93-28163

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

OCT 15 1993

Sam Humphrey
AUDITOR
5773

MS-182

RECEIVED FOR RECORD
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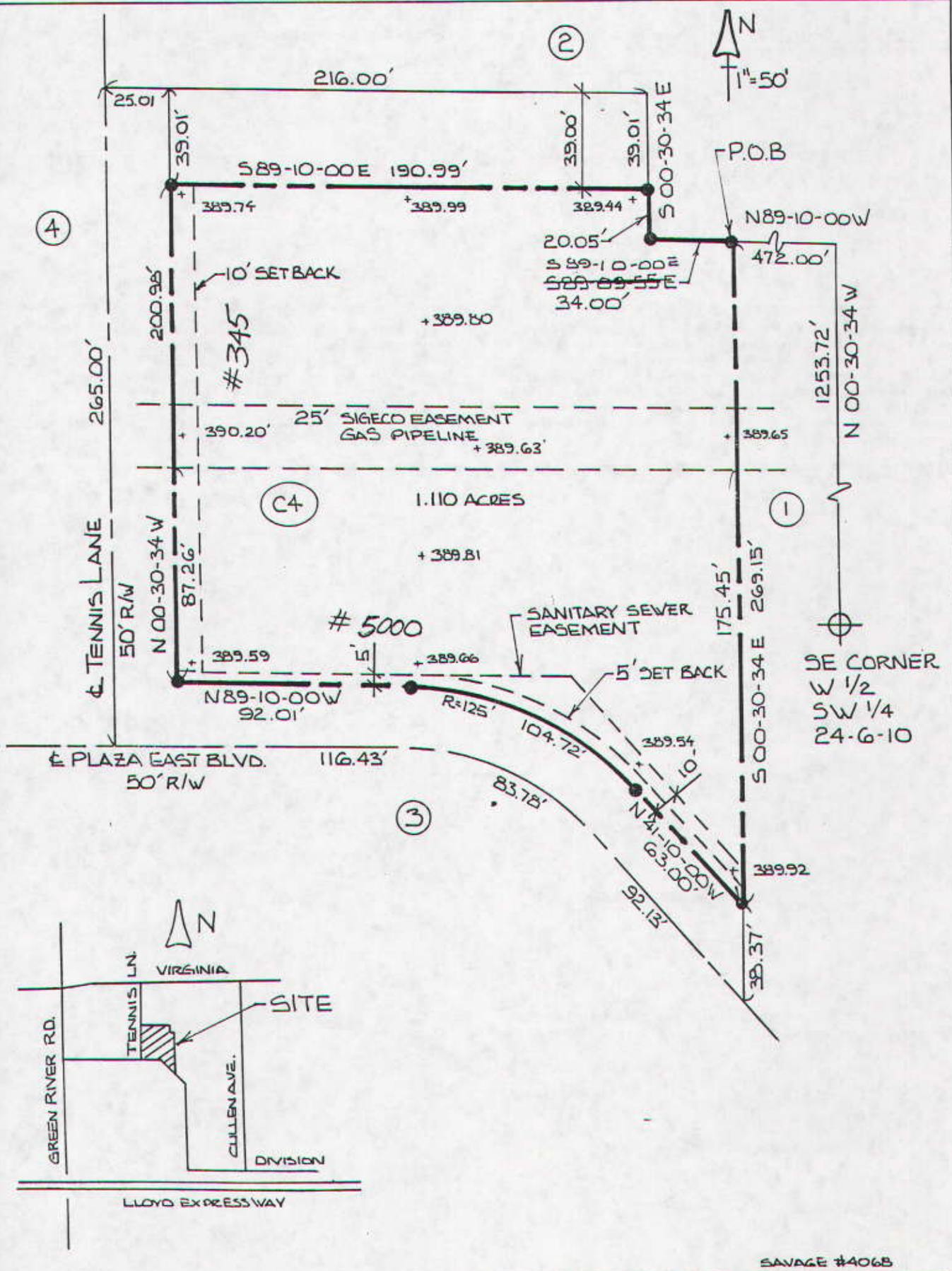
OCT 15 1993
Plat Drawer MS
Card 182
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

MERCHANDISING SALES



SAVAGE #4068

SURVEYORS CERTIFICATE

I, DAVID L. SAVAGE P.E. L.S., 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 ALL LOCATIONS NOTED.

DATE 10/12/93 D L Savage

DAVID L. SAVAGE REGISTERED NO. 910014 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

WENDELL & DIXON, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS MERCHANDISING SALES

X Wendell L Dixon

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.
Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

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

WITNESS MY HAND AND SEAL THIS 13 DAY OF October 1993.

MY COMMISSION EXPIRES: 11-30-94

RESIDENT OF Vanderburgh COUNTY

Tamara L Tarnow
NOTARY PUBLIC

Tamara L Tarnow
PRINTED

NOTARY PUBLIC SEAL

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 PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON Oct. 15 1993

PLAT RELEASE - OCTOBER 15, 1993

PRESIDENT Richard H. Bond, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

BOUNDARY DESCRIPTION

Part of the West 1/2 of the Southwest 1/4 of Section 24, Township 6 South, Range 10 West in Vanderburgh County, Evansville, Indiana, further described as follows:

Commencing at the southeast corner of said half quarter section; thence N 00-30-34 W along the east line of said half quarter section 1253.72 feet; thence N 89-10-00 W 472 feet to the true point of beginning; thence S 00-30-34 E 269.15 feet to a point on the north right of way line of Plaza East Boulevard, as recorded in Deed Record 602, page 249 in the office of the Recorder in Vanderburgh County; thence N 41-10-00 W along said right of way line 63.00 feet to the beginning of a curve to the left having a radius of 125 feet; thence northwesterly along said curve 104.72 feet to the end of said curve, said curve being the northerly right of way line of Plaza East Boulevard; thence N 89-10-00 W along said right of way line 92.01 feet to the east right of way line of Tennis Lane; thence N 00-30-34 W along said right of way line 200.98 feet; thence S 89-10-00 E 190.99 feet; thence S 00-30-34 E 20.05 feet to a point located N 89-10-00 W 34.00 feet from the point of beginning; thence S 89-10-00 E 34.00 feet to the point of beginning, and containing 1.110 acres more or less.

GENERAL NOTES

OWNER: Wendel Dixon, Walkway Investments Inc., 315 Kelsey Avenue, Evansville, IN 47712.

ZONING: The subject property is currently zoned C4 as shown. All abutting property is zoned C4.

FLOOD PLANE DATA: Per F.I.R.M. Panel Number 180256 0050 B, dated March 19, 1992, the parcel is in zone B, i.e. the areas between the limits of the 100 year flood and the 500 year flood. The minimum first floor elevation shall be 391.0 feet NGVD per Roger Lehman, Building Commissioner for Evansville and Vanderburgh County.

UTILITIES: Utilities are available at the site.

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

CORNERS: All corners are marked with iron pins.

ADJACENT PROPERTY OWNERS:

1. National City Bank of Evansville, 333B N. Plaza Blvd., Evansville, IN 47715

2. Tri-State Racquet Club, Inc., 555 Tennis Lane, Evansville, IN 47715

3. Gregory S. Kempf, 3848 B First Avenue, Evansville, IN 47710

4. City of Evansville % Red Spot, Liz Jackson, P.O. Box 418, Evansville, IN 47703

WD8\4068NOTE