# THEATER DRIVE MINOR SUBDIVISION

Thomas J. & Lisa H. Parker
1925 Theater Drive
Evansville, IN 47715

Clarence S. & Esther H. Besing
3802 Maxwell Court
Evansville, IN 47715

Clarence J. Heseman
1912 Theater Drive
Evansville, IN 47715

John C. & Dorthy M. Bengert
1818 Theater Drive
Evansville, IN 47715

Young Mens Christian Association
203 NW Fifth Street
Evansville, IN 47708

Clyde & June Folz
3600 Keck Avenue
Evansville, IN 47715

Robert T. & Freida M. McCoun
3629 Keck Avenue
Evansville, IN 47715

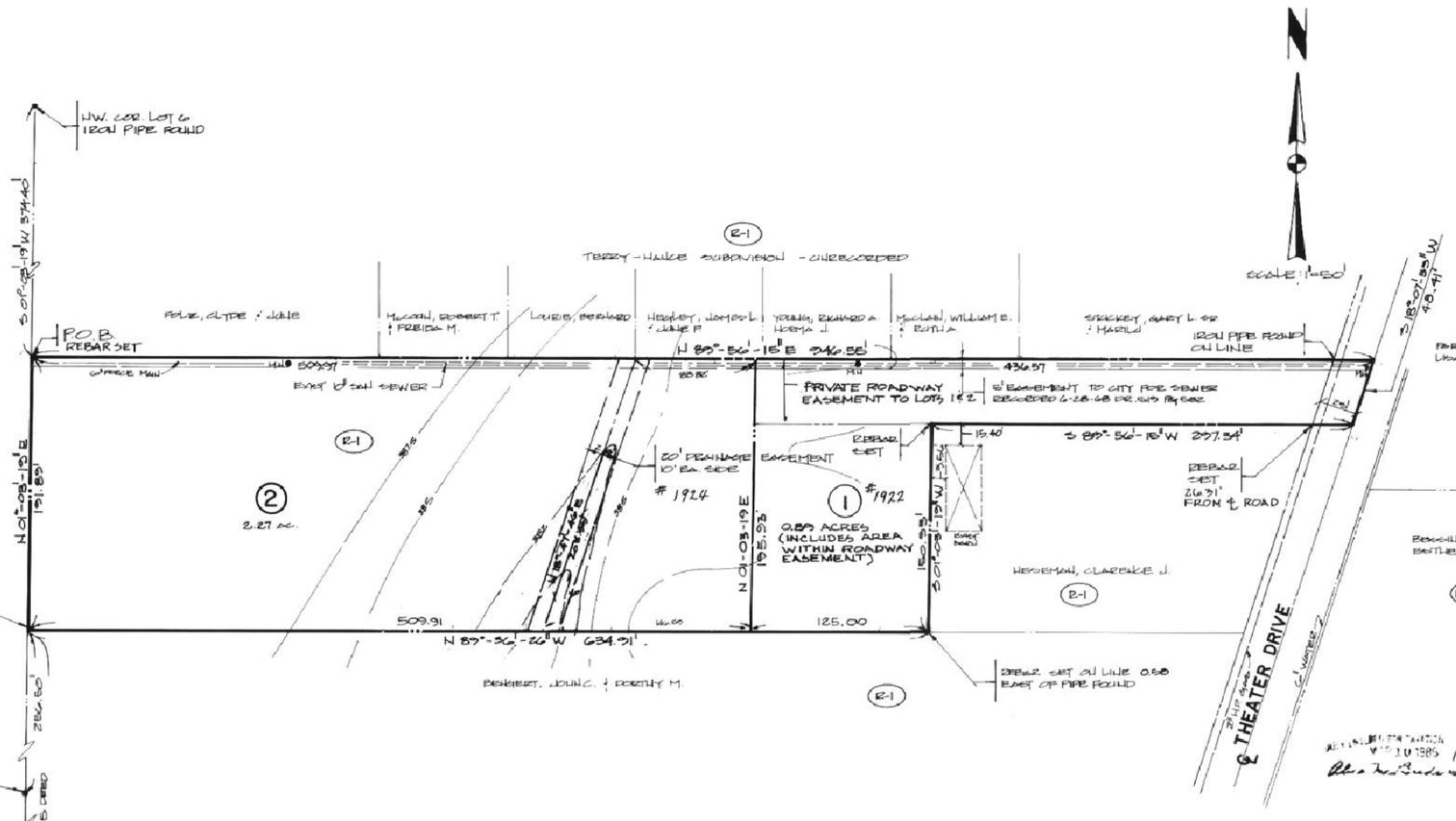
Bernard Lourie
1517 Audubon Avenue
Evansville, IN

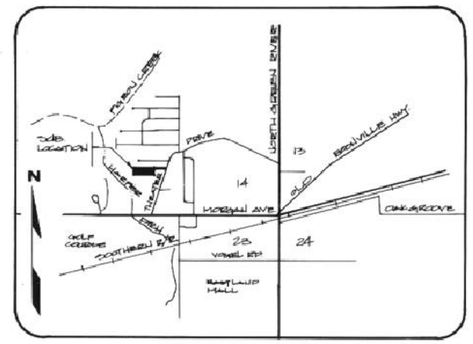
James C. & June F. Negley
3721 Keck Avenue
Evansville, IN 47715

Richard A. & Norma J. Young
3801 Keck Avenue
Evansville, IN 47715

William E. & Ruth A. McCain
3821 Keck Avenue
Evansville, IN 47715

Gary L., Sr. & Marilu Stuckey
1938 Theater Drive
Evansville, IN 47715




LOCATION MAP
SCALE: 1"=2000'

## BOUNDARY DESCRIPTION

Part of the North Half of Lot Six of the Partition Plat of the Middle Part of Section 14, Township 6 South, Range 10 West, in the City of Evansville, Vanderburgh County, Indiana, as per plat thereof, recorded in Common Pleas Order Book 12, Page 104, in the Office of the Clerk of Vanderburgh County, Indiana, and further recorded in Deed Record 28, page 395, 396, 397 and 398, in the Office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the west line of said Lot 6, a distance of 374.40 feet south 01 degrees 03 minutes 19 seconds west of the northwest corner thereof; thence north 89 degrees 56 minutes 15 seconds east parallel with the north line of said Lot 6, 946.55 feet to the centerline of Theater Drive; thence south 18 degrees 07 minutes 33 seconds west along the center of Theater Drive 48.41 feet; thence south 89 degrees 56 minutes 15 seconds west parallel with the north line 297.34 feet; thence south 01 degrees 03 minutes 19 seconds west, parallel with the west line of said Lot 6, 150.93 feet to a point on the north line of the property conveyed to Dorothy Bengert in Volume 618, page 401 in the office of the Recorder of Vanderburgh County, Indiana; thence north 89 degrees 36 minutes 26 seconds west along said north line 634.91 feet to the west line of said Lot 6; thence north 01 degrees 03 minutes 19 seconds east along the west line of Lot 6, 191.89 feet to the point of beginning, containing 3.15 acres.

Subject to a sewer easement five feet in width off the north side as recorded in Deed Record 519, page 532.

Also subject to right-of-way 25 feet in width off the far east side for Theater Drive.

Also subject to a natural drainage easement 20 feet in width 10 feet either side of the line

## GENERAL NOTES

Erosion Control: Methods shall be implemented within 45 days of disturbance of soil.

Drainage Swales: Owners of each lot within the subdivision are responsible for maintaining the drainage swale that cross their respective lots.

Flood Plain Data: 100 year flood elevation is 382.00 (shaded area). Minimum first floor elevation is 384.00.

Road Grades: Shall not exceed 10%

Drainage Easement: No earth fill, structures, fences, shrubs or trees shall be placed in drainage easement shown.

Private Road: Owners of Lots 1 and 2 shall maintain private road. All cost shall be shared equally.

## 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 Owner and Subdivider, who acknowledges the execution of the foregoing plat with the dedications and restrictions thereon, expressed to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 18th day of February, 1986.

My Commission Expires:
2-10-89

Terry A. Campbell
Notary Public - Terry A. Campbell
Residence of Notary is Vanderburgh County

M-187
#86-04464

RECEIVED FOR RECORD
at 12:31 P.M.
MARCH 10, 1986
Plat Book M
Page 187
BOB STEELE, RECORDER
VANDERBURGH COUNTY

NOTARY PUBLIC SEAL INDIANA

## OWNERS' CERTIFICATE

The undersigned Owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designates the same as THEATER DRIVE MINOR SUBDIVISION. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage.

Kathleen A. Dunkel
KATHLEEN A. DUNKEL

Ralph L. Dunkel
RALPH L. DUNKEL

## AREA PLAN COMMISSION CERTIFICATE

Under the 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, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on MARCH 10, 1986.

President

Plat Release Date 3-10-86

Barbara L. Cunningham
Director

Barbara L. Cunningham
Director

## SURVEYOR'S CERTIFICATE

I, James Q. Morley, do hereby certify that I am a professional registered land surveyor, licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed by me on FEB. 17TH, 1986, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 14TH day of FEBRUARY, 1986.

James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

86-1146-4