92-20100

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 15 1992 3905

Tom Humphrey
AUDITOR

MS-144

RECEIVED FOR RECORD
at 9:52 AM.
July 15 1992
Plat Drawer MS
Card 144
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

HARPS MINOR SUBDIVISION SECTION 2



LOCATION MAP
NO SCALE

N.W. Corner
Sec. 24-6-10

17-159-11
EVANSVILLE COLONIAL BAKING CO.
OWENSBORO, KY. 42302

14-141.1
CITIZENS NAT'L. BANK TRUSTEE -
FOR RAYMOND NIEHAUSE
20 N.W. 3RD.
EVANSVILLE, IN. 47708

M-2

S00°03'00"W 758.34'
℄ Green River Rd.

EXIST. SS. MH.

12' Drainage and Utility Easement

25.95'

24.81'

N89°55'09"E 669.43'

N89°55'09"E 172.35'

384.7

30' Utility Easement

384.8

P.O.B.

5/8" I.ROD (SET) TYP.
W/PLASTIC CAP STAMPED
"D.K.LEEK LS, S0480"

N

30' Sanitary Sewer Easement
D.R. 554, pg. 444.

296.00'

C-4
WILLIAM EARL HARP

Harp

N00°03'00"E 526.70'

87,121.6 Sq.Ft.
2.00 Acres

S00°03'00"W 493.51'

SCALE 1" = 100'

N89°55'09"E 669.43'

4.73'

30.86'

EXIST.
SS. MH.

FORMER ℄

385.3

12' Sanitary Sewer Easement

C-4
17-159-2
WILLIAM EARL HARP
1309 N. GREEN RIVER ROAD
EVANSVILLE, IN. 47715

30' from ℄ sewer easement to ℄

5010

60' THOROUGHFARE SETBACK

9.5' R/W for Vogel Road

37' R/W for Access Road (Private)

TC 384.61
FL 384.27

TC 385.62
FL 385.28

R=571.97'
CH=175.59'
L=176.29'

41' Pave
60' R/W

DEED DRAWER 3, CARD 5064

Vogel Road

P.C.

5.89'

30.16'

EXIST. SS. MH.

C-4

℄ CURVE DATA
△=20°33'21"
R=551.47'
T=100.00'
L=197.85'

17-159-10
WLM RETAIL TRUST
701 S. WALTON BLVD.
BENTONVILLE, AR. 72716

AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, Danny K. Leek, 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 May 21, 1992

Danny K. Leek, L.S.
Indiana Registration No. S0480

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Terry N. Oates THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS Harps Minor Subdivision Section 2

Terry N. Oates
4225 E. Morgan Avenue
Evansville, IN 47715

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

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 THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 27th DAY OF May 1992.

MY COMMISSION EXPIRES: 2-10-93

Terry A. Campbell
NOTARY PUBLIC

Terry A. Campbell
PRINTED

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC STATE OF INDIANA

0102

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 7-14, 1992.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE 7-14-92

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION OFFICIAL FORM

HARPS MINOR SUBDIVISION SECTION 2

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 24, Township 6 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the northwest corner of said quarter section; thence south 00 degrees 03 minutes 00 seconds west for 758.34 feet; thence north 89 degrees 55 minutes 09 seconds east for 669.43 feet to the point of beginning of said parcel; thence north 89 degrees 55 minutes 09 seconds east for a distance of 172.35 feet; thence south 00 degrees 03 minutes 00 seconds west for a distance of 493.51 feet; thence along a curve concave to the south, having a radius of 571.97 feet and a chord bearing south 79 degrees 01 minute 21 seconds west for 175.59 feet, for 176.29 feet; thence north 00 degrees 03 minutes 00 seconds east for 526.70 feet to the point of beginning, containing 87,121.6 square feet (2.00 acres).

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. Vanderburgh County, Indiana, Panel No. 180256 0050 B, dated March 19, 1992, no part of the proposed site is within the designated Special Flood Hazard Zone "A".

Utilities: Water and sanitary sewer are available to the site.

Zoning: The subject property and the property along the east, west and south sides are zoned C-4. The adjoining property to the north is zoned M-2.

Temporary Erosion Control:

- Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and shaping.
- Slopes of more than 6% shall mulched and seeded and shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

Sidewalks: To be installed before the opening of the business on this site.