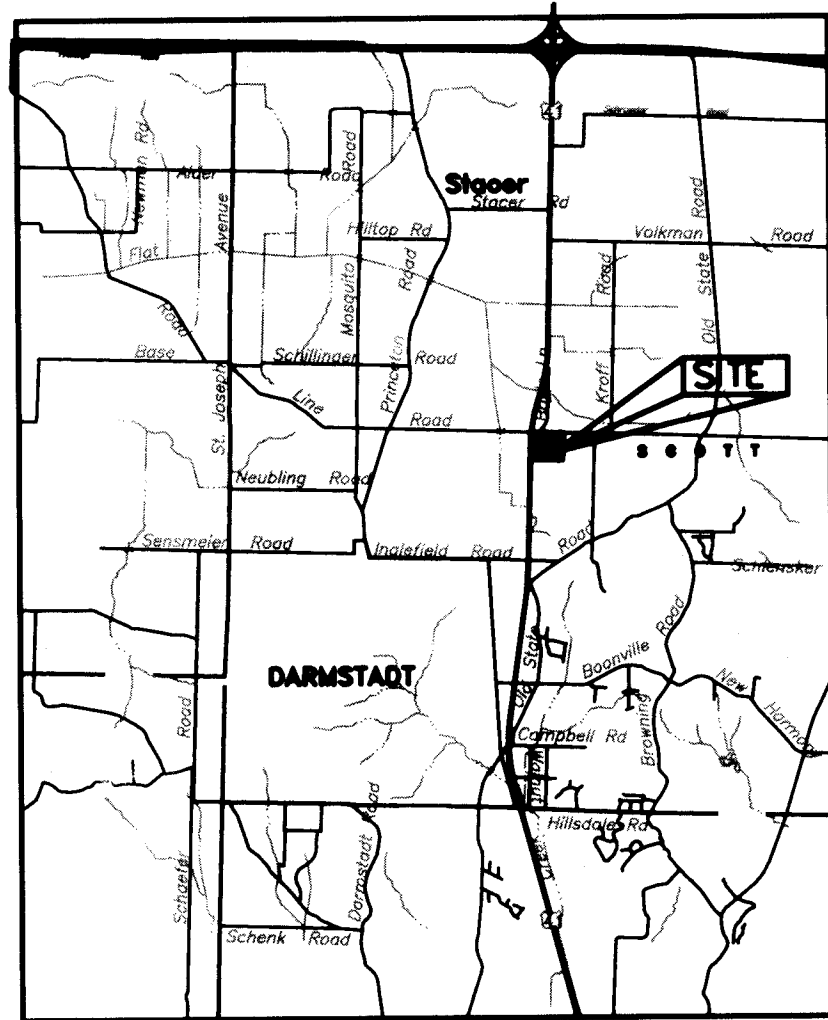


# PENSKE

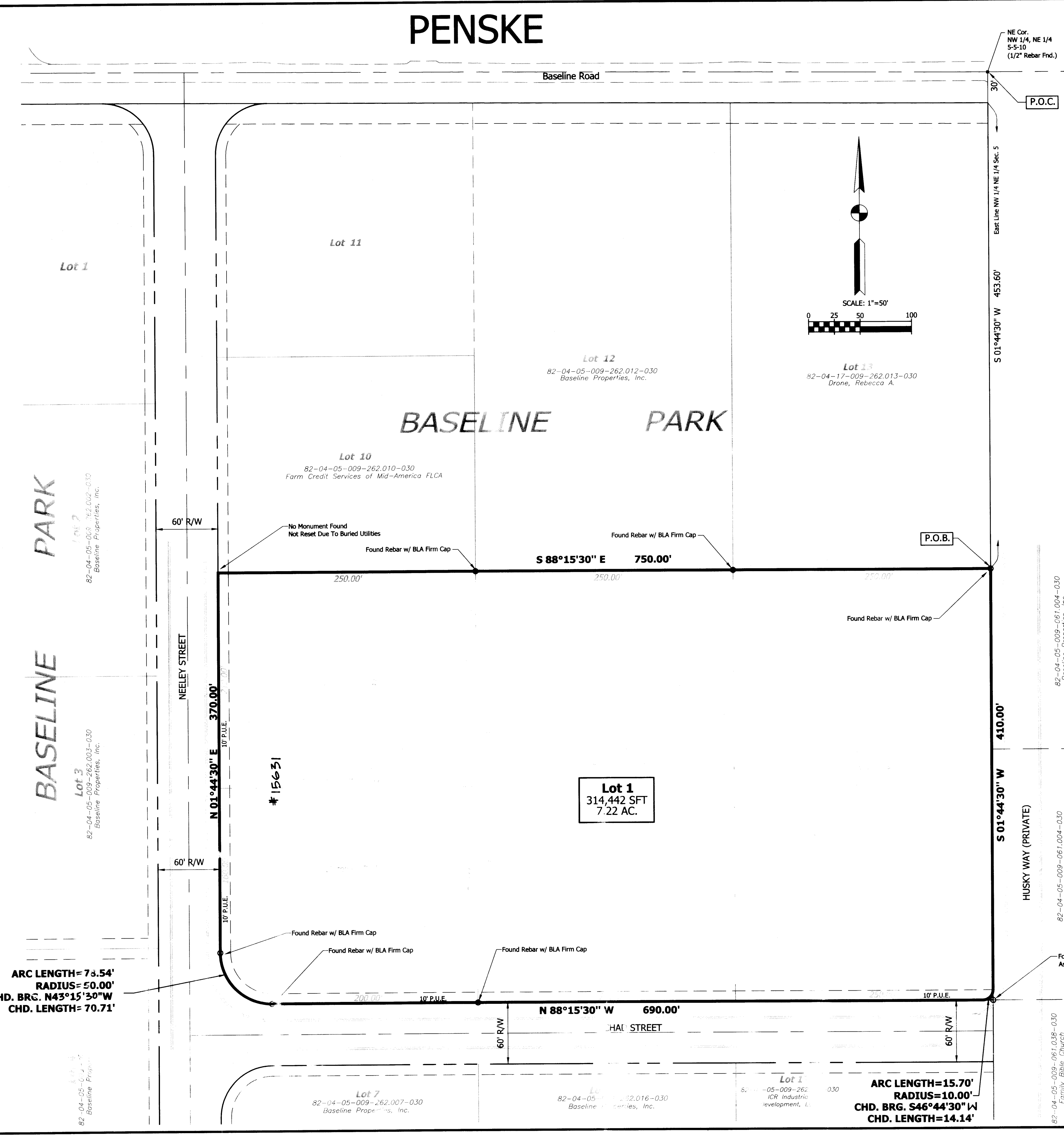


**LOCATION MAP**  
KNIGHT TWP.  
VANDERBURGH CO.  
SEC. 5, T5S, R10 W

**GENERAL NOTES:**

- ZONING:** The Subject property is zoned M-2.
- UTILITIES:** Sanitary Sewer and Water are available at the site by the Evansville Water & Sewer Utility. Electric and Gas are available at the site by Vectren Energy Delivery.
- FLOOD PLAIN DATA:** Per F.I.R.M., Vand. County, Indiana Map No. 18163C0106D, dated March 17, 2011. No portion of this project lies within the designated 100 year flood zone.
- MINIMUM FIRST FLOOR ELEVATIONS:** Flood Protection Grades (FPG) where appropriate will be established by the Vanderburgh County Building Commissioner.
- BASEMENTS:** Any basements must be approved by the Vanderburgh County Building Commissioner.
- Temporary Erosion Control (during construction):** For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in section 13.05.11.C.16 of the Vanderburgh County Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.
- ROAD GRADES:** No road grades will exceed 10%.
- ACCESS:** Lot No. 1 will access Neeley Street and Chad Street.
- MONUMENTATION:** Monuments were found at boundary & lot corners, where noted.
- Subject property also subject to the "Declaration of Covenants and Restrictions, Baseline Park" as recorded June 25, 1999 as Instrument Number 1999R00021358.

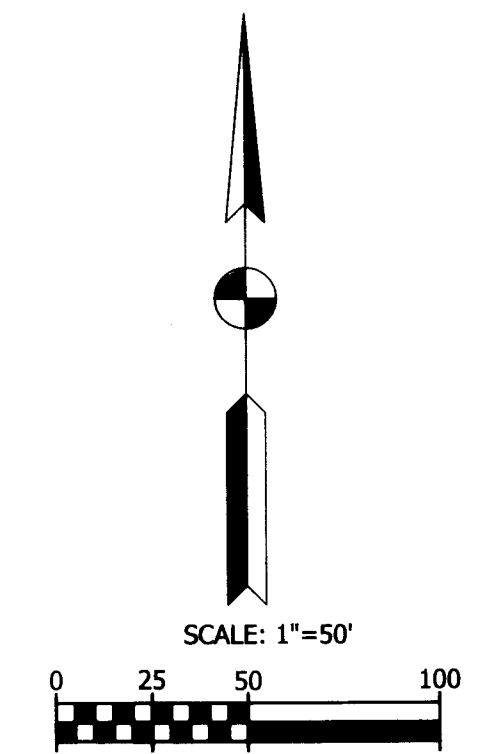
- APPROVAL DATES:**
- Storm Drainage Plans for Baseline Park (APC Docket Number 23-5-1998, recorded in Plat Book Q-19) were approved by the Vanderburgh County Drainage Board On: May 24, 1999
  - Road Construction Plans for Baseline Park (APC Docket Number 23-5-1998, recorded in Plat Book Q-19) were approved by the Vanderburgh County Commissioners On: March 22, 1999
  - Sanitary Sewer Construction Plans for Baseline Park (APC Docket Number 23-5-1998, recorded in Plat Book Q-19) were Approved by the Evansville Water & Sewer Utility On: April 27, 1999
  - Application For Modification/Waiver Of Subdivision Standards: APC Docket Number 2-SW-2017 requesting to waive the installation of sidewalks, as per County Code 16.12.02(B)(2), was approved at Subdivision Review on January 17, 2017.



**ARC LENGTH= 73.54'**  
**RADIUS= 50.00'**  
**CHD. BRG. N43°15'30"W**  
**CHD. LENGTH= 70.71'**

**Lot 1**  
314,442 SFT  
7.22 AC.

**ARC LENGTH= 15.70'**  
**RADIUS= 10.00'**  
**CHD. BRG. S46°44'30"W**  
**CHD. LENGTH= 14.14'**



DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER DATE <u>04-18-17 10:39A</u> <u>APR 18 2017</u> (DATE) BRIAN GERTH AUDITOR 1795 (AUDITOR NUMBER)	RECEIVED FOR RECORD DATE <u>04-18-17 10:39A</u> PLAT BOOK <u>LA</u> PAGE <u>90</u> INSTR# <u>2017R00021358</u> DEBBIE STUCKI RECORDER VANDERBURGH COUNTY
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**BOUNDARY DESCRIPTION**

Lots 8, 9, 14 and 15 in Baseline Park, as per plat thereof recorded June 23, 1999, as Instrument Number 1999R00021090, in Plat Book Q, page 19, in the Office of the Recorder of Vanderburgh County, Indiana, being a part of the Northwest Quarter of the Northeast Quarter of Section 5, Township 5 South Range 10 West in Scott Township, Vanderburgh County, Indiana, and being also described as follows:

Commencing at a point on the east line of said quarter-quarter section South 1 degree 44 minutes 30 seconds West 30.00 feet from the northeast corner thereof; thence South 1 degree 44 minutes 30 seconds West along said east line 453.60 feet to the northeast corner of said Lot 14 and the POINT OF BEGINNING of this description; thence continue South 1 degree 44 minutes 30 seconds West 410.00 feet along said quarter-quarter section line also being the east boundary of said Lot 14; thence southwesterly 15.70 feet along a curve to the right, concave to the northwest, said curve having a radius of 10.00 feet and subtended by a long chord having a bearing of South 46 degrees 44 minutes 30 seconds West and a length of 14.14 feet; thence North 88 degrees 15 minutes 30 seconds West 690.00 feet along the south boundary of said Lots 14, 15, and 8; thence 78.54 feet along a curve to the right, concave to the northeast, said curve having a radius of 50.00 feet and subtended by a long chord having a bearing of North 43 degrees 15 minutes 30 seconds West and a length of 70.71 feet; thence North 1 degree 44 minutes 30 seconds East 370.00 feet along the west boundary of said Lots 8 and 9 to the northwest corner of said Lot 9; thence South 88 degrees 15 minutes 30 seconds East 750.00 feet along the north boundary of said Lots 9, 15, and 14 to the point of beginning and containing 314,442 square feet (7.22 acres), more or less.

**SURVEYOR'S CERTIFICATE**  
I, James A. Farley, 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 Nov. 01, 2016.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
James A. Farley  
Indiana Registration No. LS 80040551



**OWNER'S 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 **PENSKE**. 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.

*Donald J. Seibert*  
Owner:  
Baseline Properties, Inc.  
Donald J. Seibert, President  
14649 Highway 41 North, Suite 100  
Evansville, IN 47725

**NOTARY CERTIFICATE**  
STATE OF INDIANA, COUNTY OF VANDERBURGH ss:  
Before me, the undersigned 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 23rd day of March, 2017  
My Commission Expires: 2-10-2025

Notary Resides in Vanderburgh  
County, Indiana  
Notary Public  
*Terry A. Campbell*  
Terry A. Campbell  
(typed or printed name)



**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 January 3, 2017. **AT SUB. REVIEW**

President  
*[Signature]*  
Attest Executive Director  
Secondary Plat complies with the Ordinance and is released for recording.  
*[Signature]*  
Executive Director  
PLAT RELEASE DATE: APRIL 18, 2017



**U-90**  
APC # 43-MS-2016

Prepared By:  
**LOCHMUELLER GROUP**  
5200 Vogel Road Phone: 812.475.5200  
e. Indiana 47715 Toll Free: 800.423.7411  
LOCH. GROUP PROJECT NO. 116-0070