

LOTS 1-5 BATESVILLE INDUSTRIAL PARK PRIMARY PLAT, INDUSTRIAL SUBDIVISION

Part of the Northeast Quarter & the Southeast Quarter of Section 27, Township 10 North, Range 12 East
Adams Township, Ripley County, Indiana

LAND DESCRIPTION:

BEING TRACT "B" OF EASTFIELD SUBDIVISION (INST. #20061521) AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 12 EAST, CITY OF BATESVILLE, ADAMS TOWNSHIP, RIPLEY COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER NORTH 01°24'35" WEST 768.55 FEET TO A MAG NAIL; THENCE LEAVING SAID WEST LINE NORTH 88°35'25" EAST 22.11 FEET TO A CAPPED 5/8" REBAR ON THE RIGHT OF WAY OF THE STATE OF INDIANA (DR 140, PG 386); THENCE ALONG SAID LANDS THE FOLLOWING FIVE (5) COURSES: NORTH 03°41'06" EAST 368.10 FEET TO A CAPPED 5/8" REBAR; ALONG A CURVE TO THE LEFT A DISTANCE OF 72.34 FEET, SAID CURVE HAVING A RADIUS OF 638.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 67°51'07" EAST 72.30 FEET TO A CAPPED 5/8" REBAR; NORTH 68°23'47" EAST 88.60 FEET TO A CAPPED 5/8" REBAR; ALONG A CURVE TO THE RIGHT A DISTANCE OF 122.90 FEET, SAID CURVE HAVING A RADIUS OF 6760.50 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 44°37'24" EAST 122.90 FEET, TO A CAPPED 5/8" REBAR; SOUTH 40°40'08" EAST 454.34 FEET TO A CAPPED 5/8" REBAR; THENCE ALONG THE LANDS OF THE STATE OF INDIANA (INST. #20020846) THE FOLLOWING TWO (2) COURSES: SOUTH 04°36'26" WEST 524.47 FEET TO A CONCRETE RIGHT-OF-WAY MARKER; SOUTH 23°24'03" EAST 233.66 FEET TO A CAPPED 5/8" REBAR ON THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES: SOUTH 23°39'20" EAST 185.42 FEET TO A CAPPED 5/8" REBAR; SOUTH 49°38'03" EAST 177.79 FEET TO A CAPPED 5/8" REBAR; SOUTH 78°25'32" EAST 323.59 FEET TO A CAPPED 5/8" REBAR; NORTH 74°25'50" EAST 401.87 FEET TO A RIGHT OF WAY FENCE POST; SOUTH 63°46'34" EAST 723.09 FEET TO A CAPPED 5/8" REBAR; ALONG A CURVE TO THE LEFT 305.02 FEET HAVING A RADIUS OF 8900.50, A CHORD BEARING SOUTH 60°23'52" EAST 304.99 FEET TO RIGHT OF WAY FENCE POST; SOUTH 65°24'09" EAST 396.00 TO A CAPPED 5/8" REBAR ON THE EAST LINE OF SAID QUARTER SECTION; THENCE LEAVING SAID RIGHT OF WAY AND ALONG THE EAST LINE OF THE NORTHEAST QUARTER SOUTH 02°09'47" EAST 251.83 FEET TO A CAPPED 5/8" REBAR AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER SOUTH 00°38'37" EAST 334.24 FEET TO A CAPPED 5/8" REBAR AND THE NORTH LINE OF GREGORY AND COLLEEN DOLL (INST. #20021783); THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH LINE OF DOLL SOUTH 85°56'04" WEST 652.82 FEET TO A CAPPED 5/8" REBAR ON THE EAST LINE OF JOHN E. RETZNER (INST. #20040380); THENCE LEAVING SAID NORTH LINE OF DOLL AND ALONG THE EAST LINE OF RETZNER NORTH 00°37'46" WEST 334.25 FEET TO A CAPPED 5/8" REBAR ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE LEAVING SAID EAST LINE OF RETZNER AND ALONG SAID SOUTH LINE SOUTH 85°56'04" WEST 1345.18 FEET TO A WOODEN POST AT THE NORTHEAST CORNER OF EASTFIELD SUBDIVISION (INST. 20061621); THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID SUBDIVISION SOUTH 01°11'31" EAST 40.67 FEET TO A CAPPED 5/8" REBAR AT THE SOUTHEAST CORNER OF TRACT "B" THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID TRACT "B" SOUTH 88°32'33" WEST 629.81 FEET TO A CAPPED 5/8" REBAR AT THE SOUTHWEST CORNER OF SAID TRACT "B" THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT "B" AND RAYMOND C. AND MARIANN DICKMAN RAAB (INST. #20022974) NORTH 01°25'06" WEST 201.97 FEET TO A CAPPED 5/8" REBAR AND THE SOUTH LINE OF ANTHONY PRICKEL (INST. #20023536), PASSING A CAPPED 5/8" REBAR AT 111.97 FEET; THENCE LEAVING SAID EAST LINE AND ALONG THE LANDS OF PRICKEL THE FOLLOWING THREE (3) COURSES: NORTH 85°56'04" EAST 57.03 FEET TO A CAPPED 5/8" REBAR; NORTH 01°24'35" WEST 120.00 FEET TO A CAPPED 5/8" REBAR; SOUTH 85°56'04" WEST 210.17 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER; THENCE ALONG THE SAID QUARTER SECTION LINE NORTH 01°24'35" WEST 888.14 FEET TO A RAILROAD SPIKE AT THE SOUTHWEST CORNER OF MARCELLINE PRICKLE (INST. #20074612); THENCE LEAVING SAID WEST LINE AND ALONG THE LANDS OF PRICKLE THE FOLLOWING TWO (2) COURSES: NORTH 87°03'20" EAST 290.90 FEET TO A 1/2" IRON PIN, PASSING A CAPPED 5/8" REBAR AT 30.00 FEET; NORTH 01°24'49" WEST 119.24 FEET TO A CAPPED 5/8" REBAR AT SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ALONG SAID SOUTH LINE SOUTH 87°29'08" WEST 290.84 FEET TO THE POINT OF BEGINNING, CONTAINING 72.3705 ACRES, MORE OR LESS.

SAID PARCEL IS SUBJECT TO THE RIGHT-OF-WAY OF MERKEL ROAD, LAMMERS PIKE, INTERSTATE 74, A PERPETUAL HIGHWAY EASEMENT, A PROVISIONAL R/W GRANT TO THE STATE OF INDIANA, A RIGHT OF WAY GRANT TO DEFENSE PLANT CORPORATION AND ANY AND ALL EASEMENTS OF RECORD PERTAINING TO THE PARCEL DESCRIBED HEREIN.

THIS PARCEL IS PART OF THE LANDS DESCRIBED IN INSTRUMENT NUMBER 20073271 AND INSTRUMENT NUMBER 200900104.

LAND SURVEYORS CERTIFICATE

I, Anthony B. Syers, hereby certify that I am a registered professional land surveyor in the State of Indiana; that this plat correctly represents a survey certified by Civil & Environmental Consultants, Inc., for City of Batesville ALTA/ACSM Land Title Survey recorded as _____ that all monuments shown thereon actually exist, or will exist as indicated and that their location, size, type and material are accurately shown; and that the computed error of closure of the boundary survey is not more than one foot in ten thousand feet; and that this plat complies with provisions of the Subdivision Ordinance.

I affirm, under the penalties for perjury, that I have taken reasonable care to recheck each social security number in this document, unless required by law. Anthony B. Syers.

Witness my hand and seal this 22nd day of August, 2014

Anthony B. Syers PLS #20800124 State of Indiana
Civil & Environmental Consultants, Inc.
Project 142-090
530 E. Ohio St., Indianapolis, IN 46204
asyers@cecinc.com
Prepared by: Anthony B. Syers

LEGEND:

- U.E. UTILITY EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY
- C.A. COMMON AREA
- ⊙ REBAR MONUMENT SET
- ⊙ "CEC INC. LS20800124"
- ⊙ REBAR FOUND

COMMISSION CERTIFICATE

Under authority provided by the Indiana Advisory Planning Law, I.C. 36-7-4, enacted by the general assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the Common Council of Batesville, Indiana, this plat was given primary approval by the Batesville Advisory Plan Commission as follows:

Approved by the Batesville Plan Commission at a meeting held _____ 2014.

BATESVILLE PLAN COMMISSION

President

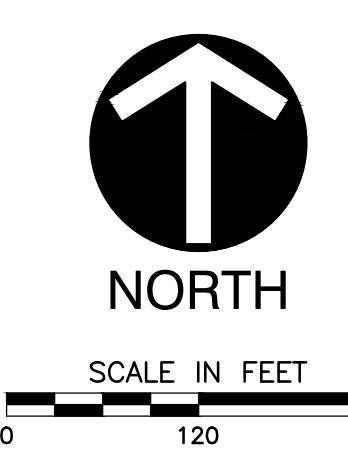
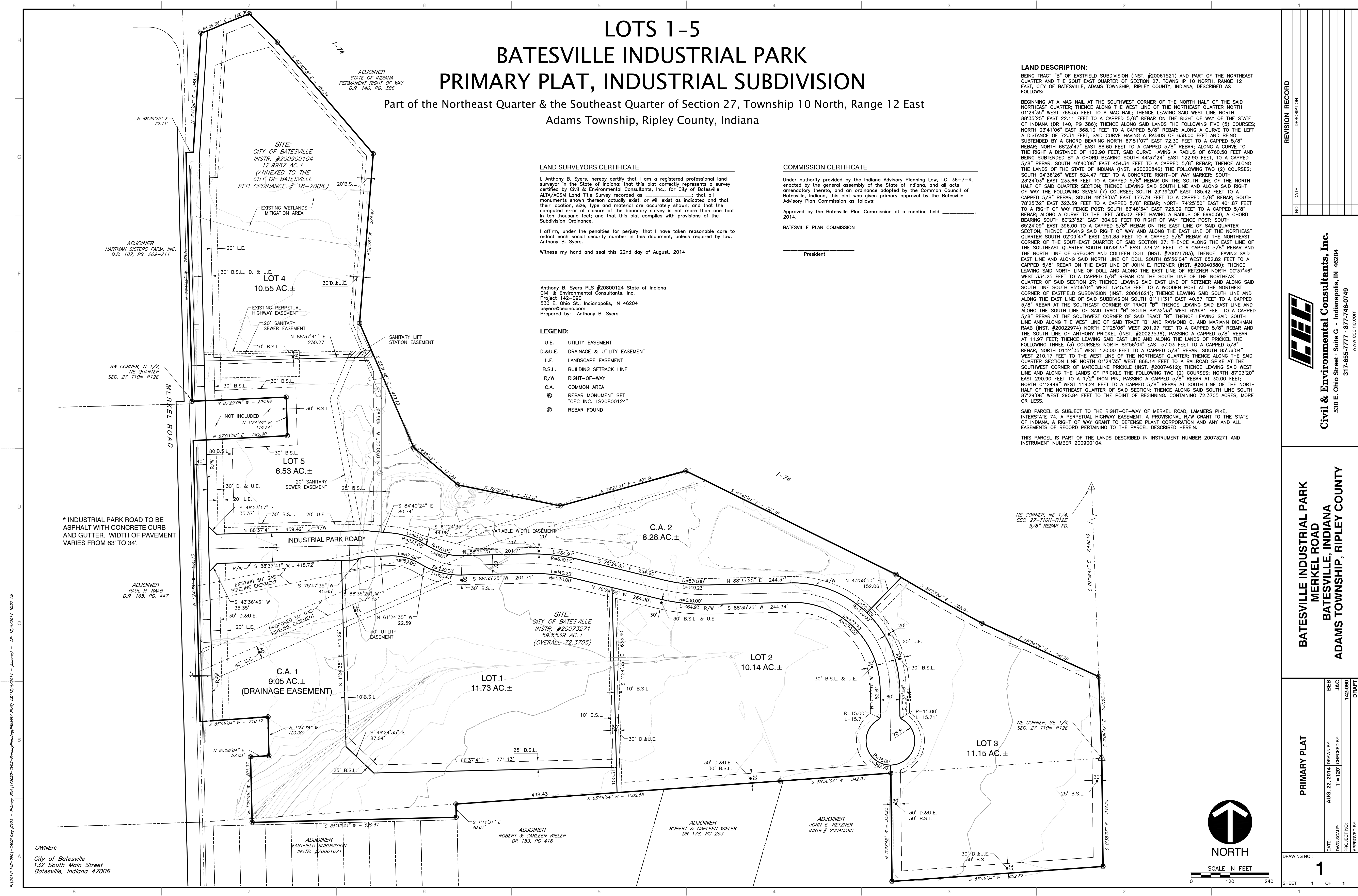
NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinc.com

**BATESVILLE INDUSTRIAL PARK
MERKEL ROAD
BATESVILLE, INDIANA
ADAMS TOWNSHIP, RIPLEY COUNTY**

PRIMARY PLAT	
DATE:	AUG. 22, 2014
DRAWN BY:	JAC
CHECKED BY:	JAC
PROJECT NO.:	142-090
APPROVED BY:	DRAFT

DRAWING NO. **1**
SHEET 1 OF 1



A:12/14/14-0901-0000 (Imp 10/22) - Primary Plat 142-090-Civil & Environmental Consultants, Inc. (P) 142-090-001 (Imp 10/22) - Batesville - LR 12/14/2014 10:37 AM

OWNER:
City of Batesville
132 South Main Street
Batesville, Indiana 47006

ADJOINER
PAUL H. RAAB
D.R. 165, PG. 447

ADJOINER
HARTMAN SISTERS FARM, INC.
D.R. 187, PG. 209-211

SITE:
CITY OF BATESVILLE
INSTR. #200900104
12.9987 AC.±
(ANNEXED TO THE
CITY OF BATESVILLE
PER ORDINANCE # 18-2008.)

SITE:
CITY OF BATESVILLE
INSTR. #20073271
59.5539 AC.±
(OVERALL 72.3705)

ADJOINER
ROBERT & CARLEEN WIELER
DR 153, PG 416

ADJOINER
ROBERT & CARLEEN WIELER
DR 176, PG 253

ADJOINER
JOHN E. RETZNER
INSTR. # 20040360

* INDUSTRIAL PARK ROAD TO BE ASPHALT WITH CONCRETE CURB AND GUTTER. WIDTH OF PAVEMENT VARIES FROM 63' TO 34'.

NOT INCLUDED

SW CORNER, N 1/2, NE QUARTER SEC. 27-T10N-R12E

NE CORNER, NE 1/4, SEC. 27-T10N-R12E, 5/8" REBAR FD.

NE CORNER, SE 1/4, SEC. 27-T10N-R12E