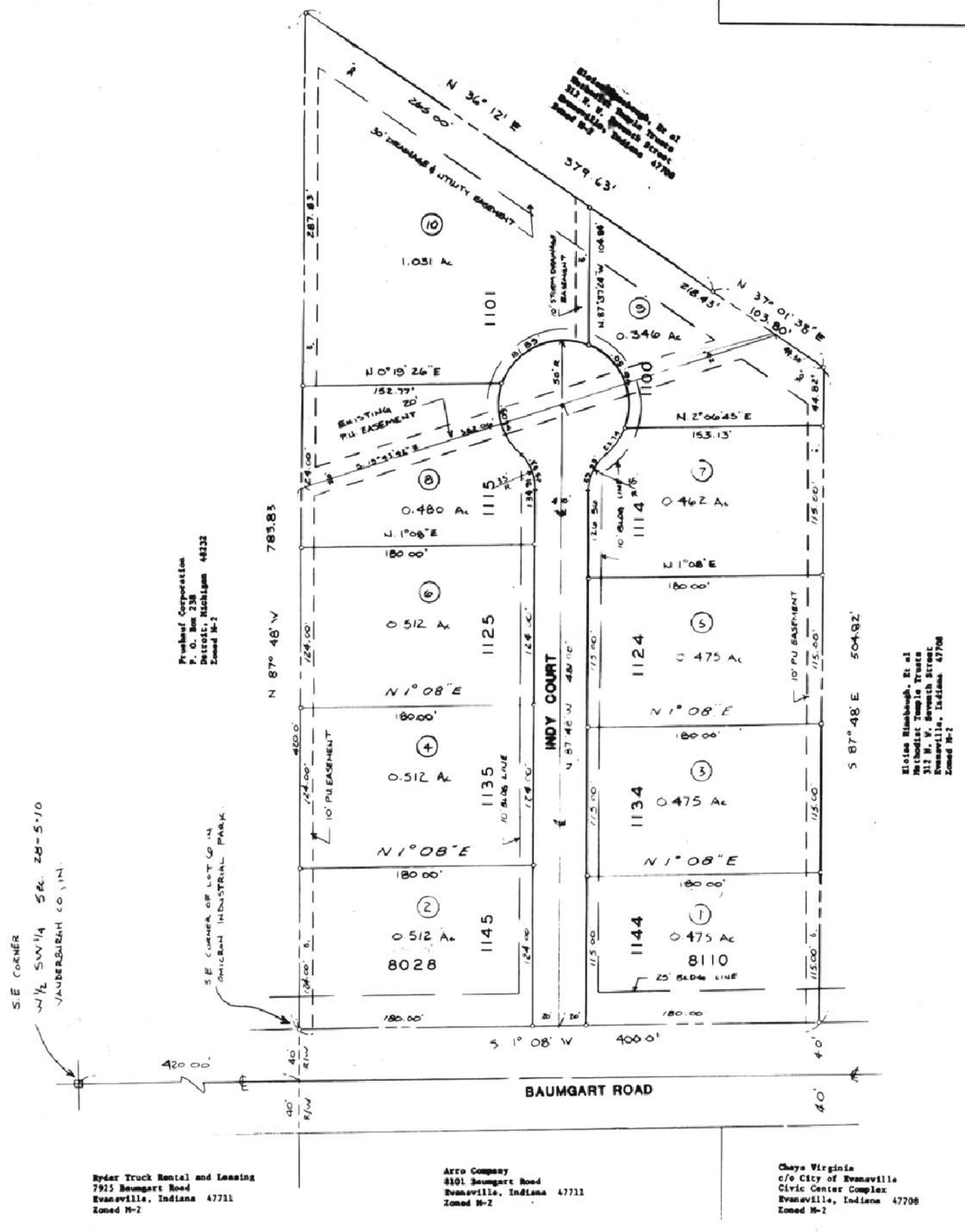
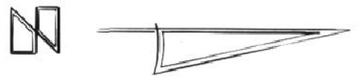
84-13521

41 NORTH BUSINESS PARK SUBDIVISION

(A REPLAT OF LOT 5,6 AND PART OF LOT 13 IN OMICRON INDUSTRIAL PARK)

SECONDARY PLAT

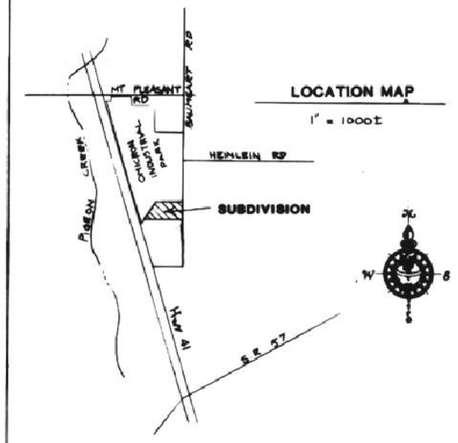




SCALE: 1" = 50'

0 10 25 50 100 IN FT

DATE June 7th, 1984



RECEIVED FOR RECORD
at 11:32 A.M.
July 6, 1984
Recorded in Bk. M Recorded No.
Page 73
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY

LEGAL DESCRIPTION

Lot 5, 6 and Part of Lot 13 in the OMICRON INDUSTRIAL PARK, as per plat thereof, recorded in Plat Book L, page 50, in the office of the Recorder of Vanderburgh County, Indiana described as follows:

Beginning at the Southeast corner of said Lot 6; thence along the South line of said Lot 6 and the South line of said Lot 13

1st: North 87° 48' West 783.83 feet; thence along the centerline of a drainage ditch

2nd: North 36° 13' East 379.63 feet; thence

3rd: North 37° 01' 38" East 39.56 feet to the most Westerly corner of said Lot 5; thence along the Northwesterly line of said Lot 5

4th: North 37° 01' 38" East 44.38 feet to the Northwest corner of said Lots; thence along the North line of said Lot 5

5th: North 87° 48' West 504.82 feet; thence along the East line of said Lots 5 and 6

6th: South 1° 08' West 400.00 feet to the point of beginning, containing 3.98 acres, more or less.

General Notes:
1. Owner: Eloise Himebaugh, Et al, Methodist Temple Trusts
2. Purchaser and Subdivider: Jeff Kempf
3. Utilities: All ucilities are available at site.
4. Soil Classifications:
   Ba - Bartle silt loam.
   Bd - Birds silt loam.
5. Erosions Control: All disturbed areas to be mulch seeded; slopes exceeding 10% shall be sodded. Straw bales or erosion blankets to be installed to prevent erosion. All work to be completed with 45 days.
6. Zoning: M-2
7. Flood Plain Data: All of the property is located inside the 100-year flood zone according to FIRM Panel 25 of 100, dated March 19, 1982 for Vanderburgh County. (See map.)
8. Storm Drainage Structures: All culverts shall be designed to discharge the runoff from a 25-year storm. The sizes of the culvert are to be submitted to and approved by the County Surveyor prior to construction.

NO BUILDINGS, STRUCTURES, FENCES, SHRUBS, OR TREES SHALL BE PLACED WITHIN THE NATURAL DRAINAGE EASEMENTS ON THE PLAT.

3323

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their title subject to the right of the public utilities.

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 Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, expressed to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 2nd day of July, 1984.

My Commission expires 2-13-88 Notary Public
A Resident of Vanderburgh County

SEAL INDIANA

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138-Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana. The plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on May 2, 1984

President
Secretary Barbara B. Cunningham

Plat Release-County Auditors Certificate Received. Date July 6, 1984

SURVEYOR'S CERTIFICATE

I, Ralph A. Easley, Jr., hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on ; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL
Ralph A. Easley, Jr.
Indiana Reg. No. S 0006

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