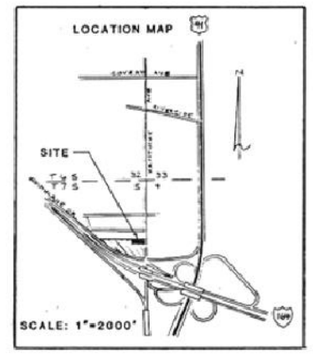
FURROW'S SUBDIVISION

89-07635

RECEIVED FOR RECORD
at 2:50 P.M.
MAY 1 1989
N
171
JOE SCHITZ, RECORDER
VANDERBURGH COUNTY

LOCATION MAP



33-63-18
Tyline Thompson
905 Independence Avenue
Evansville, IN 47713

33-64-16
Samuel Park and Annabelle Thomas
959 Independence Avenue
Evansville, IN 47713

33-64-14
Theodore and Millie Jackson
935 Independence Avenue
Evansville, IN 47713

33-64-13
Denise and David W. Griffith
Brucemann DeSoyot
967 Independence Avenue
Evansville, IN 47713

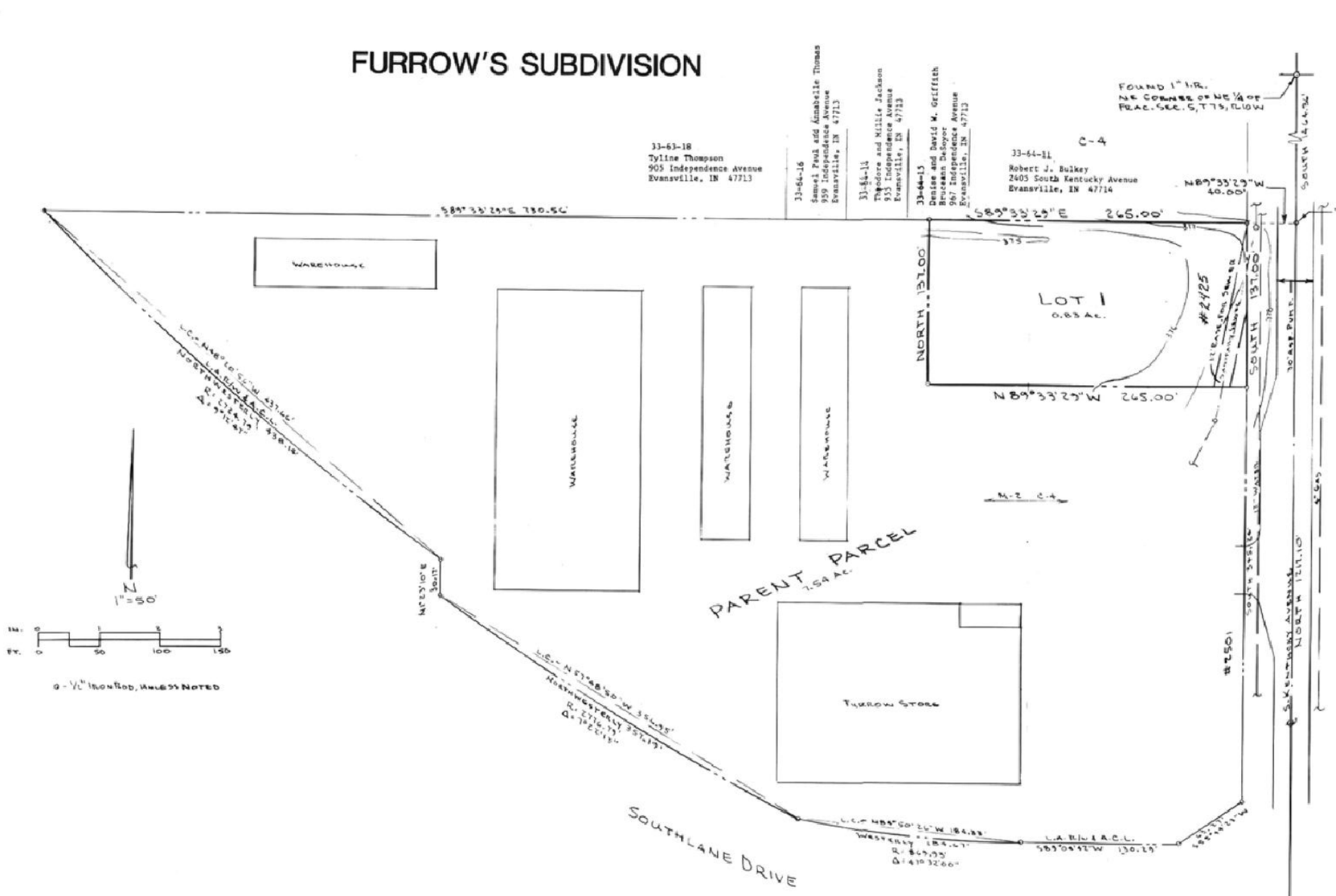
33-64-11
Robert J. Bulkey
2405 South Kentucky Avenue
Evansville, IN 47714

17-4-35
Robert J. and Ramona L. Bulkey
2405 S. Kentucky Avenue
Evansville, IN 47714

17-4-22
and
17-4-21
Franchise Realty
Box 66207 AMF O'Hara
Chicago, IL 60666

17-4-7
Parkway Plaza Associates, Ltd.
c/o K-Mart
3100 W. Big Beaver
Troy, MI 48084

17-4-17
Clemmer T. and Margaret D. Hamilton
3421 Lincoln Avenue
Evansville, IN 47714



N
1"=50'

IN.: 0 1 2 3
FT.: 0 50 100 150

O - ½" Iron Rod, Unless Noted

General Notes:

1. Owner: Payless Cashways, Inc.; Two Pershing Square; 2300 Main Street; Kansas City, Missouri 64108.
2. Utilities: Water, sanitary sewer, electric and gas are available at the site.
3. Erosion Control:
   A. Site Grading: Slopes 0%-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.
   B. Ditch Grading: Slopes of 0%-2% shall be mulched and seeded within 45 days of construction/disturbance. Slopes of 2%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% require rip rap concrete channel liner or other approved (by Vanderburgh County Drainage Board) stabilization at completion of ditch grading if total ditch length at that point, is greater than 100 feet.
4. Zoning: East 180 feet of site is zoned C-4. Remainder is zoned M-2. Surrounding property is zoned C-4 and M-2.
5. Flood Plain Data: The site is not located within the 100 year flood zone according to FIRM No. 180257 0007B dated October 15, 1981, for the City of Evansville, Indiana.
6. Soil Classification: Wb - Weinbach silt loam.
7. Encroachment within open drainage channels, underground drainage conduits or designated easements by fences, trees, shrubs, grass, or by permanent structures other than those designated by the drainage plan for the subdivision is prohibited.

LEGAL DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter of Section Five (5), Township Seven (7) South, Range Ten (10) West in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said Quarter Quarter Section; thence along the East line of said Quarter Quarter Section, North 1217.10 feet to a point distant South 1464.36 feet from the Northeast corner of said Northeast Quarter Section; thence North 89° 33' 29" West 40.00 feet to the true point of beginning, said point lying in the West right of way of South Kentucky Avenue, (formerly U.S. 41); thence along said West right of way line

1st: South 137.00 feet; thence

2nd: North 89° 33' 29" West 265.00 feet; thence

3rd: North 137 feet; thence

4th: South 89° 33' 29" East 265.00 feet to the true point of beginning, containing 0.83 acres, more or less.

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; that the plat correctly represents a survey completed by me on Feb. 22, 1989; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL

Ralph A. Easley, Jr.
Indiana Reg. No. S 0006

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

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the right of the public utilities.

PAYLESS CASHWAYS, INC. AN IOWA CORPORATION

James R O'Keefe
Real Estate Manager

NOTARY CERTIFICATE

State of Missouri)
County of Jackson) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 14th day of April, 1989.

My Commission expires 11/19/91 Margaret Dale Notary Public
Margaret Dale Printed Name
A resident of Clay County

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 APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on MAY 1989.

President

Executive Director

Plat Release MAY 1, 1989

N-171

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAY 1 1989
AUDITOR
2096

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

557