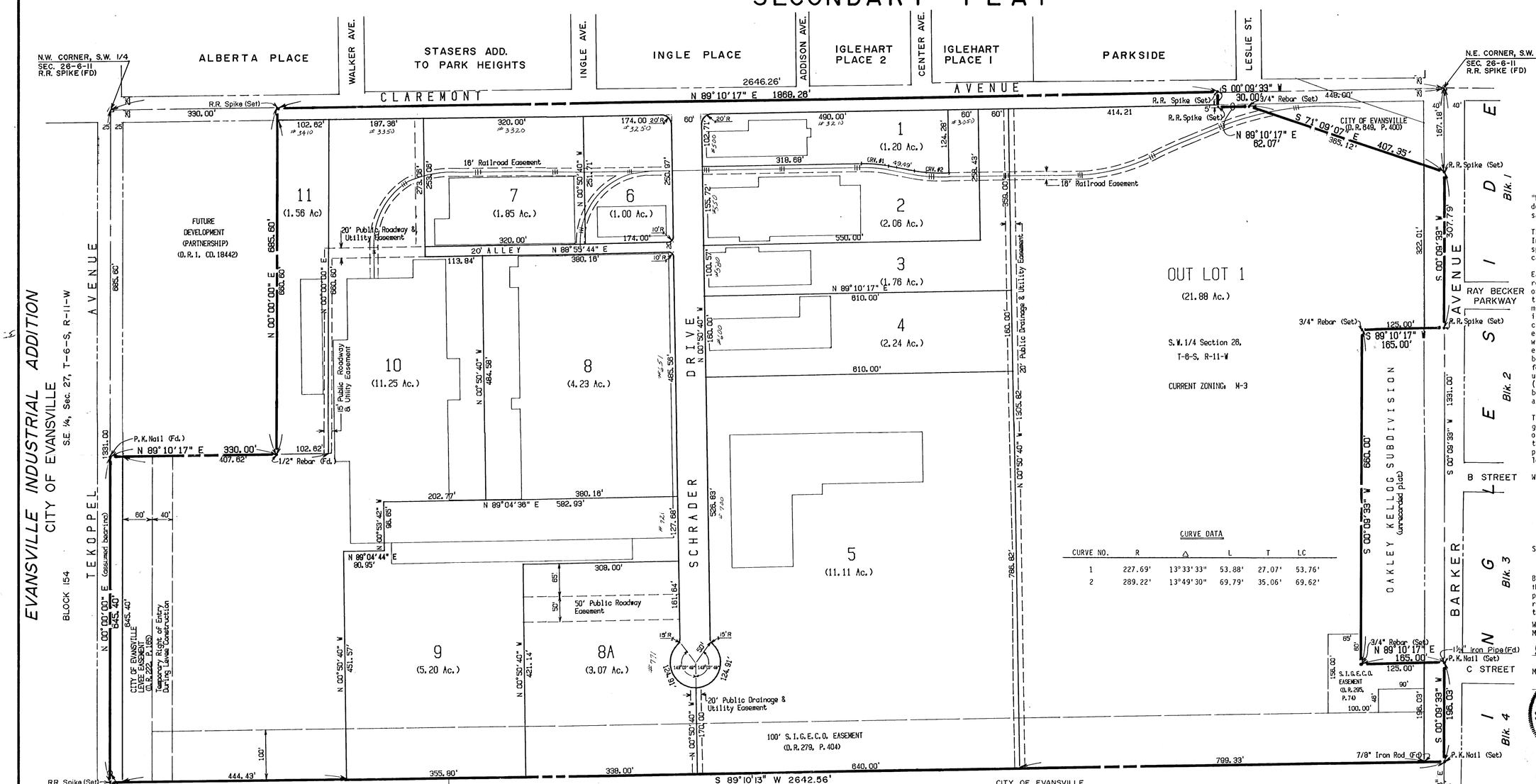
RIVERCITY INDUSTRIAL PARK

SECONDARY PLAT



CURVE DATA

CURVE NO.	R	Δ	L	T	LC
1	227.69'	13°33'33"	53.88'	27.07'	53.76'
2	289.22'	13°49'30"	69.79'	35.06'	69.62'

OWNER'S CERTIFICATE

"We, the undersigned owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.

This subdivision shall be known and designated as Rivercity Industrial Park. All streets and alleys and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public.

Easements for installation and maintenance of utilities, road access and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be place or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. All existing utilities (not shown on plat) both underground and overhead shall be preserved. A blanket easement is hereby reserved for access and maintenance of all such existing utilities.

The right to enforce these provisions by injuction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserve to the several owners of the several lots in this subdivision and to their heirs and assigns:"

WITNESS OUR HANDS AND SEALS THIS 15th day of July, 1985

John F. Wagenhauser
John F. Wagenhauser – Senior Vice-President
L.T.V. ENERGY PRODUCTS COMPANY

NOTARY CERTIFICATE

STATE OF TEXAS)
) SS:

Before me, the undersigned Notary Public in and for the State of Texas, personally appeared the above named Owner's of said real estate, who acknowledged the foregoing plat to be their voluntary act and deed.

WITNESS my hand and seal this 15th day of July, 1985
My County of residence is: Dallas County

Judy S. Finney
Notary Public

My Commission expires: 1-24-1986

Judy S. Finney
Printed

NOTARY PUBLIC COUNTY OF DALLAS, TEXAS

CITY OF EVANSVILLE BOARD OF PUBLIC WORKS

The City of Evansville Board of Public Works hereby certifies that the street construction plans for Rivercity Industrial Park conform to the current design standards adopted by the Board of Public Works and that said plans are hereby approved.

Richard Eifler, P.E., L.S. – City Engineer

LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 26, Township 6 South, Range 11 West, in the City of Evansville, Vanderburgh County, Indiana, also known as part of Lots Two (2), Three (3) and Four (4) in the plat of the subdivision of the Ingle property, as recorded in Order Book "Z", pages 505 and 506 in the Office of the Circuit Court of Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the northwest corner of said quarter section, said point being marked by a railroad spike found in place at the intersection of the centerlines of Tekoppel Avenue and Claremont Avenue; thence North 89°10'17" East along the north line of said quarter section a distance of 330.00 feet to the Point of Beginning, said point being the northeast corner of the Future Development partnership property (Deed Record Drawer 1, Card 18442, Office of the Recorder), thence continuing North 89°10'17" East along the north line of said quarter section and the centerline of Claremont Avenue a distance of 1868.26 feet to a point which is South 89°10'17" West 448.00 feet from northeast corner of said quarter section, said point being the northwest corner of the City of Evansville right-of-way (Deed Record 694, page 400, Office of the Recorder); thence South 00°09'33" West and parallel with the east line of said quarter section a distance of 30.00 feet; thence North 89°10'17" East and parallel with the north line of said quarter section a distance of 62.07 feet; thence South 71°09'07" East along the southwest line of the City of Evansville right-of-way a distance of 407.35 feet to a point on the east line of said quarter section, said point lying South 00°09'33" West along the centerline of Barker Avenue 167.18 feet from the northeast corner of said quarter section; thence South 00°09'33" West along the east line of said quarter section and the centerline of Barker Avenue a distance of 307.79 feet to the northeast corner of the Oakley Kellog Subdivision (an unrecorded plat); thence South 89°10'17" West and parallel with the north line of said quarter section along the north boundary of Oakley Kellog Subdivision a distance of 165.00 feet to the northwest corner of said subdivision; thence South 00°09'33" West and parallel with the east line of said quarter section along the west boundary of Oakley Kellog Subdivision a distance of 660.00 feet to the southwest corner of said subdivision; thence North 89°10'17" East and parallel with the north line of said quarter section, along the south boundary of Oakley Kellog Subdivision a distance of 165.00 feet to a point on the east line of said quarter section, said point also being the southeast corner of the Oakley Kellog Subdivision; thence South 00°09'33" West along the east line of said quarter section and the centerline of Barker Avenue a distance of 196.03 feet to a point which is South 00°09'33" West 1331.00 feet from the northeast corner of said quarter section; thence South 89°10'13" West along the north boundary of Howell Park (DR 267, page 555, Office of the Recorder) and the north boundary of the Sewage Treatment Plant (DR 363, pg.114 O/R) a distance of 2642.56 feet to a point on the west line of said quarter section which is South 00°00'00" West 1331.00 feet from the northwest corner thereof; thence North 00°00'00" East (Assumed Bearing) along the west line of said quarter section and the centerline of Tekoppel Avenue a distance of 645.40 feet to a P.K. Nail (Fd.) which lies South 00°00'00" West 685.60 feet from the northwest corner of said quarter section, said point also being the southwest corner of the aforementioned Future Development partnership property; thence North 89°10'17" East and parallel with the north line of said quarter section along the south boundary of said Future Development property a distance of 330.00 feet to a ½" Rebar (Fd.) at the southeast corner of said property; thence North 00°00'00" East and parallel with the west line of said quarter section along the east boundary of said Future Development property a distance of 685.60 feet to the Point of Beginning, containing 72.18 acres more or less.

The above described real estate is subject to all legal easements, highways and right-of-ways of record.

The house at 605 Barker Avenue on lot One (1) of Oakley Kellog Subdivision encroaches 0.10 feet over the north line of said lot, also (2)- 9' x 14' portable metal buildings (no foundations) encroach in their entirety over the north line of said lot approximately 2.5 feet. There are no other encroachments across property lines.

SURVEYOR'S CERTIFICATE

I, Thomas G. Bernardin, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the Laws of the State of Indiana, and I further certify that this plat correctly represents a survey completed by me on March 6, 1985; that all the monuments shown thereon actually exist, and that their location, size, type and material are accurately shown, and comply with the provisions of the Subdivision Control Ordinance.

June 19, 1985
Date

Thomas G. Bernardin, LS No. S0544

THOMAS G. BERNARDIN REGISTERED No. S0544 STATE OF INDIANA LAND SURVEYOR

1. 100 year flood level: Subject property lies within the corporate limits, which is protected by the levee, and is outside the 100-Year flood zone.
2. Erosion Control: No major improvements are participated. Any disturbed areas will be mulched, seeded and protected by straw bales within 45 days after being disturbed.

RECEIVED FOR RECORD
at 11:22 A.M.
AUGUST 6 1985
Plat Book M
Page 144
BOB STEELE, RECORDER
VANDERBURGH COUNTY
85-14794

CERTIFICATE OF AREA PLAN COMMISSION APPROVAL

Under the authority provided by Acts of 1981, Public Law 309, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto and after proper public notice of the hearing was published this plat was given approval by a majority of the members of the Vanderburgh County Area Plan Commission at a meeting held December 5, 1984.

VANDERBURGH AREA PLAN COMMISSION

President

Barbara L. Cunningham
Executive Director

CERTIFICATE OF AREA PLAN COMMISSION EXECUTIVE DIRECTOR TO COUNTY RECORDER

I, the Executive Director of the Vanderburgh County Area Plan Commission, hereby certify to the Vanderburgh County Recorder that the above plat complies with the provisions of Subdivision Ordinance 151.25.

August 6, 1985
Plat Release

Barbara L. Cunningham
Executive Director

TAX ENTERED FOR TAXATION
AUG 06 1985
AUDITOR
4535

M-144