For Restrictions applying to this Plat see Misc Dk. 3 Card 4562 #90-20209

0-22

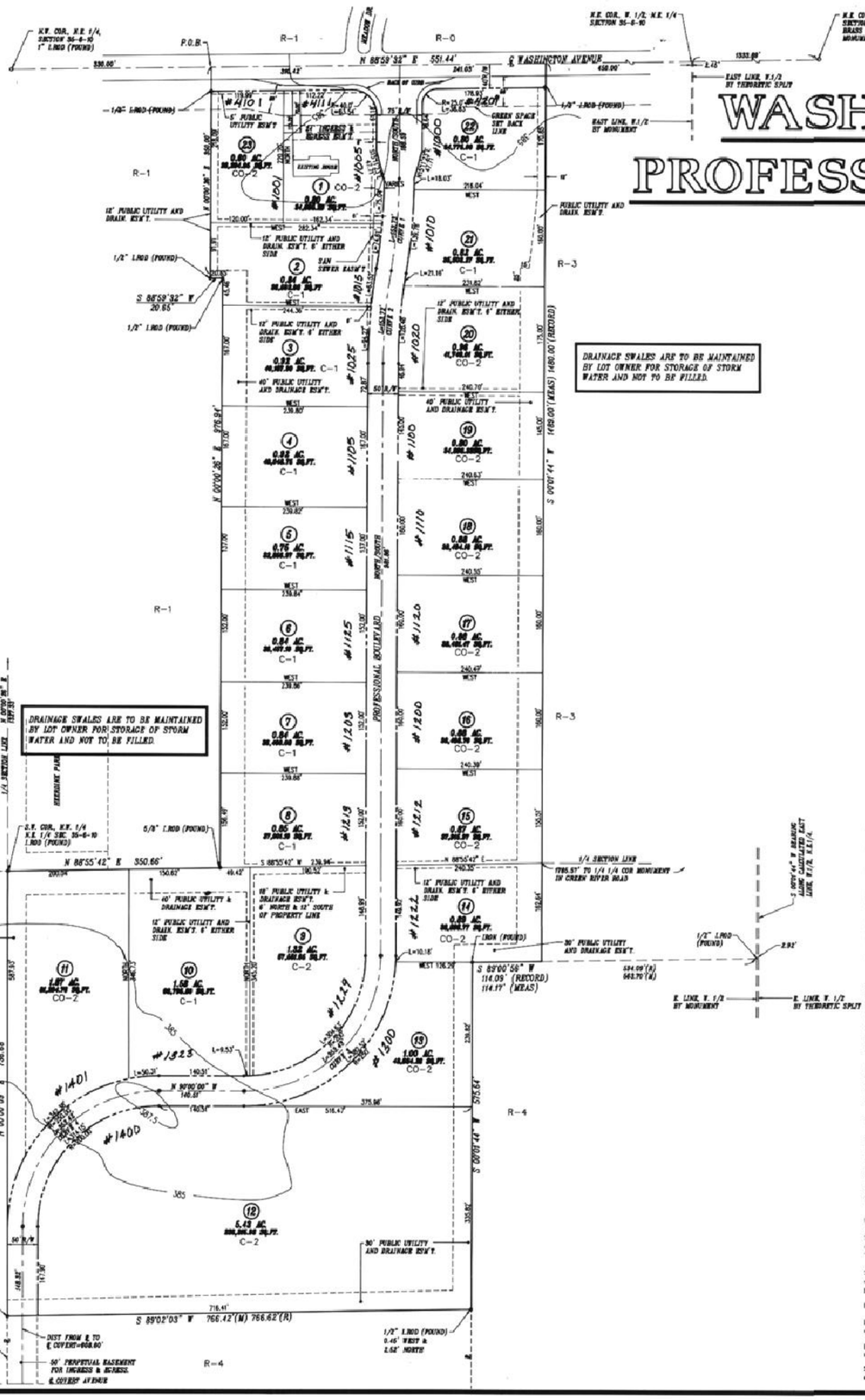
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

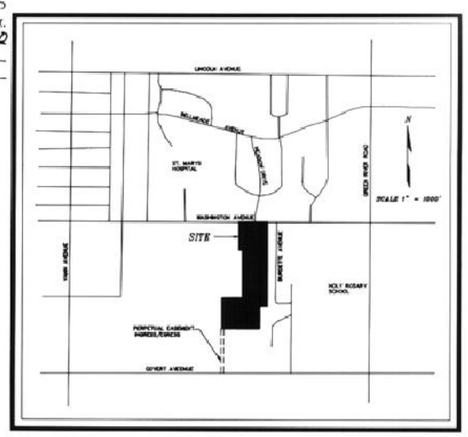
OCT 10 1990

Auditor 5533

90-20081
RECEIVED FOR RECORD
at 12:10 P.M.
OCT. 10 1990
Plat Book O
Page 22
CAROLYN J. REDRIDER
VANDERBURGH COUNTY

WASHINGTON AVENUE PROFESSIONAL CONCOURSE





LOCATION MAP

CURVE #1
Δ = 09°20'26"
R = 942.98
L = 153.73
T = 77.03
CH = 153.56
CH B = S 04°40'13" W

CURVE
Δ = 09°20'24"
R = 942.98
L = 153.72
T = 77.03
CH = 153.55
CH B = S04°40'12"W

CURVE #3
Δ = 90°00'00"
R = 225.00
L = 353.43
T = 225.00
CH = 318.20
CH B = S 45°00'00" W

CURVE #4
Δ = 89°59'51"
R = 225.00'
L = 353.42
T = 224.99
CH = 318.19
CH B = S 45°00'05" W

CITY

STORM DRAINAGE PLANS WERE APPROVED BY THE BOARD OF PUBLIC WORKS ON:

AUGUST 22, 1990
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED THE BOARD OF PUBLIC WORKS ON:

AUGUST 22, 1990
DATE

SIDEWALKS WERE WAIVED BY THE BOARD OF COUNTY COMMISSIONERS ON:

N/A
DATE

PRIMARY APPROVAL

Aug. 1, 1990
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE STATE OF INDIANA.
& APPROVED FOR CONSTRUCTION BY THE EVANSVILLE WATER AND SEWER UTILITIES ON

DATE

GENERAL NOTES

Flood Plain Data: Per F.I.R.M., City of Evansville, Vanderburgh County, Indiana, Panel Number 180257 0008 B, dated October 15, 1981, no portion of the proposed subdivision is within the designated 100 year flood zone.

Zoning: The subject property is currently zoned CO-2, C-1 & C-2 as shown on the plat heron.

Owners of lots within this subdivision must verify the exact limits of the various zoning uses with the Area Plan Commission prior to building construction.

The abutting properties are zoned R-0, R-1, R-3 and R-4 as shown on the plat heron.

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

Access: All lots must access onto interior roads. No lots shall have direct access to Washington Avenue, Monroe or Stockwell Road.

Lot No. 23 may not have direct access onto Washington Avenue. Access to Lot 23 shall be thru a 24' easement for ingress and egress. The centerline is located 70' south of the north line of lot 1, running in a east/west direction.

Easements

A 12' easement for drainage and public utilities along the east side of lot 22; also along the west side of lot 23. Also an easement varying in width from 12' to 25' along the east side of lot 21. An easement for public utilities being 6' on the west side and varing in width on the east side of the sanitary sewer across the east side of lots 1 & 2.

A 12' easement for drainage and public utilities, being 6 feet on each side of the line between lots 9 & 10, 14 & 15, 19 & 20, 23 & 2, 2 & 3, and 2 & 1 also an 18' easement between lots 8 & 9, 6' north and 12' south.

A 40' easement for public utilities and drainage along the east side of lots 14-20, and part of 21; also along the east side of lots 10 & 11; also along the west side of lots 3-8 and part of lot 2.

A 30' easement for public utilities and drainage along the east side of lots 12 & 13, and along the west side of lot 11; also along the south side of lot 12 and part of lot 14.

A 24' easement for ingress and egress across lot 1.

Above ground parts of utilities are not to be located within the banks of the drainage swales or ditches. Sewer manholes are to be located back of top of bank of the drainage easements.

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.

Lots 23, 1 & 22 are subject to a 50' Green Area Setback along Washington Avenue, measured perpindicular to the south from the back of curb of Washington Avenue and the back of curb of the Acceleration - Deceleration lane constructed along the south side of Washington avenue.

Temporary Erosion Control: (during construction)

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 5 days of disturbance of soil and must remain in place until final grading and shaping.

Erosion Control for Ditches:

Slopes of 0%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. (Note: Swales within this development are to have a 3' paved bottom.)

Slopes over 8% require rip-rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Road Grades: Maximum road grades will not exceed 10%

Minimum First Floor Elevation: First floor elevations shall be approved by the Vanderburgh County Building Commissioner.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Subject to building and setback requirements as per local ordinances.

100 0 100 200

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 PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on Aug. 1, 1990

President

Barbara L. Cummings
Executive Director

PLAT RELEASE DATE Oct. 10, 1990

Barbara L. Cummings
Executive Director

SEAL

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 designates the same as WASHINGTON AVENUE PROFESSIONAL CONCOURSE All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown including the 50' ingress/egress easement to Covert Avenue and not previously dedicated are hereby dedicated to public use.

George A. Heerdink
ESTATE OF CATHERINE E. HEERDINK
BY GEORGE A. HEERDINK, PERSONAL REPRESENTATIVE
2611 S. YANKEETOWN RD.
BOONVILLE, IN. 47601

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 and seal this 8TH day of OCTOBER, 1990

My Commission Expires:

Notary Resides In County, Indiana

Notary Public
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

BOUNDARY DESCRIPTION

A part of the West Half of the Northeast Quarter of Section 35, Township 6 South, Range 10 West, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the northwest corner of said half quarter section; thence along the north line thereof, north 88 degrees 59 minutes 32 seconds east 330.00 feet to the northeast corner of the Bellemeade Church of Christ property, as per deed recorded in Deed Record 502, page 324 in the office of the Recorder of Vanderburgh County, Indiana, said point being the true point of beginning; thence continue along said half quarter section line north 88 degrees 59 minutes 32 seconds east 551.44 feet to the west line of a tract of ground originally conveyed to W. C. Bussing, Jr., as per deed recorded in Deed Record 537, page 239 in the office of the Recorder of Vanderburgh County, Indiana; thence parallel with the east line of said half quarter section, south 00 degrees 01 minutes 44 seconds west 1489.00 feet to the north line of a tract of land originally conveyed to Julius P. and Mildred a. Heerdink, as per deed recorded in Deed Record 403, page 514 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line thereof south 89 degrees 00 minutes 58 seconds west 114.17 feet to the northwest corner; thence along the west line thereof south 00 degrees 01 minutes 44 seconds west 575.64 feet to the northeast corner of a 10.0 acre tract conveyed to Universal Health Realty Income Trust as per deed recorded in Deed Drawer 5, Card 280 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line thereof south 89 degrees 02 minutes 03 seconds west 766.42 feet to the west line of said half quarter section; thence along the west line thereof north 00 degrees 00 minutes 08 seconds east 736.68 feet to the south line of the Northwest Quarter of the Northeast Quarter of Section 35-6-10; thence east along said quarter quarter section line north 88 degrees 55 minutes 42 seconds east 350.66 feet to the southeast corner of said Bellemeade Church of Christ property; thence along the east line thereof north 00 degrees 00 minutes 26 seconds east 976.94 feet; thence south 88 degrees 59 minutes 32 seconds west 20.65 feet; thence continuing along said property line north 00 degrees 00 minutes 26 seconds east 350.00 feet to the point of beginning, containing 29.72 acres.

Also the rights of use of a 50' wide perpetual easement for ingress and egress as reserved in Executor's Deeds to Rehab Systems Company, a Delaware corporation, recorded July 5, 1988, in Deed Drawer 4, Card 4510, and in Deed Drawer 4, Card 4511; as corrected by two Corrected Executor's Deed and Easements recorded August 30, 1988 in Deed Drawer 4, Card 5603 and 5604.

Subject to a 40 foot right-of-way for Washington Avenue on the north side.

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 July 13, 1990, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 8th day of OCTOBER, 1990

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

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

For easement Applying to Lot 1 9-21
See Deed Drawer 10 card 37

For easement Applying to Lot 2
See Deed Drawer 9 card 5299