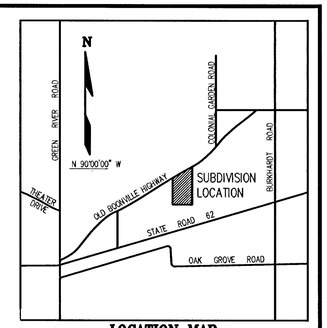
97-03029

OLD BOONVILLE HIGHWAY COMMERCIAL PARK
SECTION 2

8:53 A.M. FEB. 11 97 P 88
CTRL.# 0005

SCALE 1" = 40'

40 0 40 80 120



LOCATION MAP

SOUTH 611.84'
N.W. CORNER SW 1/4, SE 1/4 SECTION 13-6-10
N 74°51'00" E 187.81'
N 00°23'00" E 353.04'
N 00°23'00" E 914.15'
352.62'
P.O.B.
N 00°23'00" E 588.83'
160.00'
150.00'
10' PUBLIC UTILITY EASEMENT
VARIABLE WIDTH PUBLIC UTILITY EASEMENT
10' PUBLIC UTILITY EASEMENT
10.14'
243.24'
9.76'
48.44'
95.72'
35.60'
N 57°49'00" E 391.60'
384
40'
25'
160'
120'
270.00'
420.43'
N 89°37'00" W
N 89°37'00" W 97.92'
N 89°37'00" W 115.00'
N 89°37'00" W 265.43'
S 89°37'00" E 150.43'
150.43'
384'
M-1
CHARLES T. & VIVIAN K. BROMM
DEED DRAWER 1, CARD 12950
6-45-17
6-45-16
6-45-3
HAL-TUC, INC.
DEED DRAWER 1, CARD 11725
6-45-22
HAL-TUC, INC.
DEED RECORD 661, PAGE 322
6-45-21
HAL-TUC, INC.
DEED DRAWER 2, CARD 1449
6-45-4
HAL-TUC, INC.
DEED RECORD 661, PAGE 322
LOT #5
32,450.52 sq. ft.
0.745 acres
F.P.G. = 386.0
LOT #4
16,440.79 sq. ft.
0.38 acres
F.P.G. = 386.0
LOT #1
31,723.23 sq. ft.
0.73 acres
F.P.G. = 386.0
EXISTING BLDG
F.F.=385.88
LOT #2
43,580.49 sq. ft.
1.00 acres
F.P.G. = 386.0
EXISTING BLDG
F.F.=386.01
LOT #3
76,977.09 sq. ft.
1.77 acres
F.P.G. = 386.0
LOT #6
32,554.87 sq. ft.
0.75 acres
F.P.G. = 386.0
LOT #7
33,286.72 sq. ft.
0.76 acres
F.P.G. = 386.0
EXISTING BLDG
F.F.=386.07
CURVE DATA
Δ = 109°20'17"
R = 40.00
L = 76.33'
T = 56.43'
CH = 65.27'
CH B = S76°18'40"E
CURVE DATA
Δ = 64°56'50"
R = 40.00
L = 45.34
T = 25.46
CH = 42.95
CH B = S 10°44'35" W
CURVE DATA
Δ = 42°50'00"
R = 35.00
L = 26.17
T = 13.73
CH = 25.56
CH B = N 21°48'00" E
CURVE DATA
Δ = 78°59'45"
R = 40.00'
L = 53.75'
T = 31.82'
CH = 49.80'
CH B = N10°31'19"E
CURVE DATA
Δ = 14°34'06"
R = 40.00'
L = 10.17'
T = 5.11
CH = 10.14
CH B = N 35°09'57" W
CURVE DATA
Δ = 42°50'00"
R = 35.00'
L = 26.17'
T = 13.73
CH = 25.56
CH B = S 21°02'00" E
CURVE DATA
Δ = 122°34'00"
R = 25.00
L = 53.48
T = 45.83
CH = 43.85
CH B = S 60°54'00" E
#2102
#2103
#2121
#2122
#2133
#5625
#5701
#5727
L=45.34'
L=26.33'
L=26.17'
L=53.75'
L=10.17'
L=53.48'
R=26.17'
S 00°23'00" W 83.95'
S 00°23'00" W 500.06'
S 00°23'00" W 271.05'
S 00°23'00" W 415.69'
S 57°57'24" E 93.08'
S 39°26'39" E
END P.U. EASEMENT
10' FRONT YARD SETBACK
5' SIDEYARD SETBACK & P.U. EASEMENT
BEGIN P.U. EASEMENT
40' R/W
20'
12' P.U. EASEMENT
13.55'
95' of 8" PVC Truss Pipe at 0.29%
401.6' of 8" PVC Truss Pipe at 0.35%
20.92'
58.59'
25.00'
181.12'
15.10'
20.65'
1.5'
9.5'
10' Drainage Easement
10' PUBLIC UTILITY EASEMENT
5' P.U. EASEMENT & SIDEYARD SETBACK
N 00°23'00" E 306.42'
Clean Out
Top = 383.48
IE = 379.73
San. MH #506
Top = 383.01
IE = 379.30
San. MH #505
Top = 384.78
IE = 377.88
137.35' of 8" PVC Truss Pipe @ 0.92%
Existing San. MH #500
℄ KOTTER AVE.
℄ OLD BOONVILLE HIGHWAY
N 22°32'41" E 52.27'
N 57°49'00" E 113.08'
10' FRONT YARD & GREEN SPACE SETBACK
130.52'
35.60'
71.27'
30'
N 49°39'59" E 119.27
N 49°39'59" E 95.59'
92.53'
F.H.P.
F.I.B.M. SPIKE IN PWP ELEV.=385.82
10' INDIANA BELL TELEPHONE EASEMENT DEED DRAWER 1, CARD 12935
0.91' RT.
39.58'
6" CULVERT
TELE. BOX
PAVEMENT ENCROACHMENT
1'±
2.12' RT.
384.8'
552.85'
385.00'
EAST 210.00'
LOADING DOCK
S 00°23'00" W 877.43'
6-45-15
6-45-20
EVANSVILLE TOOL & ENGINEERING, INC.
DEED RECORD 612, PAGE 299
EVANSVILLE TOOL & ENGINEERING, INC.
DEED DRAWER 3, CARD 9640
6-45-15
6-45-20
M-2
ROBERT G. WOODWARD
5-147-21
5-147-22
EXPRESS DEVELOPMENT GROUP
5-147-1
5-147-2
OLD BOONVILLE HIGHWAY COMMERCIAL PARK PLAT BOOK O, PAGE 13
S 74°51'00" W 20.76'
P.O.B. DRAINAGE EASEMENT 1
P.O.B. DRAINAGE EASEMENT 3
N 00°23'00" E 651.90'
20.76'
N 00°23'00" E 150.95'
0.07 Ac.
S 00°23'00" W 145.39'
20.00'
145.00'
140.00'
6' I.B.T. EASEMENT DEED DRAWER 9, CARD 8160
10' PUBLIC UTILITY EASEMENT
100 YEAR FLOOD ELEVATION = 384
20' WIDE DRAINAGE ESM'T. 3
OWNER OF RECORD
HAL-TUC, INC.
DEED RECORD 661, PAGE 322
DRAINAGE EASEMENT 1
OWNER OF RECORD
HAL-TUC, INC.
DEED DRAWER 8, CARD 1954
N 74°51'00" E 607.46'
S 74°51'00" W 607.46'
0.28 Ac.
20' WIDE DRAINAGE ESM'T.
P.O.B. DRAINAGE EASEMENT 2
N 02°23'00" E 658.70'
S 00°23'00" W 20.76'
S 74°51'00" W 6.29'
N 00°23'00" E 20.76'
N 74°51'00" E 6.29'
DRAINAGE EASEMENT 2
OWNER OF RECORD
ROBERT G. WOODWARD
DEED DRAWER 1, CARD 15678
PROPOSED 12' DRAINAGE EASEMENT
S.R. 62 (MORGAN AVENUE)
N 74°51'00" E 624.18'
1207.76'

BOUNDARY DESCRIPTION

Part of the West Half of the Southeast Quarter of Section 13, Township 6 South, Range 10 West in Vanderburgh County, Indiana being more particularly described by metes and bounds as follows:

Commencing at the northwest corner of the southwest quarter of the southeast quarter of Section 13, Township 6 South, Range 10 West; thence along the west line thereof south 611.84 feet to the centerline of State Road 62 (F Project 793(1)); thence along the centerline thereof north 74 degrees 51 minutes 00 seconds east 187.81 feet; thence north 00 degrees 23 minutes 00 seconds east 914.15 feet to the true point of beginning; thence continue north 00 degrees 23 minutes 00 seconds east 588.83 feet to the center of Old Boonville Highway; thence along the center thereof north 57 degrees 49 minutes 00 seconds east 391.60 feet; thence continue along the center of Old Boonville Highway north 49 degrees 39 minutes 59 seconds east 119.27 feet; thence south 00 degrees 23 minutes 00 seconds west 877.43 feet; thence north 89 degrees 37 minutes 00 seconds west 420.43 feet to the point of beginning, containing 7.00 acres gross (6.65 acres net after the deduction for the right-of-way for Old Boonville Highway.)

Subject to a 30 foot right-of-way for Old Boonville Highway off of the north side thereof.

Subject to easements, rights-of-way, building and use restrictions of record.

Also a Drainage Easement 1:

A part of the West Half of the Southeast Quarter of Section 13, Township 6 South, Range 10 West, in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at the northwest corner of the Southwest Quarter of the Southeast Quarter of Section 13, Township 6 South, Range 10 West; thence along the west line thereof south 611.84 feet to the centerline of State Road 62 (F Project 793(1)); thence along the centerline thereof north 74 degrees 51 minutes 00 seconds east 624.18 feet; thence north 00 degrees 23 minutes 00 seconds east 651.90 feet to the true point of beginning; thence continue north 00 degrees 23 minutes 00 seconds east 20.76 feet to a point 20 feet northwesterly, measured perpendicular from the south line of the property conveyed to Evans Tool & Engineering, Inc. per deed recorded in Deed Record 612, page 299 in the office of the Recorder of Vanderburgh County, Indiana; thence parallel with and 20 feet northwesterly from said south property line, north 74 degrees 51 minutes 00 seconds east 607.46 feet to the east line of said Evans Tool property; thence along the east line thereof south 00 degrees 23 minutes 00 seconds west 20.76 feet to the southeast corner; thence along the south line thereof, south 74 degrees 51 minutes 00 seconds west 607.46 feet to the true point of beginning, containing 0.28 acres (12,149.20 square feet).

Also a Drainage Easement 2:

A part of the West Half of the Southeast Quarter of Section 13, Township 6 South, Range 10 West, in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at the northwest corner of the Southeast Quarter of the Southeast Quarter of Section 13, Township 6 South, Range 10 West; thence along the west line thereof south 611.84 feet to the centerline of State Road 62 (F Project 793(1)); thence along the centerline thereof north 74 degrees 51 minutes 00 seconds east 624.18 feet; thence north 00 degrees 23 minutes 00 seconds east 651.90 feet to the true point of beginning; thence south 74 degrees 51 minutes 00 seconds west 20.76 feet; thence north 00 degrees 23 minutes 00 seconds east 150.95 feet; thence north 89 degrees 37 minutes 00 seconds east 20.00 feet; thence south 00 degrees 23 minutes 00 seconds west 145.39 feet to the point of beginning, containing 0.07 acres (2,963.39 square feet)

Also a Drainage Easement 3:

A part of the West Half of the Southeast Quarter of Section 13, Township 6 South, Range 10 West, in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at the northeast corner of the Southeast Quarter of the Southeast Quarter of Section 13, Township 6 South, Range 10 West; thence along the west line thereof south 611.84 feet to the centerline of State Road 62 (F Project 793(1)); thence along the centerline thereof north 74 degrees 51 minutes 00 degrees east 624.18 feet; thence north 00 degrees 23 minutes 00 seconds east 651.90 feet to the true point of beginning; thence south 74 degrees 51 minutes 00 seconds west 20.76 feet; thence north 00 degrees 23 minutes 00 seconds east 150.95 feet; thence north 89 degrees 37 minutes 00 seconds east 20.00 feet; thence south 00 degrees 23 minutes 00 seconds west 145.39 feet to the point of beginning, containing 0.07 acres (2,963.39 square feet)

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, 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 on NOVEMBER 29, 1995, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 30th day of October 1996

Danny K. Leek, R.L.S.
Indiana Registration No. S0480

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

GENERAL NOTES

Green Spaces and Setback Requirement: Lots 1, 2 and 5 contain existing structures prior to the effective date of this plat and therefore do not meet some setback, green space or curb cut requirements which would be required after this plat is recorded. These lots received Improvement Location Permits for existing structures. Any additions to the existing structures are required to meet current code requirements, but would not nullify any entrance or paving as shown on the plat.

Flood Plain Data: Part of the proposed subdivision is within the Special Flood Hazard Zone A as shown on Community Panel No. 180256 and 180258 0050 B of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated 3/19/82. The affected area is denoted hereon. The 100 year flood elevation is 384 M.S.L.

Flood Protection Grade: Minimum elevation of structures denoted on each lot as F.P.G. 386

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

Utilities: Municipal water and sanitary sewers are available at the site and will be extended throughout the development.

Road Grades: Maximum road grades will not exceed 3%

Zoning: The subject property is currently zoned M-1. The abutting property is currently zoned as shown.

Temporary Erosion Control: (during construction)

Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat within 45 days of disturbance of soil and 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 blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

Erosion Control for Ditches:

Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance.

Slopes 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

OWNER'S CERTIFICATE

Robert G. Woodward and Hal-Tuck, Inc., the undersigned owners of the real estate shown and described hereon, do hereby layoff, plat and subdivide said real estate as shown hereon and designate it as OLD BOONVILLE HIGHWAY COMMERCIAL PARK SECTION II. All easements shown are hereby dedicated to public use for public utility service to lots within the subdivision and/or for storm water drainage. All roadways 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.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 provided, 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 by 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. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for only direct damages outside the easements.

Robert G. Woodward
7321 Eagle Crest Blvd.
Evansville, IN 47715

Hal-Tuck, Inc.
By: Roy Haltenberger
5716 E. Morgan Avenue
Evansville, IN 47715
As owner of Drainage Easement 1 and 3

P-88

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 MARCH 6, 19 96.

President — Executive Director

PLAT RELEASE DATE: Feb. 5, 1997
Executive Director

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

Witness my hand and seal this 30th day of October, 1996

My Commission Expires: 7-16-98
Notary Public
Deborah T. Masterson
(typed or printed name)

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

FEB 11 1997
AUDITOR
#667

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

SEPTEMBER 25, 1995
Date

DATE: 1/23/97 PROJ NO. 95-2554-4