SP N/C
ICR

2009R-007824 5

2009R-007824

PATRICIA A BROOKS
WARRICK COUNTY RECORDER

WARRICK COUNTY COMMISSIONERS ORDINANCE # 2009-06

Plan Commission # PC-R-09-02

AN ORDINANCE TO AMEND THE WARRICK COUNTY, INDIANA COMPREHENSIVE ZONING ORDINANCE BY REZONING CERTAIN REAL ESTATE IN WARRICK COUNTY, INDIANA

BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF WARRICK COUNTY, INDIANA:

Section 1. That the Warrick County, Indiana Comprehensive Zoning Ordinance and the Warrick County Zoning District Maps dated February 1, 2005, and made a part of said Ordinance, be and the same are hereby amended as follows:

That the boundaries of the M-1 Light Industrial, as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

A part of the East Half of the Southeast Quarter of Section 18, Township 4 South, Range 9 West, bound and described as follows, to-wit:

Beginning at the Northeast corner of said East Half of said Southeast Quarter; thence running South four hundred twenty (420) feet; thence running West four hundred forty seven (447) feet and eleven (11) inches; thence running North four hundred twenty (420) feet to the North line of said East Half of said Southeast Quarter; thence running East four hundred forty seven (447) feet and eleven (11) inches to the place of beginning, containing four and thirty two hundredths (4.32) acres, more or less; subject to all utility easements of record. & 20' of entire north side for Nobles Chapel road and 55' off entire east side for North Road.

which real estate is now zoned and classified as part of the M-1 District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real estate shall be and the same is hereby rezoned and reclassified from said M-1 District to said M-3 Solid Waste District.

Section 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 3. This Ordinance shall be in full force and effect from and after its passage by the Board of Commissioners of the County of Warrick, State of Indiana.

Section 4. The subject property herein rezoned shall be used and developed only in accordance with the use and development commitment which is attached hereto and incorporated herein and no improvement location permits shall be issued until the petitioner records said use and development commitment in the office of the Recorder of Warrick County, Indiana.

President

Member

Tim Mosby
Member

BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

RECORDED AS PRESENTED ON
07/30/2009 09:04:51AM
REC FEE: 0.00
PAGES: 5

ATTEST:

Linda D. Burdette 1st Deputy
County Auditor

7-13-2009
Date Approved

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

Frank Schnell
Signature

Frank Schnell
Printed Name

This document prepared by Frank Schnell

√ XREF Decol Book 135 Page 477 Inst. 31889

USE AND DEVELOPMENT COMMITMENT

lessee WHEREAS the Undersigned, Frank Schnell dba FIT Tire Recycling, Petitioner, is the ~~owner~~ of certain real estate situated in the County of Warrick, Indiana, commonly described as 11055 Nobels Chapel Rd, Elberfeld, IN, which real estate is more particularly described as follows, to wit: **A part of the East Half of the Southeast Quarter of Section 18, Township 4 South, Range 9 West, bound and described as follows, to-wit:**

Beginning at the Northeast corner of said East Half of said Southeast Quarter; thence running South four hundred twenty (420) feet; thence running West four hundred forty seven (447) feet and eleven (11) inches; thence running North four hundred twenty (420) feet to the North line of said East Half of said Southeast Quarter; thence running East four hundred forty seven (447) feet and eleven (11) inches to the place of beginning, containing four and thirty two hundredths (4.32) acres, more or less; subject to all utility easements of record. & R-O-W of record

WHEREAS, as the real estate is currently classified as a M-1 Zoning district under the Warrick County Zoning Code and is so indicated on the zoning maps maintained by the staff of the Warrick County Area Plan Commission; and

WHEREAS, Petitioner has requested that the Real Estate be reclassified to zoning district M-3; and

WHEREAS, Petitioner is desirous of accommodating the concerns of the surrounding property owners by making a written commitment concerning the use and development of the Real Estate pursuant to I.C. 36-7-4-613;

NOW, THEREFORE, in consideration of the foregoing, petitioner makes the following use and development commitment:

1. Use of the Real Estate shall be limited to the following uses:

In addition to present M-1 uses: the collection, transportation, processing, recycling, delivery, use, redistribution and storage of substances (tires, waste rubber products, components, products, by-products, admixtures or products containing recycled rubber, associated or ancillary materials); the research & development, manufacture & production, marketing, advertisement, promotion, display, sales and other ancillary or supplementary activities related to the listed uses, substances or the equipment used in or related to these uses or substances, public education regarding recycling, rubber and rubber products.

2. Use of the Real Estate shall be limited to the following development requirements:

The property presently has 2 buildings. In the future if business growth occurs, expansion may include a building 60 feet by 100 feet with two docks 24 feet by 60 feet with driveways as depicted on and described in the development plans.

3. All commitments and undertakings herein expressed shall be binding on the petitioners and the petitioners' heirs, legal representative, successors and assigns, and shall run in the favor of the Area Plan Commission of Warrick County and all the owners of real estate lying within the radius of one (1) mile from the real estate described and shall be enforced by invoking any legal, equitable or special remedy, including specific performance, injunction or equitable relief pursuant to the manner of enforcement as set forth in I.C. 36-7-4-613, 36-7-4-1013, and 36-7-4-1014. If it is necessary to initiate administrative or judicial proceedings to enforce any such commitment or undertaking, the person or entity obtaining enforcement in such proceedings shall also recover its reasonable attorneys' fees and costs of suit from the undersigned.

IN WITNESS WHEREOF, this Use and Development Commitment is hereby made and entered into this 27th day of April, 20 09 by _____ for the purpose set forth herein.

_____
Signature

STATE OF INDIANA)
) SS:
COUNTY OF WARRICK)

Before me, the undersigned, a Notary Public and for said County and State, personally appeared the within named Frank Schnell who acknowledged the execution of the foregoing Use and Development commitment to be his free voluntary act and deed.

WITNESS my hand and Notarial Seal this 27th day of April, 20 09.

NOTARY PUBLIC

_____
Signature

Angela J Martin
Printed Name

ANGELA J. MARTIN
MY COMMISSION EXPIRES
July 10, 2016
NOTARY SEAL
WARRICK COUNTY
NOTARY PUBLIC, STATE OF INDIANA

A resident of Warrick County, Indiana.

My commission expires: July 10, 2016

This instrument prepared by: Frank Schnell
(Name)

P.O. Box 111, Newburgh, IN 47629
(Address)

(812) 549-1630
(phone)

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

FRANK Schnell

USE AND DEVELOPMENT COMMITMENT

WHEREAS the Undersigned, J.H. Service Company,Inc. Petitioner, is the owner of certain real estate situated in the County of Warrick, Indiana, commonly described as 11055 Nobels Chapel Rd, Elberfeld, IN, which real estate is more particularly described as follows, to wit: **A part of the East Half of the Southeast Quarter of Section 18, Township 4 South, Range 9 West, bound and described as follows, to-wit:**

Beginning at the Northeast corner of said East Half of said Southeast Quarter; thence running South four hundred twenty (420) feet; thence running West four hundred forty seven (447) feet and eleven (11) inches; thence running North four hundred twenty (420) feet to the North line of said East Half of said Southeast Quarter; thence running East four hundred forty seven (447) feet and eleven (11) inches to the place of beginning, containing four and thirty two hundredths (4.32) acres, more or less; subject to all utility easements of record. & R-ow of record

WHEREAS, as the real estate is currently classified as a M-1 Zoning district under the Warrick County Zoning Code and is so indicated on the zoning maps maintained by the staff of the Warrick County Area Plan Commission; and

WHEREAS, Petitioner has requested that the Real Estate be reclassified to zoning district M-3; and

WHEREAS, Petitioner is desirous of accommodating the concerns of the surrounding property owners by making a written commitment concerning the use and development of the Real Estate pursuant to I.C. 36-7-4-613;

NOW, THEREFORE, in consideration of the foregoing, petitioner makes the following use and development commitment:

1. Use of the Real Estate shall be limited to the following uses:

In addition to present M-1 uses: the collection, transportation, processing, recycling, delivery, use, redistribution and storage of substances (tires, waste rubber products, components, products, by-products, admixtures or products containing recycled rubber, associated or ancillary materials); the research & development, manufacture & production, marketing, advertisement, promotion, display, sales and other ancillary or supplementary activities related to the listed uses, substances or the equipment used in or related to these uses or substances, public education regarding recycling, rubber and rubber products.

2. Use of the Real Estate shall be limited to the following development requirements:

The property presently has 2 buildings. In the future if business growth occurs, expansion may include a building 60 feet by 100 feet with two docks 24 feet by 60 feet with driveways as depicted on and described in the development plans.

3. All commitments and undertakings herein expressed shall be binding on the petitioners and the petitioners' heirs, legal representative, successors and assigns, and shall run in the favor of the Area Plan Commission of Warrick County and all the owners of real estate lying within the radius of one (1) mile from the real estate described and shall be enforced by invoking any legal, equitable or special remedy, including specific performance, injunction or equitable relief pursuant to the manner of enforcement as set forth in I.C. 36-7-4-613, 36-7-4-1013, and 36-7-4-1014. If it is necessary to initiate administrative or judicial proceedings to enforce any such commitment or undertaking, the person or entity obtaining enforcement in such proceedings shall also recover its reasonable attorneys' fees and costs of suit from the undersigned.

IN WITNESS WHEREOF, this Use and Development Commitment is hereby made and entered into this 24 day of April, 2009 by Ronald. A Witt SR. for the purpose set forth herein.

J A Senior Co.
Signature R. Cottrell / Pres.

STATE OF ~~INDIANA~~ OHIO)
) SS:
COUNTY OF ~~WARRICK~~ BELMONT)

Before me, the undersigned, a Notary Public and for said County and State, personally appeared the within named Ronald. A. Witt SR. who acknowledged the execution of the foregoing Use and Development commitment to be his free voluntary act and deed.

WITNESS my hand and Notarial Seal this 24 day of April, 2009.

NOTARY PUBLIC

Shawn G Yopa
Signature

SHAWN G. YOPA
Printed Name

NOTARIAL SEAL
STATE OF OHIO

SHAWN G. YOPA
Notary Public, State of Ohio
My Commission Expires
12/18/2013

A resident of Belmont County, ~~Indiana~~ OHIO

My commission expires: 12-18-13.

This instrument prepared by: Frank Schnell
(Name)

P.O. Box 111, Newburgh, IN 47629
(Address)

(812) 549-1630
(phone)

Receipt No. 16191

PETITION

FOR CHANGE OF THE ZONING ORDINANCE MAPS

PC- R- 09-02

Petitioner: Frank Schnell dba FIT Tire Recycling Address: P.O.Box 111
Newburgh, IN 47629

Owner of Record: J.H. Service Co.,Inc. Address: 67416 Nature's Way
By R.C. Litt, Sr / President St. Clairesville,OH 43950

Lessee: Frank Schnell Address: P.O.Box 111
Newburgh, IN 47629

1. Petition is hereby made for the change of "Zoning Maps" of the City or Town of _____ ( ). County of Warrick (X), (Check One), State of Indiana, under the authority vested in the Warrick County Area Plan Commission by Chapter 138, Article V, Section 51 and of the 1957 Act of the General Assembly, as amended, State of Indiana.

2. Premises affected are situated on the S side of Nobles Chapel Road, a distance of 0 feet W (S. W. N. E.) of the corner formed by the intersection formed by Nobles Chapel and North.

Subdivision or Legal Description:

18-4-9 Greer

11055 Nobles Chapel Road

FILED
APR 29 2009
WARRICK COUNTY
AREA PLAN COMMISSION

3. Located in Zone District Designated as: (Circle one or show one.)

City or Town: F.P., CON., A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-O, C-1, C-2, C-3, C-4, W-R, M-1, M-2, PUD.

County: F.P., CON., A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-2A, R-2B, R-3, R-O, R-MH, C-1, C-2 C-3, C-4, W-R, W-1, M-1, M-2, M-3, PUD.

4. Requested change to: (Circle one or Show one.)

City or Town: F.P., CON, A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-O, C-1, C-2, C-3, C-4, W-R, M-1, M-2, PUD.

County: F.P., CON., A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-2A, R-2B, R-3, R-O, R-MH, C-1, C-2, C-3, C-4, W-R, W-1 M-1, M-2, M-3, PUD.

5. Existing Land Use: Vacant
(a.) Conforming: _____
(b.) Pre-Existing ~ Non-Conforming: _____
(c.) Conditional Use: _____

6. Proposed Land Use: Tire and rubber recycling as described in Use and Development Commitment

Certificate: - Owner hereby certifies that he/she owns 50% or more of the land above described.

Date: 4/24/09

Petitioner: _____

Owner: JH SERVICE Co.
Represented By: Frank Schnell
Phone: (812) 549-1630

R. C. Litt, Sr
President

16191

*** NOTICE OF PUBLIC HEARING ***

Date: _____

PC-R- 09-02

Applicant: FIT Tire Recycling
By Frank Schnell
Address: PO Box 111
Newburgh, IN 47629

Owner of Record: J.H.Service Co.,Inc.
Ron Witt, President
Address 67416 Nature'sWay
St. Clairesville,OH 43950

Re: Petition for: Rezone 4.32 acres from M-1 ~~General~~ Light Industrial to M-3 Solid Waste Disposal Facility with a Development Plan and Use and Development Commitment. Complete legal on file.

Dear: _____;

This letter will serve notice to you of scheduled hearing/s of a petition for Rezoning which has been filed with the Warrick County Area Plan Commission.

PREMISES AFFECTED: Property located on the S side of Nobles Chapel Road Approximately 0 feet – miles W of the intersection formed by Nobles Chapel Road and North Road. _____Twp. Lot No. _____ In _____ Subdivision (if applicable).

AREA PLAN COMMISSION hearing to be held in the Commissioners Meeting Room, Third Floor, Courthouse, Boonville, Indiana. Hearing to be held at 6:00 P.M. on ~~Wednesday~~ Monday, June 8, 2009.

Sincerely,

Frank Schnell

Applicant and/or Owner

FILED
APR 29 2009
WARRICK COUNTY
AREA PLAN COMMISSION

Development Plans Related to the Rezoning of 11055 Nobles Chapel Road

(a) Utilities

All necessary utilities and related are presently available at this site.

Water is supplied by the Town of Elberfeld. Water is not a primary requirement for our operations and this source meets our planned needs.

There is an existing on-site septic system and is sufficient for our needs. The use of the system is needed only for bathrooms (2), sink and shower drainage. None of our equipment or operations requires the use of such septic drainage.

The property is located at southwest corner of the junction of Nobles Chapel and North Roads. There is a drainage ditch on both of these roads. No standing water or evidence of erosion exists anywhere on the property even with recent heavy spring rains, indicating that drainage from rain and other precipitation appears to meet or exceed the needs. These drainage ditches along the road are maintained by the county.

Electric utilities are supplied by Duke Energy. There is an existing dedicated 3-phase drop to a pole on the property to south side of the building, with step-down transformers located on the pole. Three-phase power (240 V) currently exists in the building and can be upgraded as needed (e.g. to 480) by switching out the transformers. Service to this pole is accomplished on the subject property and Duke trucks servicing the pole or transformers would be off of public roads, except for the period of time needed to interrupt or re-connect electrical flow to the pole.

Natural gas is supplied to the site by Vectren . Utilization of such natural gas is expected to be limited to heating applications and therefore is at least adequate for our needs.

(b) Traffic

The site was chosen after consideration of multiple locations. One of the major determining factors was road capacity and utilization. The subject property is well situated and exceeds our traffic flow demands. Further, the site was selected because of relatively low impact on traffic and minimization/obviation of traffic in residential areas.

Traffic flow is indicated on the satellite image maps (3) provided. The subject property is indicated via a purple arrow and purple highlighting of the perimeter on the Map 1. The property on Map 2 is indicated via a large white arrow. Traffic flow is indicated via white arrows (Maps 1 and 2) and black arrows (Map 3).

Routine delivery, shipping and trade-related vehicles will access property normally from Interstates 64, 164 and Highway 57 (and any other roads developed in the future, e.g. proposed Interstate 69) onto Nobles Chapel Road to the property at the junction of

Nobles Chapel and North Road. The entry to property is via an asphalt driveway located south of the junction of Nobles Chapel and North Roads. The cloverleaf and interchanges for these major routes is located West on Nobles Chapel Road approximately 1.2 miles from this junction.

The junction of Highway 57 and Nobles Chapel Road is presently developed to allow such delivery vehicles, as tractor-trailers, other commercial vehicles, and the general public presently utilize the junction for access to a fuel station/convenience store at the junction. Entry and egress onto and of Nobles Chapel Road can safely and efficiently occur.

Nobles Chapel is a boundary road for the Warrick North Industrial Park (located North of Nobles Chapel and indicated on the Map 2. A map plan obtained from the Warrick County Economic Development Department is attached as Map 4 for reference.).

Anticipated traffic flow patterns for trade-related vehicles are indicated on both maps.

Transport (delivery and shipping) vehicles for materials like tires, finished products, supplies, and the like will not routinely travel through the town of Elberfeld, unless such is supplied from a business in or near Elberfeld. Such traffic flow is much easier accomplished via the Nobles Chapel Road route. Example exceptions would be for collection of tires in Elberfeld, temporary detours due to road construction, and the like.

Local traffic would be limited to normal business demands, such as commuting workers, workers patronizing Elberfeld businesses for lunch, postal deliveries, third party delivery services (e.g. FedEx, UPS, DHL, etc.). It would reasonably be assumed that such traffic would not create additional stress on the local roads.

(c) Buildings
A depiction of the site with buildings is attached and also can be seen on Map 3.

The buildings and property have vacant and unutilized for several years. The property grounds had not been maintained and debris accumulated by previous occupants was degrading and is visible on satellite images (Please see Map 3). We have made substantial progress in cleaning up and clearing the property from these. The interior of the buildings were also cleaned. Additional maintenance of the building, e.g. painting the exterior, will be conducted after re-zoning is approved. We have spoken with a number of neighbors who have expressed gratitude for the work we have done to improve the appearance of the site thus far.

The property presently has 2 buildings and the property drawing depicts a maximum footprint of a future building and roadway. The major building is comprised of concrete block with a metal trusses/beams supported by metal poles and metal roof that is 50 feet by 100 feet, with an attached office area 24 feet by 60 feet. The interior ceiling height of the main building is approximately 12 feet and the office area approximately 8 feet. The second building is an all-metal, free span building 24.5feet by 40 feet. All buildings have

a concrete floor. There are two concrete docks located on the west and east sides of the main building, with the west dock also serving as the major entryway of the second building. The major building has 4 roll-up garage-type doors, two man doors located on the docks, and three entry doors connecting to the office.

The driveways, parking areas and entrance to the property are already exist, as does a perimeter fence that is around the entire property and consists of chain-link and barbed wire on the top. A double-swing gate is located at the entry to the site.

The office building presently has a sign that states the name of the former occupant and signs on the perimeter fence. Signs necessary to fulfill required needs such as regulatory requirements (e.g. from the Indiana Department of Environmental Management), insurance (e.g., no trespassing), or directional in nature (e.g., to instruct delivery vehicles) may be placed on the fence. We do not plan to have any free-standing signs outside the fence perimeter. Indicators or signs from third parties (e.g., utility companies subject to easements) may exist or be placed. The sign on the building of the previous occupant will be removed and replaced. The buildings may be marked with signs for example with directional, building identification, company identification, safety-related or government-mandated signs.

(d) Erosion and sediment control
There presently is no evidence of erosion or sediment issues. The ground is naturally stabilized by ground cover (mixed grass and weeds) and trees. The topography of the property is such that the higher elevation is essentially located along the southern property border with the greatest number of trees located there. The plot general tapers to the north where the parking lots and driveways are before terminating into the draining ditches along the northern and eastern boundary roads, namely Nobles Chapel and North Roads, respectively. Should there be situations that may arise to cause ground disturbance, effective means of erosion control (such as silt fences or straw as temporary measures until normal vegetation (grass or other) cover is established) will be used in compliance with all governmental rules and regulations. There are no streams or ditches on the subject property indicated on the Warrick GIS map (see Map 3).

(e) Storm water management
The site is presently in existence and does not appear to have any issues with storm water management. As noted in Section (a) and (d) above, there is no standing water after the recent heavy storms and there is no evidence of erosion on the property.

(f) Outdoor illumination currently exists via security pole lights on multiple locations and service attached to the building; exterior lights would be added or replaced only if needed for normal standard of practice for security and safety, e.g. lights on docks or parking lots. Existing lights are directed in the general direction of the buildings and therefore essentially shining away from the adjacent properties. The distance and natural vegetation (e.g., trees) between the buildings and other properties and roadways would further minimize the presence and the effects of the lights.

34884 **Warranty Deed**

This Indenture Witnesseth, That Helen Stewart and Walter H. Stewart, Sr., her husband and Florence Silke, widow and unremarried,

of Warrick County, in the State of Indiana,

CONVEY AND WARRANT to J. H. Service Company, Inc.

of Warrick County, in the State of Indiana,

for the sum of One and 00/100 ---------- Dollars, or other good and valuable consideration, the following described **Real Estate**, in Warrick County, in the state of Indiana, to-wit:

A part of the East Half of the Southeast Quarter of Section 18, Township 4 South, Range 9 West, bound and described as follows, to-wit:

Beginning at the Northeast corner of said East Half of said Southeast Quarter; thence running South four hundred twenty (420) feet; thence running West four hundred forty seven (447) feet and eleven (11) inches; thence running North four hundred twenty (420) feet to the North line of said East Half of said Southeast Quarter; thence running East four hundred forty seven (447) feet and eleven (11) inches to the place of beginning, containing four and thirty two hundredths (4.32) acres, more or less; subject to all utility easements of record.

The Grantees by the acceptance of this deed agree to assume and pay the taxes that are due and payable in November, 1967.

DULY ENTERED FOR TAXATION

JUN 10 1966

Harl M Scales

Auditor, Warrick County

.10 trans fee 1.

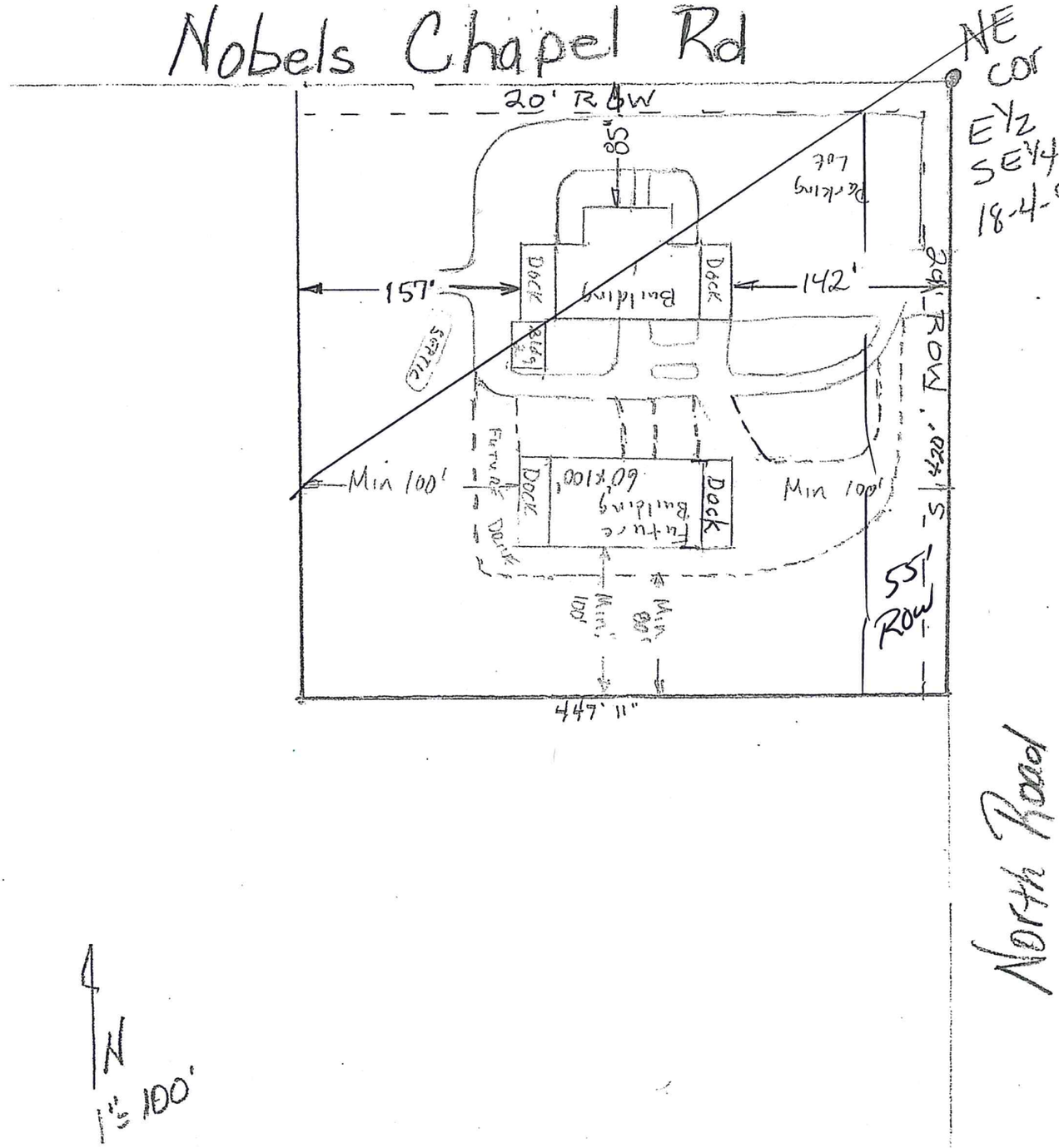
RECORDED

JUN 10 8 07 AM '66

KENNETH SCOTT
RECORDER OF
WARRICK COUNTY, IND.

IN WITNESS, WHEREOF The said Helen Stewart and Walter H. Stewart, Sr., her husband, and Florence Silke, widow and unremarried,

Nobels Chapel Rd



N
1" = 100'

ADJACENT PROPERTY OWNERS

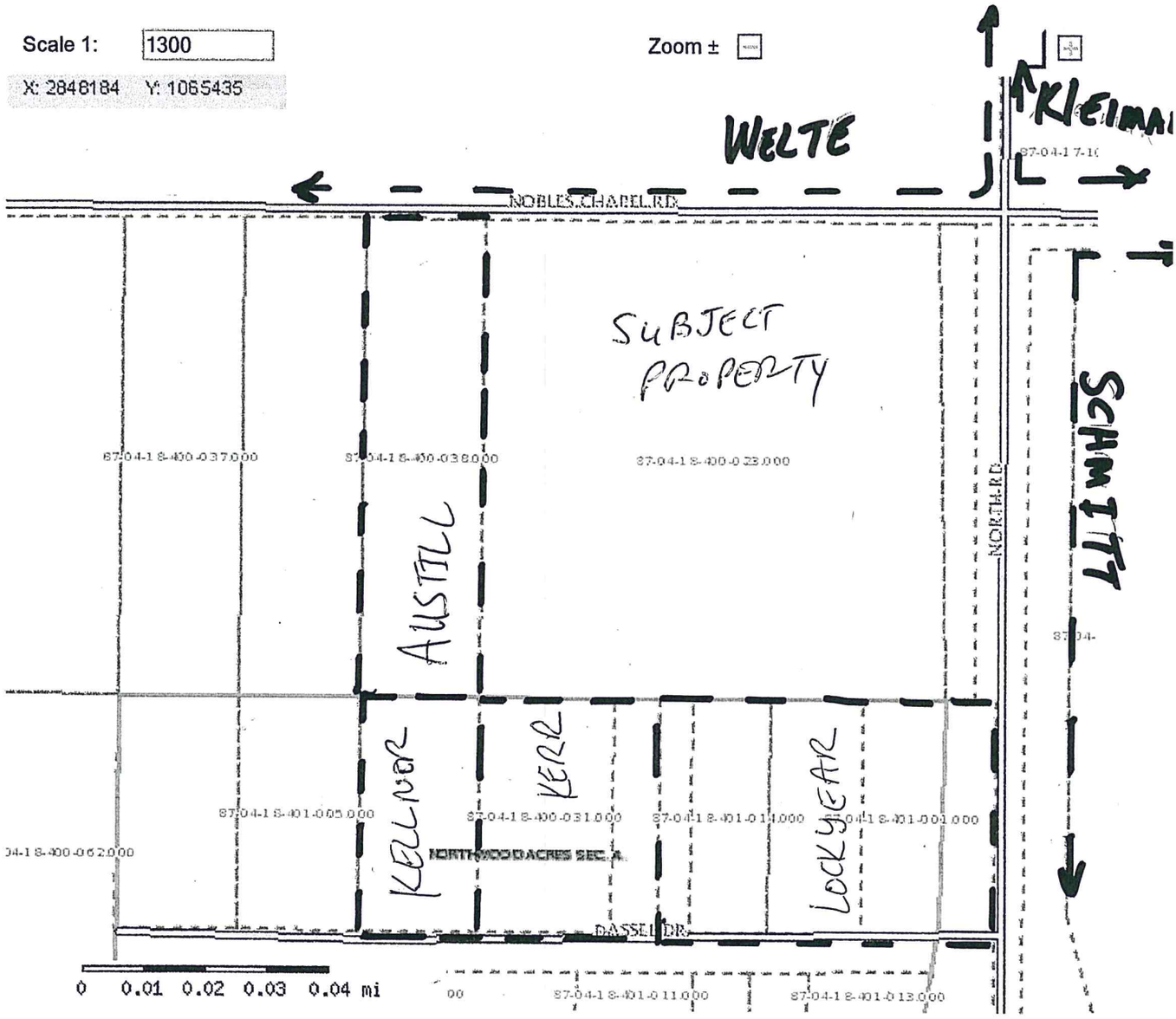
Warrick County, Indiana GIS Web Map

Search for

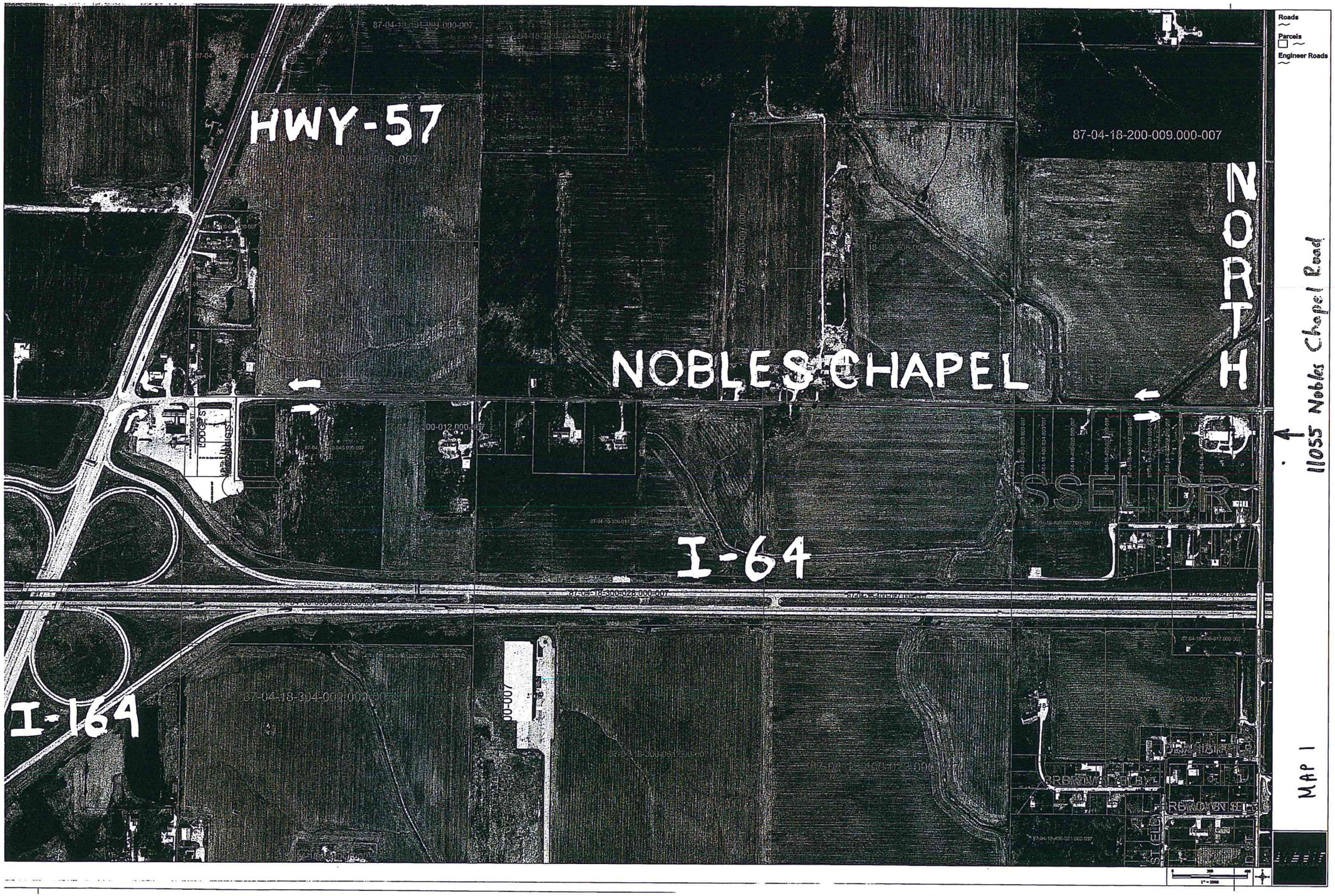
Scale 1: 1300

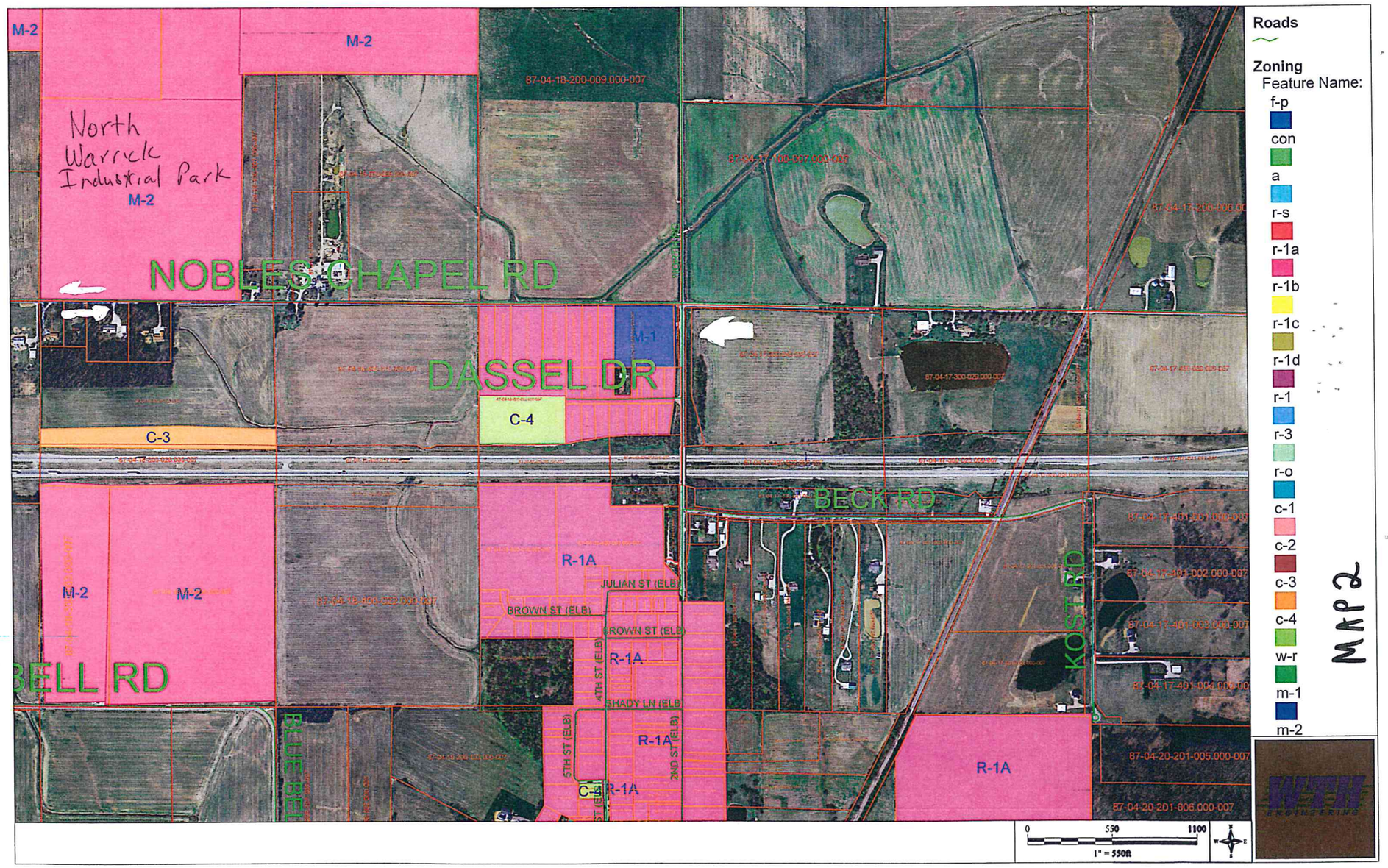
Zoom ±

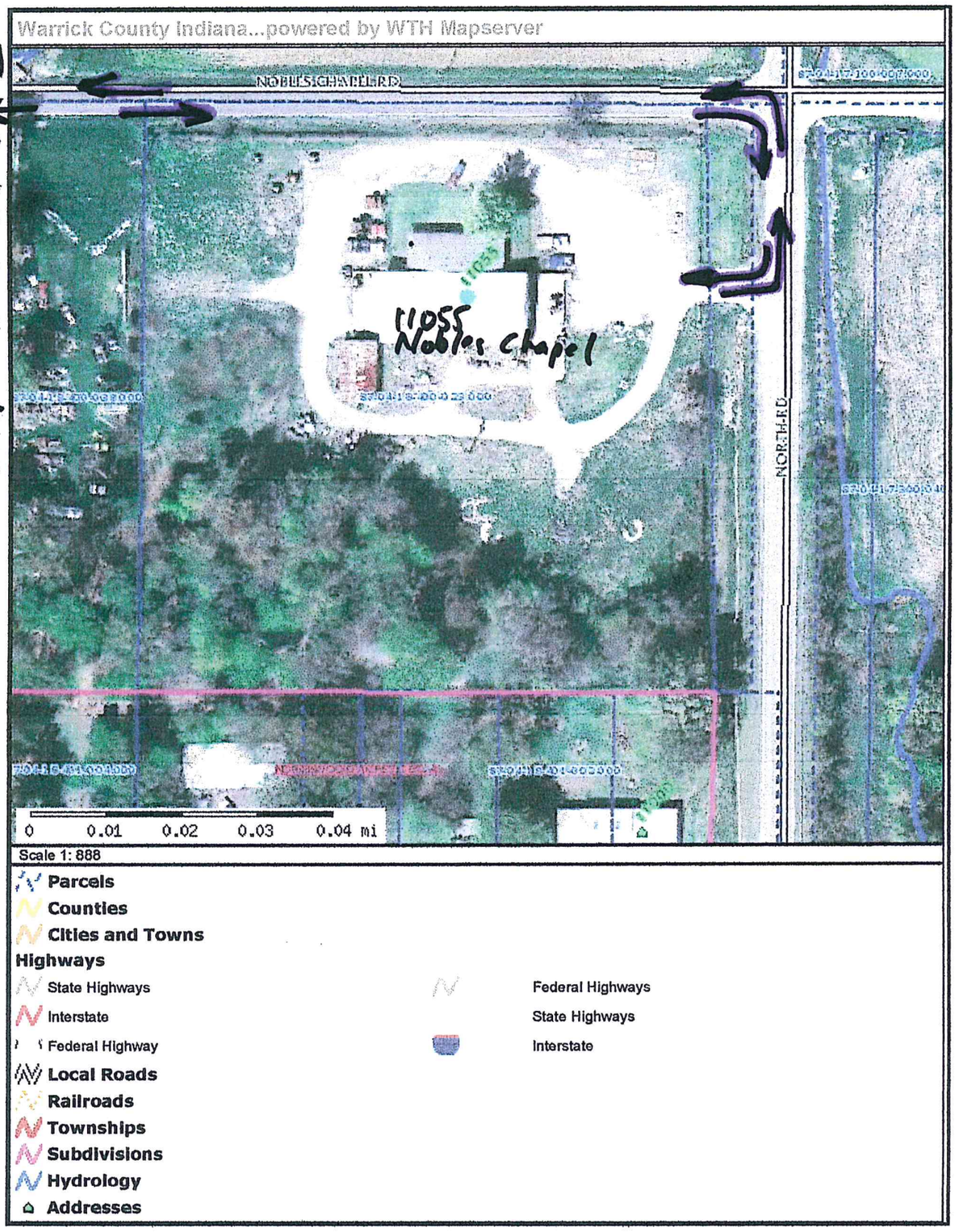
X: 2848184 Y: 1065435



— — — Property lines by owner (Lockyear and Kerr have 2+ parcels abutting)

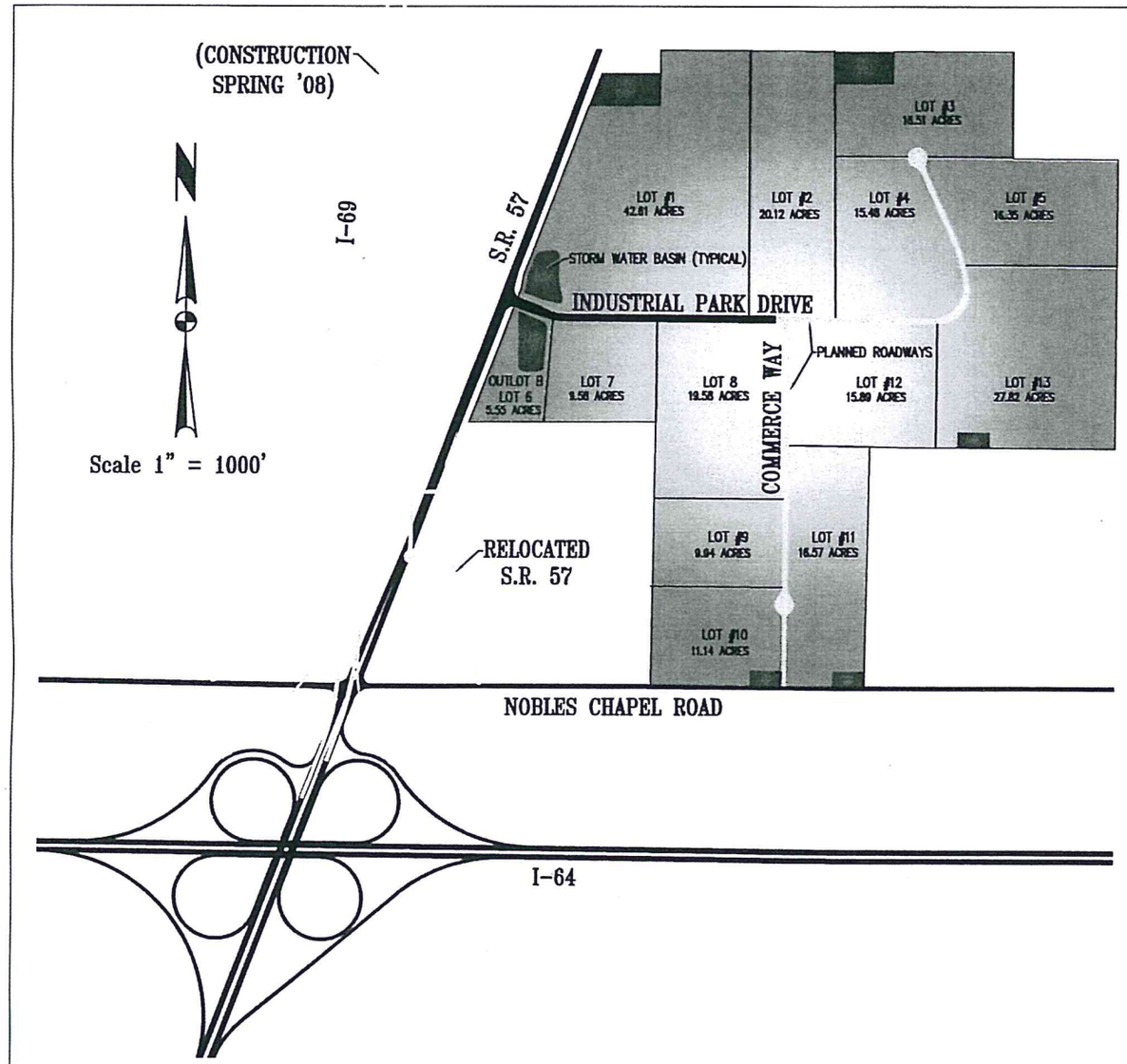

HWY-57
NOBLES CHAPEL
NORTH
I-64
I-164
87-04-18-200-009.000-007
Roads
Parcels
Engineer Roads
11055 Nobles Chapel Road
MAP 1


North Warrick Industrial Park
M-2
M-2
M-2
NOBLESCHAPEL RD
DASSEL DR
M-1
C-4
C-3
BECK RD
KOSTER RD
BELL RD
BLUE BELL
M-2
M-2
R-1A
JULIAN ST (ELB)
BROWN ST (ELB)
BROWN ST (ELB)
R-1A
4TH ST (ELB)
SHADY LN (ELB)
R-1A
5TH ST (ELB)
2ND ST (ELB)
C-4
R-1A
R-1A
87-04-18-200-009.000-007
87-04-20-201-005.000-007
87-04-20-201-006.000-007
0
550
1100
1" = 550ft
Roads
Zoning
Feature Name:
f-p
con
a
r-s
r-1a
r-1b
r-1c
r-1d
r-1
r-3
r-o
c-1
c-2
c-3
c-4
w-r
m-1
m-2
MAP 2



TO I-64, I-164, HWY 57

Map 3:
Flow into and out of site



North Warrick Industrial Park

- 236 TOTAL ACRES
- 13 PLANNED LOTS (CAN BE COMBINED TO MEET MANY NEEDS) (OUTLOT B-LOT 6 IS A COMMUNITY/COMMON LOT)
- 2 PAD-READY PLATTED LOTS (7 AND 8)
- IDEAL LOCATION AT INTERSECTION OF I-64 AND PLANNED I-69
- 10 MILES TO EVANSVILLE REGIONAL AIRPORT
- ELECTRIC PROVIDER: DUKE ENERGY
- GAS PROVIDER: VECTREN ENERGY DELIVERY
- 12" AND 16" WATER LINES
- 8", 10" AND 12" SANITARY SEWER MAINS AND 6" LATERALS TO EACH LOT
- PROTECTIVE COVENANTS AVAILABLE UPON REQUEST
- BUSINESS INCENTIVES AVAILABLE

OWNED AND OPERATED BY:
WARRICK COUNTY REDEVELOPMENT COMMISSION

FOR MORE INFORMATION, PLEASE CONTACT:
WARRICK COUNTY ECONOMIC DEVELOPMENT DEPARTMENT
PO BOX 875
NEWBURGH IN 47629-0875
PH 812-858-3555 FAX 812-858-3558
www.warrick-edd.org

MAP 4