AREA PLAN COMMISSION OFFICIAL FORM

MS-286

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

SEP 21 1999

Suzanne M Crouch
AUDITOR #6541

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

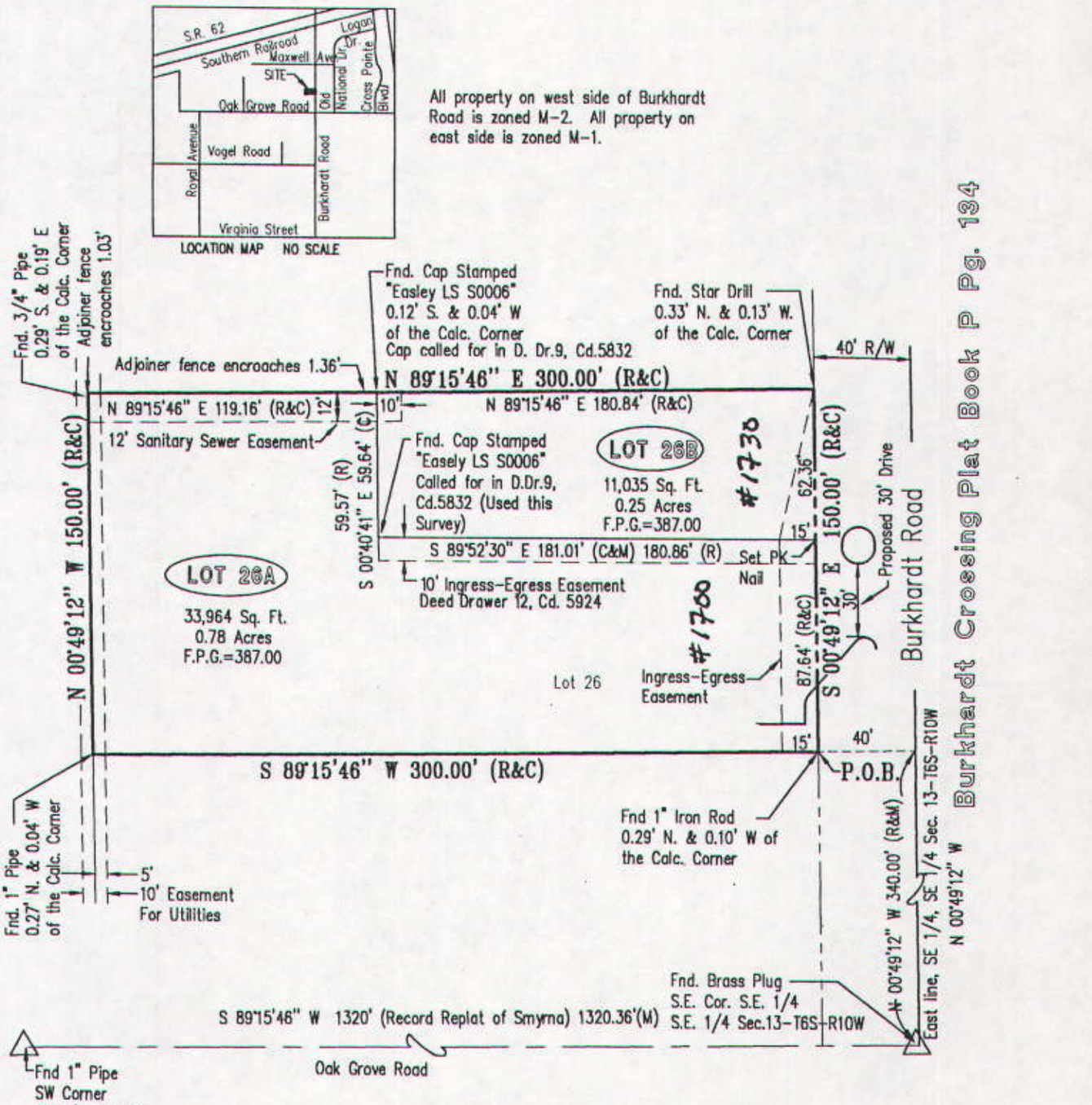
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09-21-1999 2:30 PM

RECORDING FEE: 13.00
PAGES: 3

DO NOT WRITE IN SPACE ABOVE THIS LINE

Minor Replat of Lot 26 of the Replat of Smyrna



LEGEND

(C)	CALCULATED
(M)	MEASURED
(R)	RECORD
* * *	FENCE
———	CENTER LINE
———	BOUNDARY LINE
———	EASEMENT LINE
R/W	RIGHT-OF-WAY LINE
F.P.G.	FLOOD PROTECTION GRADE (MINIMUM FIRST FLOOR ELEVATION)

N

SCALE 1" = 60'

APC# 14-MS-99

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 ALL LOCATIONS NOTED.

DATE August 20, 1999

Danny K. Leek, P.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 S. E. Sixth Street
Evansville, IN 47713
(812) 464-9585

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

OWNERS CERTIFICATE

Steve and Susan Memmer and Mark Daily, 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

Minor Replat of Lot 26 of the Replat of Smyrna

Steve Memmer
1708 N. Burkhardt Rd.
Evansville, IN 47715

Susan Memmer
1708 N. Burkhardt Rd.
Evansville, IN 47715

Gilbert E. Memmer
14815 Browning Rd.
Evansville, IN 47711

BAD L.L.C.
Mark A. Daily
P. O. Box 3367
Evansville, IN 47732

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 26th DAY OF August 1999.

MY COMMISSION EXPIRES: 1-14-2007

RESIDENT OF Vanderburgh COUNTY

Michelle N. Ross
NOTARY PUBLIC

Michelle N. Ross
PRINTED

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 August 4 1999.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE SEPT. 21, 1999

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

J:\4235\4235desc

AREA PLAN COMMISSION OFFICIAL FORM

Boundary Description

Lot 26 of the Replat of Smyrna as recorded in Plat Book H, Page 185 in the office of the Recorder of Vanderburgh County, Indiana and being a part of Section 13, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 13; thence along the east line thereof North 00 degrees 49 minutes 12 seconds West 340.00 feet; thence South 89 degrees 15 minutes 46 seconds West 40.00 feet to the point of beginning, said point being the Southeast corner of said Lot 26 and being on the west right-of-way line of Burkhardt Road; thence along the south line thereof South 89 degrees 15 minutes 46 seconds West 300.00 feet to the Southwest corner of said Lot 26; thence along the west line thereof North 00 degrees 49 minutes 12 seconds West 150.00 feet to the Northwest corner of said Lot 26; thence along the north line thereof North 89 degrees 15 minutes 46 seconds East 300.00 feet to the Northeast corner of said Lot 26, said point being on the west right-of-way line of Burkhardt Road; thence along the west line thereof South 00 degrees 49 minutes 12 seconds East to the point of beginning containing 45,000 square feet, 1.03 ACRES, more or less.

Subject to a 5 foot easement for utilities along the entire west side thereof per said Replat of Smyrna.

Subject to a tree trimming easement as recorded in Deed Drawer 1, Card 19,085 in said office of the Recorder.

Subject to a 10 foot ingress-egress easement per Deed Drawer 12, Card 5924.

General Notes

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Community Panel Number 180256 0050 B, dated March 19, 1982, no part of the proposed site is within the designated Special Flood Hazard Zone "A".

Zoning: The subject property and the abutting properties are currently zoned M-2.

Utilities: Water is available on the site. Sanitary sewer will be extended to the site.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 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, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

APC# 14-MS-99