Patti Gullatte DRVC

Attest: BOB STEELE RECORDER
VANDERBURGH CO.

Patti Gullatte DRVC

See Deed Drawer 5 card 6714

MORGAN CENTER SUBDIVISION

SECTION "B"

86-02478

SHEPHERD ADDITION NO. 2

	Lot No.
Jerry W. and Ann Walters 1801 N. Newton Avenue Evansville, IN 47712	34
Kiech F. Melarago 1809 N. Newton Avenue Evansville, IN 47715	35
Walter R. and Karen Wood 1813 N. Newton Avenue Evansville, IN 47715	36
Eric D. and Lisa A. Oldham 1825 N. Newton Avenue Evansville, IN 47715	37

CURVE DATA

	Curve #1	Curve #2	Curve #3
Radius	67.50 feet	67.50 feet	62.50 feet
Angle	89°55'05"	89°55'05"	89°55'05"
Length	105.94 feet	105.94 feet	98.09 feet
Tangent	67.41 feet	67.41 feet	62.41 feet
Degree of Curvature	84.8826	84.8826	91.6732

Evansville Teachers Federal Credit Union
4601 Theatre Drive
Evansville, IN 47715

Lowell R. & Belinda Weber
R. 8, Browning Road
Evansville, IN 47711

N. 89°55'19"E. - 1325.99'

303.81' | 101.18' | 100.00' | 100.00' | 100.00' | 172.50' | 172.50' | 225.00'

10' P.U. EASEMENT

(1) 2.354 AC. | (2) 0.376 AC. | (3) 0.345 AC. | (4) 0.345 AC. | (5) 0.345 AC. | (6) 0.536 AC. | (7) 0.536 AC. | (8) 0.753 AC.

#4650 | #4656 | #4662 | #4670 | #4700 | #4720 | #4740

15' P.U. EASEMENT & BUILDING LINE

N. 89°55'05"E. - 878.74'

MORGAN CENTER DRIVE

#4500 | #4501 | #4521 | #4541

(11) 0.568 AC. | (10) 0.568 AC. | (9) 0.757 AC.

10' BUILDING LINE

10' P.U. EASEMENT

S. 89°55'05"W. - 600.00'

MAXWELL AVE.

S. 89°55'01"W. - 310.28'

(16) 0.623 AC. | (15) 0.784 AC.

#4401 | #4501

(14) 0.777 AC.

#4600

(12) 6.44 AC.

(13) SECTION "A" PLAT BOOK M, PAGE 118

#1800 | #1801 | #1700 | #1650 | #1600

MORGAN CENTER DRIVE

N. 89°48'33"W. - 517.4'

12' SANITARY SEWER EASEMENT (Misc. 28, Pg. 448)

N. 77°30'00"W. - 214.0'

15' P.U. EASEMENT & BUILDING LINE

90' THOROUGHFARE SETBACK LINE

15' STORM DRAINAGE EASEMENT

N. 89°59'55"W. - 210.70'

N. 89°55'05"E. - 336.18'

MORGAN AVE. (S.R. 62)

S. 89°55'05"W. - 331.24'

SW CORNER SE¼, SE¼ SEC. 14-6-10

SE CORNER SE¼, SE¼ SEC. 14-6-10

Andrew Guggenmi
4300 E. Morgan
Evansville, IN 47712
Zoned: M-2

Paul Steiler
North Park Cinemas Inc.
341 North Park Dr.
Evansville, IN 47710
Deed Drawer: 1, Card No. 21342

Payless Cashways
(Furrow Lumber Company)
2201 Main Street
Kansas City, MO 64108
Deed Drawer: 1, Card No. 18865

William D. Smith
P.O. Box 5164
Evansville, IN 47715

Jimmie Wayne & Patricia G. Taylor
4415 E. Morgan
Evansville, IN 47711

Ernest O., Sr., & Doris J. Popham
4501 E. Morgan
Evansville, IN 47711

STATE OF INDIANA

RECEIVED FOR RECORD
at 3:36 P.M.
FEBRUARY 7 1986
Plat Book M
Page 177
BOB STEELE, RECORDER
VANDERBURGH COUNTY

For covenants, conditions, restr.
See misc. dr. 2 Card 2628 2-7-86
#86-02479
Attest: BOB STEELE RECORDER
VANDERBURGH CO.

SCALE: 1" = 60'

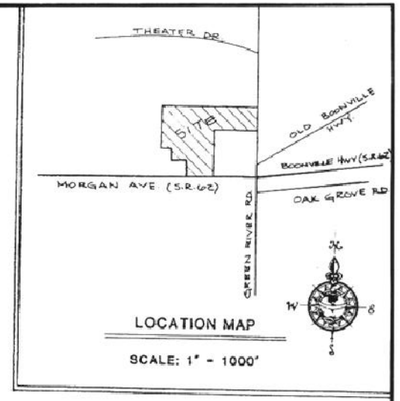
IN. 0 1 2
FT 0 10 20 40 60 120

DATE: NOVEMBER 12, 1985

○ = ½" IRON ROD

General Notes

1. Owner/Developer: Jarrett Management Company
2. Utilities: Water, electric, gas and sanitary sewer available at 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: Morgan Center Subdivision is zoned C-4. All surrounding areas zoned M-2.
5. Flood Plain Data: Property is located outside the 100 year flood zone according to FIRM Panel 5 of 8 dated October 15, 1981 for the City of Evansville, Vanderburgh County, Indiana.
6. Soil Classification: Entire Subdivision soil type is:
   Pa - Patton silty clay loam, according to the Soil Survey Book of Vanderburgh County, Indiana.
7. Site Elevation: Contour lines were omitted due to relative flatness of site with minimal or no slope. Average site elevation of 385.5 feet above mean sea level.
8. All lot corners monumented with 1/2" iron rods.



Raymond E. Wright
719 Mels Drive
Evansville, IN 47712

Bernard & Marie Blessinger
1911 N. Green River Road
Evansville, IN 47715

Warren W. Spurling
6125 Oak Hill Road
Evansville, IN 47711

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.

Robert L. Jarrett — Paul Steiler

ROBERT L. JARRETT — PAUL STEILER - LOT 12

NOTARY CERTIFICATE

State of Indiana } SS:
County of Vanderburgh }

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 25 day of November, 1985.

My Commission expires 11-5-89 — Diana M. Hawkins Notary Public
Diana M. Hawkins Printed Name
A resident of Warrick County

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 NOVEMBER 7, 1984.

President
Secretary Barbara Kluemper

Plat Release-County Auditors Certificate Received. Date FEBRUARY 7, 1986

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 SEPTEMBER 7, 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

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

Storm drainage plans have been approved by the City Engineer for the Vanderburgh County Drainage Board on November 7, 1984.

Preliminary road construction plans have been approved by the City Engineer for the County Council on November 7, 1984.

LEGAL DESCRIPTION

Part of the Southeast Quarter 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 Southwest corner of said Quarter Quarter Section; thence along the South line of said Quarter Quarter Section and the centerline of State Road 62 (also known as Morgan Avenue) North 89° 55' 05" East 336.18 feet to the Southeast corner of Morgan Center Subdivision Section A, a Subdivision in the City of Evansville as per plat recorded in Plat Book M, page 118 in the office of the Recorder of Vanderburgh County, Indiana, said corner also being the true point of beginning; thence along the East line of said Subdivision

1st: North 254.70 feet; thence along the North line of said Subdivision

2nd: North 89° 59' 59" West 210.70 feet; thence

3rd: North 00° 06' 27" East 145.02 feet; thence

4th: South 89° 50' 19" West 125.06 feet to a point in the West line of said Quarter Quarter Section; thence along said West line

5th: North 00° 04' 13" East 600.64 feet; thence

6th: North 89° 55' 19" East 1325.99 feet to a point in the East line of said Quarter Quarter Section; thence along said East line

7th: South 350.37 feet; thence parallel with the South line of said Quarter Quarter Section

8th: South 89° 55' 05" West 600.00 feet; thence parallel with the East line of said Quarter Quarter Section

9th: South 650.00 feet to a point in the South line of said Quarter Quarter Section; thence along said South line

10th: South 89° 55' 05" West 391.24 feet to the true point of beginning, containing 19.13 gross acres, more or less.

SUBJECT TO any legal highways, easements or rights-of-way.

Amend. to covenants, conditions, & restrictions
see misc. dr. 2 card 2918 Date 3-26-86 Instr. 86-05732
Attest: BOB STEELE RECORDER
VANDERBURGH CO.

M-177

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

#86-08586 Date 11-24-86 Attest: BOB STEELE RECORDER VANDERBURGH CO. Patti Gullatte DRVC