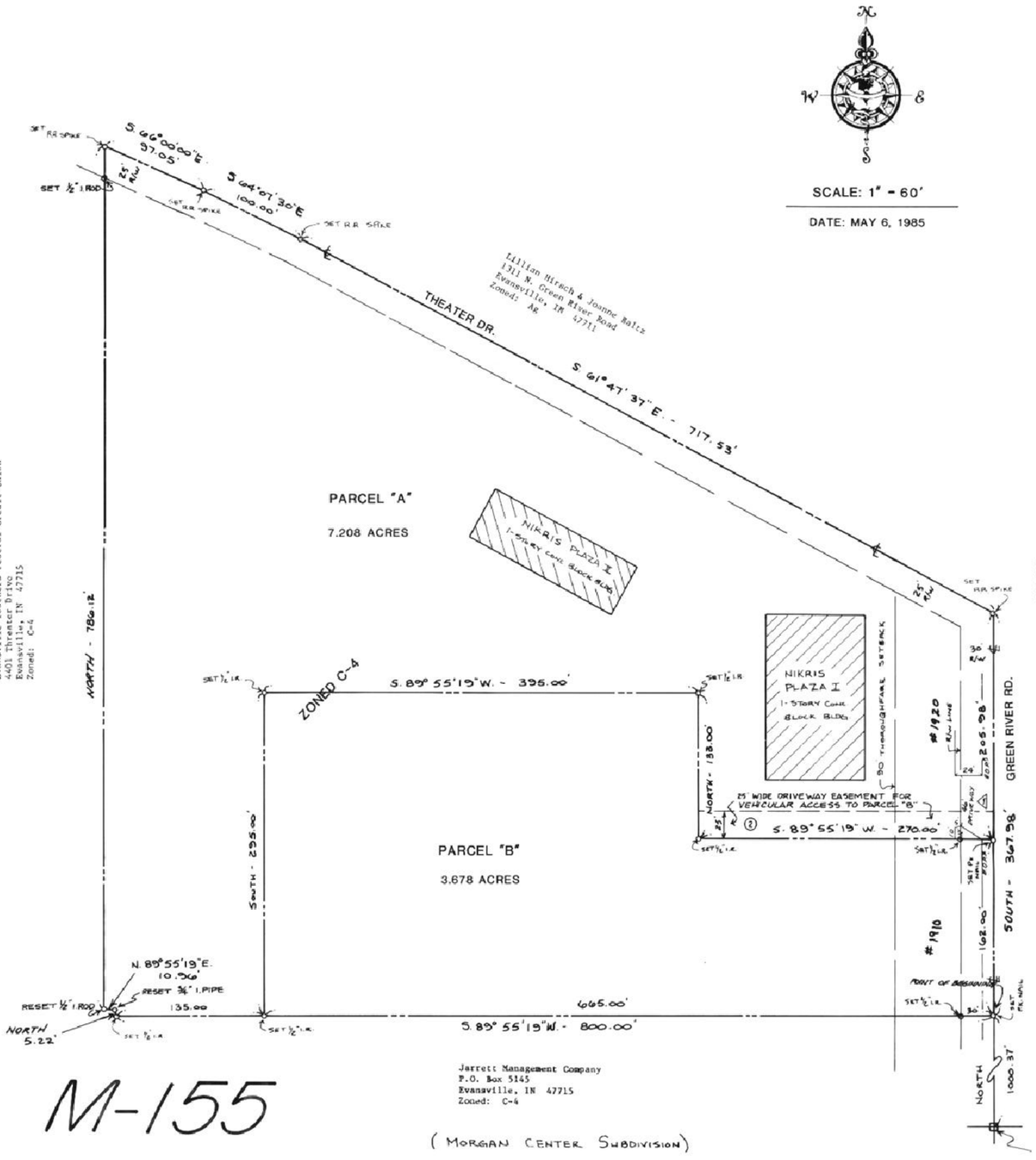
# PUBLIC STORAGE INC. SUBDIVISION

85-19315




N

W E

S

SCALE: 1" = 60'

DATE: MAY 6, 1985

M-155

(MORGAN CENTER SUBDIVISION)

5698

## LEGAL DESCRIPTION

Part of the East Half of the Southeast Quarter of Section 14, Township 6 South, Range 10 West in the City of Evansville, Vanderburgh County, Indiana described as follows:

Beginning at the Southeast corner of said Half Quarter Section; thence along the East line of said Half Quarter Section North 1000.37 feet to the true point of beginning; thence

1st: South 89° 55' 19" West 800.00 feet; thence parallel with said East line

2nd: North 5.22 feet; thence

3rd: South 89° 55' 19" West 10.96 feet; thence parallel with said East line

4th: North 786.12 feet to a point in the centerline of Theater Drive; thence along said centerline for the following three courses

5th: South 66° 00' 00" East 97.05 feet; thence

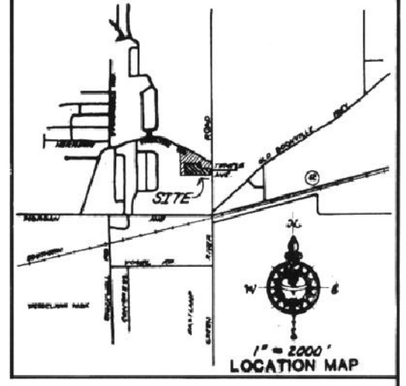
6th: South 44° 07' 30" East 100.00 feet; thence

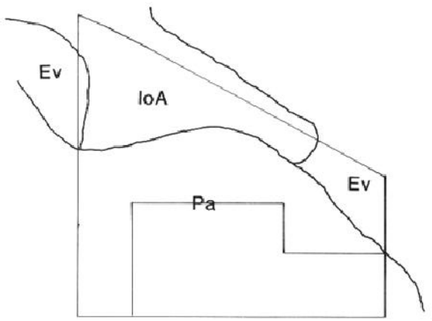
7th: South 61° 47' 37" East 717.53 feet to a point in the East line of said Half Quarter Section, said East line also being the centerline of Green River Road; thence along said East line

8th: South 367.98 feet to the true point of beginning, containing 10.886 acres, more or less.

SUBJECT TO a 30 foot road right-of-way for Green River Road Westerly of and adjacent to the above described 8th Course.

SUBJECT TO a 25 foot road right-of-way for Theater Drive Southwesterly of and adjacent to the above described 5th, 6th, and 7th Courses.




SOIL MAP

## 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.

## 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 2, 1985.

President

Secretary Barbara L. Evansville

Plat Release-County Auditors Certificate Received.

Date OCTOBER 2, 1985

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

Witness my hand and Notarial Seal this _____ day of _____, 19__.

My Commission expires _____ Notary Public

Printed Name

A resident of _____ County

NOTARY PUBLIC SEAL INDIANA

## 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 MAY 14, 1985; 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

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

RECEIVED FOR RECORD
at 3:36 P M.
OCTOBER 2 19 85
Plat Book M
Page 156
BOB STEELE, RECORDER
VANDERBURGH COUNTY

## General Notes

1. Owner/Developer: Lowell Weber/Public Storage, Inc.
2. Utilities: Water, electric, gas and sanitary sewers are available at the site.
3. Erosion Control: All distrubed 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: Minor Subdivision is zoned C-4. Adjacent property zoned as noted.
5. Flood Plain Data: Property is located outside the 100 year flood zone according to FIRM Panel 5 of 8, City of Evansville, Vanderburgh County, Indiana, as dated October 15, 1981.
6. Soil Classification:
   Ev - Evansville silt loam
   IoA - Iona silt loam, 0 to 2% slopes
   Pa - Patton Silty Clay Loam
7. Owner: Lowell R. & Belinda Weber; R. 8, Browning Road, Evansville, Indiana 47711
   Developer: Public Storage Inc.; 1905 Powers Ferry Road, Suite 100; Marietta, Georgia 30067
8. Contour lines were omitted due to relatively flat topography. Average ground elevation is 385.00 feet.

AE₂ ANDY EASLEY ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

PLAT OF
PUBLIC STORAGE INC. SUBDIVISION
1800 BLK. NORTH GREEN RIVER ROAD
EVANSVILLE, INDIANA

| NO. | DATE | BY | REVISIONS |
|---|---|---|---|
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | 6/28/85 | JAE | APPROVED BY: Ralph A. Easley |
| 1 | 6/25/85 | JAE | DATE MAY 6th, 1985 |
| | | | DRAWN BY: SAS |
| | | | CHECKED BY: RAE |

SCALE: 1" = 60'
JOB NO. 405
SHEET 1 OF 1