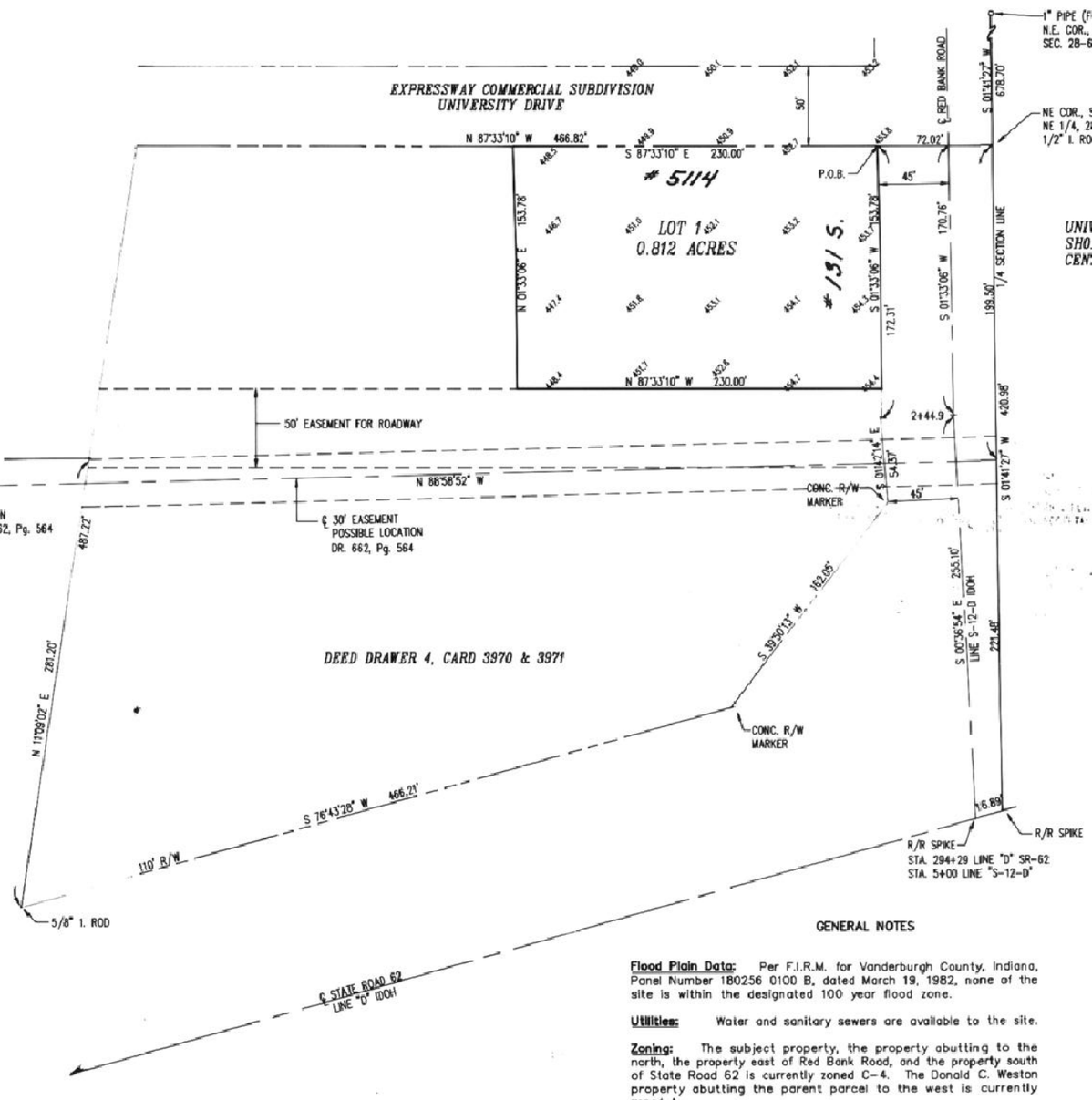
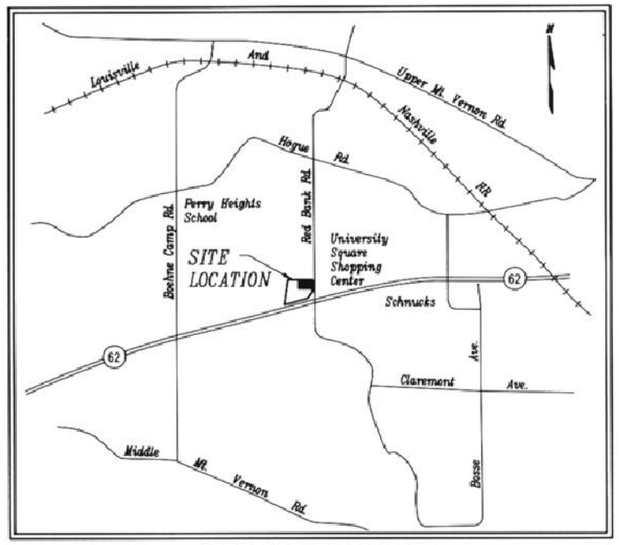
EXPRESSWAY MINOR SUBDIVISION



SCALE 1" = 60'

60 0 60 120



SITE LOCATION MAP
SCALE 1" = 2000'

0-6

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
MAR 06 1990
Tom Humphrey
AUDITOR
1265

90-04405
RECEIVED FOR RECORD
at 3:46 P.M.
MAR 6 1990
Plat Book D
Page 6
BOB STEELE, RECORDER
VANDERBURGH COUNTY

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0100 B, dated March 19, 1982, none of the site is within the designated 100 year flood zone.

Utilities: Water and sanitary sewers are available to the site.

Zoning: The subject property, the property abutting to the north, the property east of Red Bank Road, and the property south of State Road 62 is currently zoned C-4. The Donald C. Weston property abutting the parent parcel to the west is currently zoned A.

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.

Site Drainage: The subject property lies within the limits of the storm water runoff basin of Expressway Commercial Subdivision. Storm water runoff from this site shall be allowed to surface drain across the subject property into the storm water system for Expressway Commercial Subdivision. No storm water retention will be required on the subject property.

NOTES:

No direct access from subject property to Red Bank Road is permitted. Access to Red Bank Road shall be from University Drive or 50 foot roadway easement.

CITY OF EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN COMMISSION OFFICIAL SEAL

For easement Applying to Lot Pt S½ NE¼ NE¼ 28-6-11
See Deed Drawer 8 card 3713

For easement Applying to Lot Pt S½ NE¼ NE¼ 28-6-11
See Deed Drawer 8 card 3713

OWNERS' CERTIFICATE

I, Jack Rogers and Robert L. Jarrett, as tenants in common, the undersigned owners of the real estate shown and described hereon do hereby layoff, plat, and subdivide said real estate as shown and and designate it as **EXPRESSWAY MINOR SUBDIVISION**. The roadway easement shown along the south side of lot 1 is for the rights of ingress/egress and utility services. The owners hereby dedicate the roadway to public use.

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

Robert L. Jarrett
Robert Jarrett, Owner
3111 S. Green River Road
Evansville, IN 47715

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.

NOTARY PUBLIC SEAL INDIANA

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

My Commission Expires:
2-10-93

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

Notary Resides In
VANDERBURGH
County, Indiana

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the acts of 1981, public law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given SECONDARY APPROVAL by the AREA PLAN COMMISION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on 2-7, 1990

President

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE 3-6-90

Barbara L. Cunningham
Executive Director

BOUNDARY DESCRIPTION
EXPRESSWAY MINOR SUBDIVISION

Part of the South Half of the Northeast Quarter of the Northeast Quarter of Section 28, Township 6 South, Range 11 West, Vanderburgh County, Indiana, being more particularly described 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 degrees 41 minutes 27 seconds west 678.70 feet to a 1/2 inch iron rod marking the northeast corner of the South Half of the Northeast Quarter of the Northeast Quarter of Section 28-6-11; thence along the north line thereof, north 87 degrees 33 minutes 10 seconds west 72.02 feet to the west right-of-way of Red Bank Road, said point being the true point of beginning; thence along the west line thereof, south 01 degrees 33 minutes 06 seconds west 153.78 feet to the north line of a 50 foot easement for ingress and egress; thence parallel with the north line of said half quarter quarter section, north 87 degrees 33 minutes 10 seconds west 230.00 feet; thence parallel with the west right-of-way line of Red Bank Road, north 01 degrees 33 minutes 06 seconds east 153.78 feet to the north line of said half quarter quarter section, said line also being the south right-of-way line of University Drive; thence along the north line of said half quarter quarter section, south 87 degrees 33 minutes 10 seconds east 230.00 feet to the true point of beginning, containing 0.81 acres.

SURVEYOR'S 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 on January 10, 1990, and that all monuments shown exist at locations as noted.

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

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

Danny K. Leek
Danny K. Leek, L.S.
Indiana Registration No. S0480