90-07530

MS-69

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

APR 18 1990

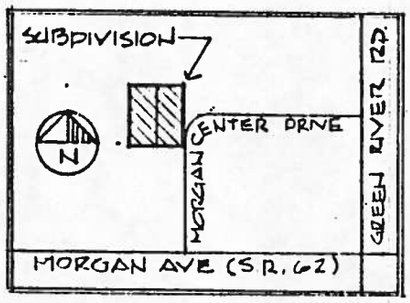
Sam Humphrey
AUDITOR

211

RECEIVED FOR RECORD
at 12:59 P.M.
APRIL 18 1990
Plat Drawer MS
Card 69
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

REPLAT OF LOT 1 IN MORGAN CENTER SUB. SEC. B



LOCATION MAP
SCALE: 1" = 1000'

½" IRON ROD

N89°55'19"E 309.81

154.59'

½" IRON ROD 155.22'

½" IRON ROD

℄ 10' PUBLIC UTILITY EASEMENT

386

387

386

NORTH
SCALE: 1" = 50'
DATE: 2-22-90

(2)
MORGAN CENTER SUBDIVISION SECTION B

℄ 12' PUBLIC UTILITY EASEMENT

EASEMENT CURVE DATA:
R = 82.50'
Δ = 89°-55'-06"
D = 69°-20'-58"

N 00°04'13"E
330.74'

330.72'
SOUTH

330.71'
SOUTH

LOT 1A
1.175 AC. ±

LOT 1B
1.179 AC. ±

#1800

℄ 15' PUBLIC UTILITY EASEMENT

385

112.78'

25' R/W

112.78

385

MORGAN CENTER DRIVE

#4400

℄ 10' BUILDING LINE

#4500

155.00'

½" IRON ROD 155.22'

½" IRON ROD

S89°55'01"W
310.22

25' R/W

½" IRON ROD

℄ MAXWELL AVENUE

SURVEYORS CERTIFICATE

I, Ralph A. Easley, Jr., HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME AND THAT ALL MONUMENTS SHOWN, EXIST AT LOCATIONS AS NOTED.

DATE MARCH 7, 1990

Ralph A. Easley Jr.

RALPH A. EASLEY, JR. REGISTERED No. S 0036 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Dennis and Marge Sexton for Twenty-Three Corporation and Clyde E. Cox and Eva P. Cox ——— UNDERSIGNED OWNER OF REAL ESTATE SHOWN AND DESCRIBED ON DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS Replat of Lot 1 in Morgan Center Subdivision, Section B.

Twenty-Three Corporation

Dennis Sexton

Dennis Sexton, President

Marge Sexton

Marge Sexton, Secretary

× Clyde E. Cox

Clyde E. Cox

Eva P. Cox

Eva P. Cox

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGED THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 28 DAY OF March 1990.

MY COMMISSION EXPIRES: 5-15-92

Judith Woodall

NOTARY PUBLIC

Judith Woodall

PRINTED

RESIDENT OF Warrick COUNTY

NOTARY PUBLIC SEAL INDIANA

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH CO. ON APRIL 18, 1990.

PRESIDENT Alfred H. Lane, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningh

PLAT RELEASE APRIL 18, 1990

EXECUTIVE DIRECTOR Barbara L. Cunningh

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

MS-69

REPLAT OF LOT 1 IN MORGAN CENTER SUBDIVISION, SECTION B

LEGAL DESCRIPTION

Lot 1 in MORGAN CENTER SUBDIVISION, Section B as per plat recorded in Plat Book M at page 177 in the office of the Recorder of Vanderburgh County, Indiana.

General Notes:

1. Owner/Developer: Twenty-three Corporation; 1700 Morgan Center Drive; Evansville, Indiana 47715; 812/473-4323
   -- and -- Clyde E. Cox and Eva P. Cox; 825 Wiltshire Drive; Evansville, Indiana 47715; 812/477-2190
2. Utilities: City of Evansville water and sewer available. Southern Indiana Gas and Electric is available.
3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.
4. Zoning: Subject property is zoned C-4.
5. Flood Plain Data: All of the 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. Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by the Vanderburgh County Building Commissioner.
6. Soil Data:
   Pa - Patton silty clay loam.