrees 40 minutes 01 seconds West 210.92 feet to the centerline of Old Boonville Highway; thence along said centerline, North 49 degrees 49 minutes 54 seconds East 1151.49 feet; thence parallel with said East line South 00 degrees 00 minutes 00 seconds West 196.94 feet to the Point of Beginning, containing 14.185 acres, more or less.

### SURVEYORS CERTIFICATE

I, STEVEN A. SHERWOOD, 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 THE LOCATIONS NOTED.

DATE: Sept. 27, '98



STEVEN A. SHERWOOD, L.S.  
SHERWOOD, INC.  
10335 Hedden Rd., Suite 2  
EVANSVILLE, IN 47711

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON: SEPT. 29, 1998 DATE

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: JULY 27, 1998 DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: SEPTEMBER 21, 1998 DATE

### ROADWAY & CURVE DATA

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD	TANGENT
1	100.00'	40°10'06"	70.11'	S.20°05'09"E 68.68'	36.57'
2	100.00'	20°17'57"	86.97'	S.24°54'54"W 84.25'	46.45'

6-45-5 HOLE  
5917 OLD BOONVILLE HWY  
EVANSVILLE, IN 47715  
(D.R. 536, PG. 516)

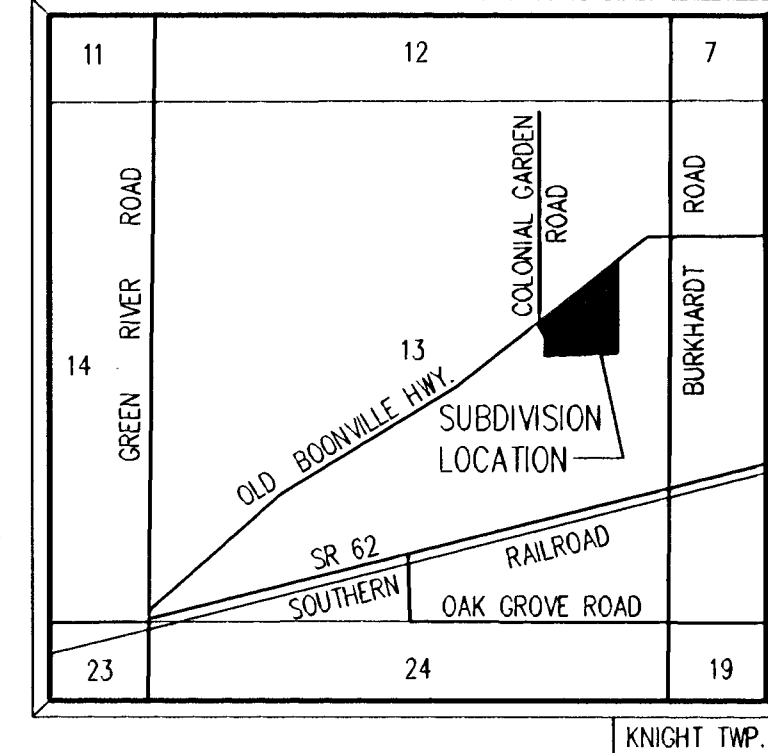
S.W. COR. SE. 1/4, N.E. 1/4  
SECTION 13-6-10 (S/8) 1 ROD  
W/MORLEY & ASSOC. CAP. FND-  
6" DOWN, BENT)

6-45-8  
TOSHOPPE, DWIGHT A. TRUSTEE  
C/O PHILIP EHLER  
1159 GRAVE ST.  
DENVER CO. 80220  
D.R. 6, CAR# 6829



### GENERAL NOTES

- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "78.5 900007".
- Utilities:** Electric and Telephone are available along Old Boonville Highway. Water and Sanitary sewer will be extended to the site.
- Lot Access:** Lots 2 and 8 shall access to interior street only. Lots 9 and 10 shall access through a single shared driveway.
- Flood Plain Data:** A portion of this property lies within the 100 year flood zone (Zone A) as shown on the Flood Insurance Rate Map (FIRM) Community Panel 18024 0050 B, dated March 13, 1982. The lowest floor elevations of any enclosed space must be at least two feet above the 100 year flood elevation. The minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner.
- Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
- Drainage Facility Maintenance:** The individual Lot Owner shall be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and specifically the Lake Maintenance & Storm Detention Easement (LMASDE) and Drainage Easements (DE), which exist on his or her property in working order including:
  - Mowing grass, controlling weeds, and maintaining the designed cover for the waterways, storage basins, and easements in accordance with applicable ordinances.
  - Keeping all parts of the storm water drainage system operating as designed and constructed, and free of all trash, debris, and obstructions to the flow of water.
  - Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
  - 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.
  - 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 his or her property.
  - NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.
- Temporary Erosion Control:** (during construction)
  - Slopes of 0% - 6% shall be mulched and seeded with a cover crop, i.e., ryegrass, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and seeding.
  - Slopes of more than 6% shall be mulched and seeded and shall have 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.
- Erosion Control for Ditches:**
  - Slopes of 0% - 2% shall be mulched and seeded within forty-five (45) days of disturbance.
  - Slopes of 2% - 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
  - Slopes over 6% require riprap or other approved stabilization of completion of ditch grading if the total ditch length at that point is greater than 100 feet.



### OWNERS CERTIFICATE

The undersigned owners of the real estate shown, and described herein, does hereby plot and subdivide said real estate as shown and designates the same as MJM 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 "Public Utility (PU) Easement", are hereby dedicated 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 erected 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 marked "Drainage (DE) Easement" are dedicated for conveyance of surface water and/or subsurface water, provided, however, that public utilities are hereby permitted to cross, underground only, such Drainage Easements with utility facilities; and 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 and egress and temporary staging areas for work by public utilities, so long as any damage caused to the designed facility is repaired by the utility company equal to the design standards.

Strips or areas of land marked "Drainage Maintenance Access Easement (DMAE)" are for ingress and egress to Drainage Easements (DE). These easements are in favor of the parties responsible for the maintenance of the storm drainage improvements.

Areas of land marked "Lake Maintenance and Storm Detention Easement (LMASDE)" are dedicated for the maintenance of the storm water detention system. The Owner assigns the responsibility for the repair of all storm water drainage systems and facilities outside of the County accepted road rights-of-way to the individual Lot Owners who continue to be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and specifically the LMASDE and DE, which exist on their property. (The responsibilities are outlined in General Note #6 items A-F.)

MJM PROPERTIES, INC.      AARON ENTERPRISES, INC.  
 SCALES, ALBERT R. SR. & ROBERT C.  
 C/O 190-STATE MACHINE  
 2410 N. BURKHART RD. #715  
 EVANSVILLE, IN 47715  
 D.R. 655, PAGES 174-176

MARK A. MILLER, PRESIDENT  
 P.O. BOX 5364  
 EVANSVILLE, IN 47715-5364

THOMAS K. CASE, PRESIDENT  
 P.O. BOX 6414  
 EVANSVILLE, IN 47715-0414  
 (AS OWNER OF LOT 1)

### NOTARY CERTIFICATE

STATE OF INDIANA )  
 COUNTY OF VANDERBURGH ) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ASSIGNED SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 28 DAY OF September, 1998

MY COMMISSION EXPIRES: June 17, 1999

RESIDENT OF Vanderburgh COUNTY

*Notary Signature*  
 NOTARY PUBLIC  
 Kristina Sanders  
 PRINTED

### 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 Oct 7, 1998.

*Area Plan Commission Signatures*  
 President      Executive Director  
 PLAT RELEASE DATE Oct 7, 1998      Executive Director