G.G.W. SUBDIVISION

84-22969

W. C. Bussing, Jr. and
Jack Cunningham
Willow Inv. Inc.
3 South Brentwood Avenue
Evansville, Indiana 47715
Zoned C-4

Willow Investments, Inc.
3 S. Brentwood Avenue
Evansville, Indiana 47715
Zoned C-4

LOT 7
(OAK HILL ROAD)
PLAT BK L PG. 17

LOT 6

POINT OF BEGINNING SE COR LOT 7

FND I.P.

N00°01'30"W - 160.05'

SET ½" I.R.

55'±

OVERALL - 456.40'

200' (TO ℄ EASEMENT)

261.18'

SET ½" I.R.

30' C.R.

55.17'

N39°56'E - 21.23'

LOT 1-A

POLE BARN BUILDING

52.3'

70.2'

10' SANITARY SEWER EASEMENT

10'

0.51 ACRE

LOT 2

0.54 ACRE
ZONED C-4

1501

40.14'

5.4'

5.9'

VIRGINIA ST. (OAK HILL ROAD)

City of Evansville
(Oak Hill Cemetery)
Civic Center Complex
Evansville, Indiana 47708
Zoned R-2

Mr. Larry R. Waterman
3501 E. Virginia Street
Evansville, Indiana 47711
Zoned M-2

93.33'

N61°58'30"E - 198.87'

1507

SET ½" I.R.

252.30'

20' DRIVEWAY AND UNDERGROUND PUBLIC UTILITY EASEMENT (FOR LOT 2)

10'

10'

SET ½" I.R.

180.09'

1511

25' BUILDING LINE

126.05'

N39°56'E - 201.71'

30' C.R.

Southern Railroad
Henderson County
Clover Center Complex
Evansville, Indiana 47708

RAILROAD

(MAIN LINE)

FND I.P.

350.49'

S39°00'W - 225.63' (MEAS.)

112.84'

N.E. 64'

G.A.T. Inc.
1511 E. Virginia Street
Evansville, Indiana 47711
Zoned M-2

0.55 ACRES

LOT 1-B

100.0'

50.0'

POLE BARN BUILDING

299.90'

S58°01'30"E - 110.51'

SET ½" I.R.

OVERALL - 454.87'

44.46'

SET ½" I.R.

N47°13'30"E

382.5'

382.5'

Yvonne Kifer, Vivien D. Addington and
Nelmis L. Baker
2641 Oak Hill Road
Evansville, Indiana 47711
Zoned M-2

SCALE 1" = 20'
DATE OCTOBER 10, 1984
R - RECORDED
M - MEASURED

℄ CURVE DATA
Δ = 16°21'30"
D = 8°03'41.59"
T = 101.96
L = 202.54
R = 709.39

LOCATION MAP
1" = 1225'

SOIL MAP
Rs
Wb
Gn

RECEIVED FOR RECORD
at 11:55 A.M.
Nov. 15, 1984
Recorded in BK M Recorded No.
Page 96
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Southeast Quarter of Section 21, Township 6 South, Range 10 West, lying in the City of Evansville, Vanderburgh County, Indiana described as follows:

Beginning at the Southeasterly corner of Lot 7 in Oak Hill and Willow Road Subdivision, a subdivision in the City of Evansville, Vanderburgh County, as per plat thereof, recorded in Plat Book L, page 17, in the office of the County Recorder in Vanderburgh County, Indiana; thence along the East line of said Lot 7 and of Lot 6 in said Subdivision

1st: North 00°01'30" West 456.40 feet to a point in the centerline of Oak Hill Road; thence along said centerline of Oak Hill Road

2nd: North 58° 33' East 21.79 feet to a point; thence

3rd: Northeasterly 201.71 feet, through an angle of 16° 21' 30" along a tangent curve concave to the Northwest having a radius of 709.39 to a point; thence

4th: North 42° 11' 30" East 1.28 feet; thence parallel with said East line of Lots 6 and 7.

5th: South 00° 01' 30" East 454.87 feet to a point in the North right-of-way line of the Southern Railroad; thence along said right-of-way line

6th: South 50° 49' West 226.21 feet to the true point of beginning, containing 1.60 acres, more or less.

SUBJECT TO a 30 foot road right-of-way Southeasterly of and adjacent to the above described 2nd and 3rd Courses.

6581

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 titles subject to the right of the public utilities.

Frank F. Andrecht — Larry Waterman

G.A.T. Inc.
By Frank Andrecht, President

Larry Waterman

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 October 16, 1984.

Plat Release-County Auditors Certificate Received.

PRESIDENT Virgil Miller

SECRETARY Barbara L. Cunningham

DATE November 15, 1984

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, expressa to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 24th day of October, 1984.

My Commission expires 7/12/86 — Notary Public
A Resident of Vanderburgh County

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 OCTOBER 10, 1984; 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

General Notes

1. Owner/Developer: G.A.T. Inc., and Larry Waterman
2. Utilities: All utilities are available at the site.
3. Erosion 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 within 45 days.
4. Zoning: Parcel and surrounding properties are zoned M-2, C-4 and M-2. (See plat.)
5. Flood Plain Data: Property is not in the 100 year flood plain according to FIRM Panel 4 of 8, City of Evansville, dated October 15, 1981.
6. Soil Classifications:
   Gn - Ginat silt loam
   Rs - Ronneville silt loam
   Wb - Weinbach silt loam

M-96

CONTAINS 1.60 ACRES

AE ANDY EASLEY ENGINEERING
CIVIL ENGINEERING — LAND SURVEYING
1133 W. MILL ROAD — EVANSVILLE, INDIANA 47710

PLAT OF
G.G.W. SUBDIVISION
PART OF NW 1/4, SE 1/4 SEC. 21-6-10
OAK HILL ROAD EVANSVILLE INDIANA

NO.	DATE	BY	REVISIONS
6			
5			
4			
3			
2	11/19/84	JAH	
1	[illegible]		

APPROVED BY: Ralph A. Easley
DATE 10/10/84
DRAWN BY: JDW
CHECKED BY: RAE
SCALE: 1" = 20'
JOB NO.: 446
SHEET 1 OF 1

Applying to Lot 2
ower 3 card 02446