EXPRESSWAY COMMERCIAL SUBDIVISION SECTION I A

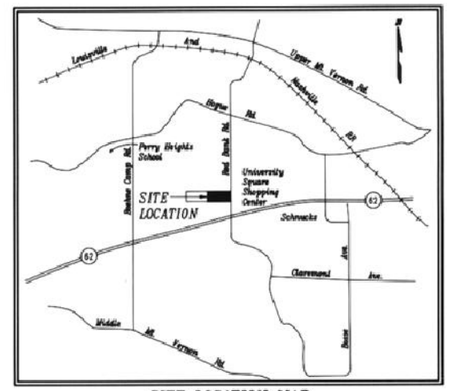
0-5

90-04404

RECEIVED FOR RECORD
ST. 9:45 P.M.
MAR. 6 90
Plat Book 0
Page 5
Recorder Vanderburgh County

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
MAR 06 1990
John Shoughley
AUDITOR
1264

SCALE 1" = 60'
60 0 60 120



SITE LOCATION MAP
SCALE 1" = 2000'

HERMAN & CATHERINE TEKOPPEL
5600 HOGUE ROAD
EVANSVILLE, IN. 47712

WILLIAM F. & MARGARET M. BASDEN
51 N. RUNNING ROAD
EVANSVILLE, IN. 47712

3/4" I.ROD (FOUND) SET IN CONC. N.W. COR., N.E. 1/4, N.E. 1/4, SECTION 28-6-11

N 87°37'37" W 385.00'
S 01°16'50" W 30.00'
240.00'
S 87°37'37" E
S 01°16'50" W 40.00'

EXISTING 10' EASEMENT D.R. 566, Pg. 587.

STORM WATER RETENTION & DIVERSION AREA
1.20 ACRES

ROBERT W. & TAMERA V. COLE
1720 N. RED BANK ROAD
EVANSVILLE, IN. 47712

MARION G. DAILEY
1720 S. VANN AVENUE
EVANSVILLE, IN. 47714

ALFRED R. & VIRGINIA L. SCHMUCK
13 S. RED BANK ROAD
EVANSVILLE, IN. 47712

JAMES R. & MARY B. BELLER
6400 XAVIER COURT
ARVADA, COLORADO 80003

N 00°45'29" E 339.59'

JACK F. ROGERS & ROBERT L. JARRETT
19 N.W. FOURTH STREET
EVANSVILLE, IN. 47708

C-4

S 87°35'29" E 1305.22'

JAMES W. & FRANCES HATCHER
18 S. BOEHNE CAMP RD.
EVANSVILLE, IN. 47712

EXIST. ESM'T. D.R. 558, Pg. 525

EXIST. ESM'T. D.R. 556, Pg 487

APPROXIMATE LIMITS OF 100 YEAR FLOOD HAZARD ZONE "A" AS PARCEL PLOTS AT SCALE ON F.I.R.M. COMMUNITY PANEL NO. 180256 0100 B FOR VANDERBURGH CO. INDIANA DATED MARCH 19, 1982.

AG

IDA K. DAHUTH
2904 VERMONT RD.
EVANSVILLE, IN. 47710

N 00°45'29" E 338.59'

℄ PROPOSED SANITARY SEWER
15' SANITARY SEWER EASEMENT
7.5' 7.5'

STONE (FOUND) S.W. COR., S. 1/2, N. 1/2, N.E. 1/4, N.E. 1/4, SEC. 28-6-11

N 00°45'29" E 671.13'

PAUL & MELBA NEVILLE
P.O. BOX 5580
EVANSVILLE, IN. 47718

R-4

AG

10' SANITARY SEWER EASEMENT

176.9' 492.0' 375.6'

℄ PAVEMENT

1" PIPE (FOUND) N.E. COR., N.E. 1/4, SECTION 28-6-11

EUGENE CHARLES CARLILE & NORMALEE MARIE KUEHNE
19 S. RED BANK RD. EVANSVILLE, IN. 47712

EARL E. SCHMADEL
111 S. RED BANK RD.
EVANSVILLE, IN. 47712

S 01°41'27" W 339.35'

654.89
ROADWAY EASEMENT JONES RD

P.O.B.
1/2" I. ROD

67.25'
S 01°16'50" W 15.00'
32.64'
100.00'
100.00'
99.63'
722.13'
249.70'
72.84'
25.56'
25.0'
30.0'

7.5' DRAINAGE & PUBLIC UTILITY ESM'TS.

LOT 6 0.65 ACRES
LOT 5 0.63 ACRES
LOT 4 0.63 ACRES
LOT 3 0.69 ACRES

LOT 2 TO ACCESS RED BANK ROAD FROM 80' ROADWAY EASEMENT ONLY
LOT 2
0.71 ACRES

VACATED EASEMENT 8/3/1999 D12 C 8599

N 01°41'27" E 338.86'
S 87°33'10" E 250.00'
S 01°33'06" W 124.31'
S 12-0" I-64 45.0'

LOT 1 TO ACCESS UNIVERSITY DRIVE ONLY
LOT 1
0.86 ACRES

#5245 #5225 #5211 #5201 #5115
#5111 S.
100.00' 100.00' 100.00' 100.00' 250.00'
10' BUILDING SETBACK LINE
5' UTILITY EASEMENT
S-12-0" 0+00 45.0'

UNIVERSITY DRIVE
℄
362.77'
722.14'
N 87°33'10" W 1299.72'
60' R/W

CONTOURS AS OF NOVEMBER 1989 SEE REVISED DRAINAGE PLAN FOR FINAL CONTOURS.

JACK F. ROGERS & ROBERT L. JARRETT
PEOPLES BANK BLDG. - THIRD FLOOR
19 N.W. FOURTH STREET
EVANSVILLE, IN. 47708

C-4

LOT 1
EXPRESSWAY MINOR SUB.

R-1

GILBERT BOYD
50 S. RED BANK RD.
EVANSVILLE, IN. 47712

UNIVERSITY SHOPPING CENTER
C/O THOMAS MILLER
P.O. BOX 9048
EVANSVILLE, IN. 47710

EVANSVILLE - VANDERBURGH PUBLIC LIBRARY C/O CENTRAL LIBRARY
22 S.E. FIFTH STREET
EVANSVILLE, IN. 47708

EXISTING UNIVERSITY DRIVE

NE COR., S 1/2, NE 1/4 NE 1/4, 28-6-11 1/2" I. ROD

OLD NATIONAL BANK
P.O. BOX 718
EVANSVILLE, IN. 47705

27.0'
72.02'
S 01°13'06" W 772.31'
744.80'
45.0'
2+44.8
S01°41'27"E 43.97'
S 87°33'10" E 655.15'
S 00°09'54" E 420.98'
1/4 SECTION LINE
S 01°41'27" W 339.35'

R/W MARKER FOUND.
TBM - R/R SPIKE IN PWP ELEV. = 455.00

R/R SPIKE STA. 294+29 LINE "D" SR-62
STA. 5+00 LINE "S-12-0"
16.86'
S.D. 62 LINE "D" I.O.O.H. R/R SPIKE

BENCH MARK - R/R SPIKE IN PWP @ THE N.W. CORNER OF S.R. 62 AND RED BANK ROAD. ELEV. = 455.00

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
2-26-90
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
3-5-90
DATE

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel No. 180256 0100 B, dated March 19, 1982, no portion of the proposed section 1 lies within the 100 year flood zone.

Utilities: Water and sanitary sewers will be extended to the site.

Zoning: The subject property is currently zoned C-4. The abutting property is zoned as shown above.

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 be mulched and seeded and 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.

ACCESS:

.Jones Road: Only lot 2 may access Red Bank Road from Jones Road. Lot 2 cannot direct access Red Bank Road. Access must be within the first 100 feet of Jones Road R/W adjoining Red Bank Road.
.Lot 1 must access Red Bank Road from University Drive.

Road Grades: Maximum road grades will not exceed 10%.

Minimum First Floor Elevation: First floor grades shall be a minimum of 1'-4" above the top of curb if the lawn drains across the curb, or 1'-2" above the high point of a drainage swale around the building.

GENERAL NOTES

Easements: .A 15 foot, 7.5 feet on either side of the lot lines, public utility and drainage easements, runs along the interior lot lines as shown.

.A 5 foot easement for utilities runs along the north side of University Drive R/W.

.A 20 foot drainage easement, 10 feet either side of the lot line, runs between lots 3 and 2; also between lots 5 and 1.

.A 6 foot easement for public utilities runs adjacent to the drainage easement along lots 1 and 2.

.A 15 foot utilities easement, 7.5 feet either side of lot lines, runs between lot 1 and lot 2.

.A 10 foot to 15 foot sanitary sewer easement will be granted to the Evansville Water and Sewer Utility which will extend from the end of University Drive westerly and northwesterly along the constructed sanitary sewer line as shown hereon.

Erosion Control for Ditches:
.Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance.

.Slopes of 2% - 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

.Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Double Frontage Lots: All double frontage lots must access to University Drive.

OWNERS' CERTIFICATE

The Undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designated the same as EXPRESSWAY COMMERCIAL SUBDIVISION SECTION I A. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use.

Jack Rogers, Owner
19 NW Fourth Street, Suite 310
Evansville, IN 47708-1796

Robert Jarrett, Owner
1111 S. Green River Road
Evansville, IN 47715

First Federal Savings Bank
2200 W. Franklin St.
Evansville, In. 47712
Owner of Lot 1 Only
By: Robert L. Gleyton
Robert L. Gleyton, Jr.

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) 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 the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand abd seal this 30th day of Jan, 1990

My Commission Expires:
2-10-93

Notary Resides in VANDERBURGH County, Indiana

Terry A. Campbell
Notary Public
TERRY A. CAMPBELL
(typed or printed name

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the acts of 1981, public law #300, 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 COUNTY at a meeting held on 1990

President
Executive Director

PLAT RELEASE DATE 3-6-90
Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

BOUNDARY DESCRIPTION EXPRESSWAY COMMERCIAL SUBDIVISION SECTION 1 A

Part of the South Half of the North Half of the Northeast Quarter of the Northeast Quarter of Section 28, Township 6 South, Range 11 West, in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at a 1 inch diameter pipe (found) at the northeast corner of the Northeast Quarter of Section 28-6-11; thence, along the east line thereof, south 01 degree 41 minutes 27 seconds west 338.35 feet to a 1/2 inch diameter iron rod (set) at the northeast corner of said half half quarter quarter section, said point being the true point of beginning; thence continue along said east line south 01 degree 41 minutes 27 seconds west 338.35 feet to a 1/2 inch diameter iron rod (set) at the southeast corner of said half half quarter quarter section; thence, along the south line thereof, north 87 degrees 33 minutes 10 seconds west 722.14 feet; thence, parallel with the east line of the Northeast Quarter of Section 28-6-11, north 01 degree 41 minutes 27 seconds east 338.86 feet to the north line of said half half quarter quarter section; thence along the north line thereof, south 87 degrees 35 minutes 29 seconds east 722.13 feet to the true point of beginning, containing 5.62 acres.

ALSO: STORM WATER RETENTION AND DIVERSION AREA

Part of the North Half of the North Half of the Northeast Quarter of the Northeast Quarter of Section 28, Township 6 South, Range 11 West, in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at a 1 inch diameter pipe (found) at the northeast corner of the Northeast Quarter of Section 28-6-11; thence, along the east line thereof, south 01 degree 41 minutes 27 seconds west 338.35 feet to the southeast corner of said half half quarter quarter section; thence, along the south line thereof, north 87 degree 35 minutes 29 seconds west 654.89 feet to the true point of beginning; thence north 01 degree 18 minutes 50 seconds east 50.00 feet; thence north 19 degrees 25 minutes 18 seconds west 311.11 feet to the north line of the Northeast Quarter of Section 28-6-11; thence, along the north line thereof, north 87 degrees 37 minutes 37 seconds west 380.00 feet; thence south 01 degree 18 minutes 50 seconds west 30.00 feet; thence south 87 degree 37 minutes 37 seconds east 240.00 feet; thence south 01 degree 18 minutes 50 seconds east 40.00 feet; thence south 33 degrees 17 minutes 09 seconds east 330.87 feet to the northwest corner of Expressway Commercial Subdivision - Section I A, said point being on the south line of said half half quarter quarter section; thence, along the south line thereof, south 87 degree 35 minutes 29 seconds east 67.25 feet to the point of beginning, containing 1.20 acres.

SURVEYOR'S CERTIFICATE

I, Danny K. Lack, 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 on AUGUST 12, 1988, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 30th day of JANUARY, 1990

Danny K. Lack PE
Indiana Registration No. S0480

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

For easement Applying to Lot Pt 1 2 3-6
Tax Deed Drawer 12 card 1008

For easement Applying to Lot Pt Lot 2 3-6
Tax Deed Drawer 12 card 1009

FOR ~~AFFIDAVIT~~ Amendment restrictions Plat ~~LEASE~~ APPLYING TO THIS
SEE MISC. DRAWER 5 CARD 9060
1999R0001347 DATE 4-23-99
ATTEST: BETTY J. HERMANN, RVC
BY Rebecca J. Nachand DRVC

For easement Applying to Lot Pt 1
Tax Deed Drawer 12 card 2876

For easement Applying to Lot Pt Lot 2 Sec 1A
Tax Deed Drawer 12 card 352