MEGA COMMERCIAL MINOR SUBDIVISION

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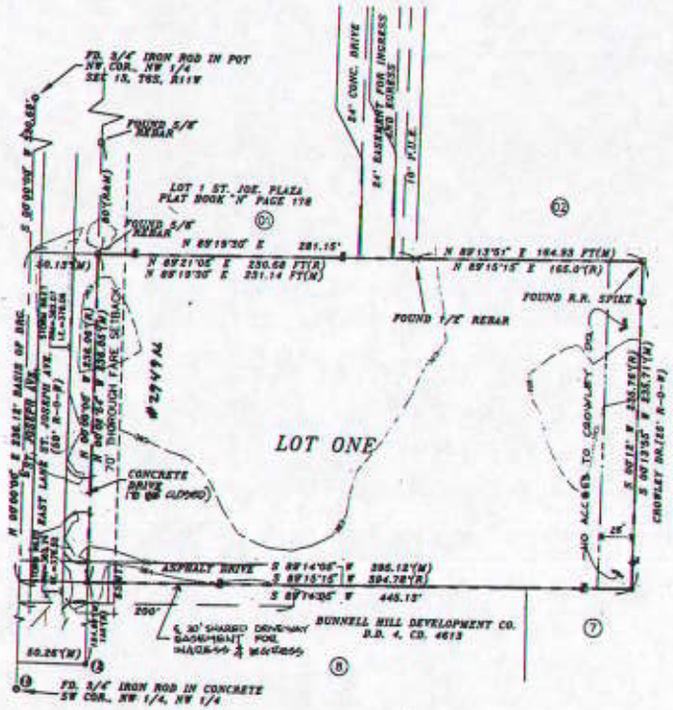
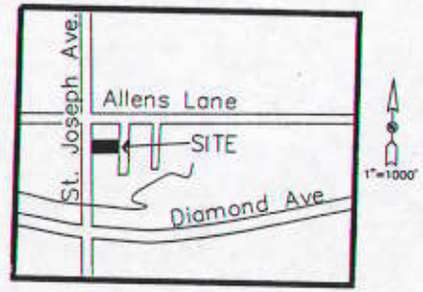




△ SET 5/8" IRON ROD LS#0006
• FOUND 5/8" IRON ROD
℄ PROPERTY LINE
R RECORDED
M MEASURED



Slopes 8% So

Generol Notes:

1. Owner/Developer: Barry DuBuque; 2904 E. Walnut; Evansville, IN 47714; 812/473-3232
2. Utilities: City of Evansville water and sewer services are available. Southern Indiana Gas and Electric service are also 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 5 days of disturbance of soil and must remain in place until final grading and shaping.
4. Flood Plain Data: The property is not located in the 100 flood zone according to FIRM panel 180256-0075C for Vanderburgh County, Indiana.
5. Soil Data: Mr, McGary Silt Loam
6. Zoned: C-2
7. Adjacent Property Owners:
(1) Jimmie and Jeanette Plumlee; 3005 N.St. Joe Avenue; Evansville, IN 47720
(2) Albert and Naomi Brown; 3100 Crowley Drive; Evansville, IN 47720
(3) Noce Jr. and Mave Ruth White; 3025 Crowley Drive; Evansville, IN 47720
(4) Ricky Len Collins; 3021 Crowley Drive; Evansville, IN 47720
(5) Tonya Harris; 3017 Crowley Drive; Evansville, IN 47720
(6) James W. and Dorothy D. Moore; 3013 Crowley Drive; Evansville, IN 47720
(7) Betty L. Whittinghill; P.O.Box 6622; Evansville, IN 47719
(8) Bunnel Hill Development CO. Inc.; 3000 Henkle Dr.; Lebanon, OH 45036
(9) Jack W. and Anna L. Turpin; 2920 St. Joe Avenue; Evansville, IN 47712
(10) Gregory Kempf; 3048 First Ave.; Evansville, IN 47710
(11) Thomas Alexander (trustee) and Georgetta Miller; 6005 Newburgh Road; Evansville, IN 47715

LAND DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 6 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:
Beginning at a point on the West line of said Quarter, Quarter Section, said point being distant South 00°00'00" West 320.69 feet from a 3/4" iron rod at the Northwest corner of said Quarter, Quarter Section; thence

1st: North 89°19'29" East 281.15 feet to a 1/2" iron rod; thence
2nd: North 89°13'51" East 164.93 feet; thence
3rd: South 00°13'55" West 235.71 feet to a 5/8" iron rod; thence
4th: South 89°14'05" West 445.13 feet to a point in the West line of said Quarter, Quarter Section; thence along said West line
5th: North 00°00'00" East 236.12 feet to the point of beginning, containing 2.412 acres more or less.

SUBJECT TO: A 50.00 foot right-of-way for St. Joseph Ave., lying Easterly of and adjacent to the 5th (fifth) course of the above described property.

ALSO SUBJECT TO: A 25 foot right-of-way for Crowley Drive, lying Westerly of and adjacent to the 3rd (third) course of the above described property.

MS-230

OWNERS CERTIFICATE

BARRY DUBUQUE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATES IT AS MEGA COMMERCIAL SUBDIVISION.

Barry L. DuBuque

BARRY DUBUQUE, 2904 E. WALNUT, EVANSVILLE, IN 47714 TELEPHONE 812/473-3232

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 SUBJECT TO A 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 A 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)
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS, AND ACKNOWLEDGED THE EXECUTION OF FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESSED TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 4th DAY OF October, 95

MY COMMISSION EXPIRES 4/15/96 — Dawn Verdell — NOTARY PUBLIC
PRINTED NAME
A RESIDENT OF Vanderburgh COUNTY

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, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

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

SEAL Ralph A. Easley
RALPH A. EASLEY, JR.
INDIANA REG. NO. S 0006

AREA PLAN COMMISSION 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 AT A MEETING HELD ON 10-24-95

PRESIDENT

PLAT RELEASE Barbara R. Crumpler — 10-24-95
EXECUTIVE DIRECTOR

MEGA COMMERCIAL MINOR SUBDIVISION
ST. JOSEPH AVENUE

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING — LAND SURVEYING
1133 W. MILL ROAD — EVANSVILLE, INDIANA 47710

DRAWN BY: T.J.K.	DATE: 10-4-95	SHEET NO.:
CHECKED BY: R.A.E.	PROJECT NO.: S-5383	1 OF 1
SCALE: HORIZONTAL: 1" = 60'	REVISIONS	