FOR AFFIDAVIT APPLYING TO THIS Plat
SEE MISC. DRAWER 3 CARD 2050
92-12175 DATE 4/27/92
ATTEST: BOB STEELE, RVC
BY Lorna Gallatin DRVC

Thomas J. & Lisa H. Parker
1925 Theater Drive
Evansville, In. 47715

Clarence S. & Esther H. Basing
3802 Maxwell Court
Evansville, In. 47715

Irvin E. & Edna R. Grimm
1912 Theater Drive
Evansville, In. 47715

John C. & Dorothy Bengert
1818 Theater Drive
Evansville, In. 477.5

Clyde & June Folz
3600 Keck Avenue
Evansville, In. 47715

Robert T. & Freida M. McCoun
3629 Keck Avenue
Evansville, In. 47715

Ann M. Lourie
1517 Audubon Avenue
Evansville, In. 47715

James & June Negley
3721 Keck Avenue
Evansville, In. 47715

Donald & Helen Leach
3801 Keck Avenue
Evansville, In 47715

William E. & Ruth A. McCain
3821 Keck Avenue
Evansville, In. 47715

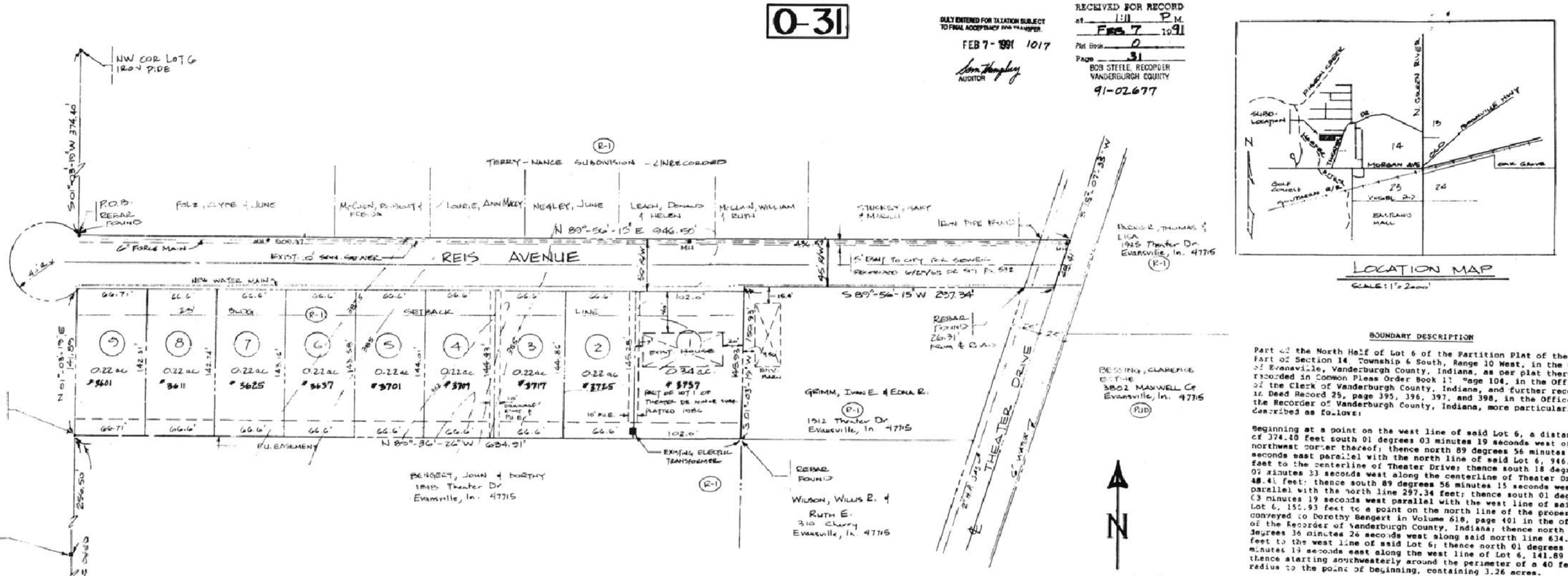
Gary L. & Marilu Stuckey
1938 Theater Drive
Evansville, In. 47715

REPLAT OF
THEATER DRIVE
MINOR
SUBDIVISION

0-31

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE AND TRANSFER
FEB 7 - 1991 1017
Tom Hingley
AUDITOR

RECEIVED FOR RECORD
at 1:11 P.M.
FEB 7 1991
Plat Book O
Page 31
BOB STEELE, RECORDER
VANDERBURGH COUNTY
91-02677



LOCATION MAP
SCALE: 1"=2000'

BOUNDARY DESCRIPTION

Part of the North Half of Lot 6 of the Partition Plat of the Middle Part of Section 14, Township 6 South, Range 10 West, in the City of Evansville, Vanderburgh County, Indiana, as per plat thereof, recorded in Common Pleas Order Book 12, Page 104, in the Office of the Clerk of Vanderburgh County, Indiana, and further recorded in Deed Record 25, page 395, 396, 397, and 398, in the Office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the west line of said Lot 6, a distance of 374.40 feet south 01 degrees 03 minutes 19 seconds west of the northwest corner thereof; thence north 89 degrees 56 minutes 15 seconds east parallel with the north line of said Lot 6, 946.55 feet to the centerline of Theater Drive; thence south 18 degrees 07 minutes 33 seconds west along the centerline of Theater Drive 48.41 feet; thence south 89 degrees 56 minutes 15 seconds west parallel with the north line 297.34 feet; thence south 01 degrees 03 minutes 19 seconds west parallel with the west line of said Lot 6, 150.93 feet to a point on the north line of the property conveyed to Dorothy Bengert in Volume 618, page 401 in the office of the Recorder of Vanderburgh County, Indiana; thence north 89 degrees 36 minutes 26 seconds west along said north line 634.91 feet to the west line of said Lot 6; thence north 01 degrees 03 minutes 19 seconds east along the west line of Lot 6, 141.89 feet; thence starting southwesterly around the perimeter of a 40 feet radius to the point of beginning, containing 3.26 acres.

Subject to a sewer easement five feet in width off the north side as recorded in Deed Record 519, page 532.

Also subject to right-of-way 25 feet in width off the far east side for Theater Drive.

GENERAL NOTES

Water & sewer utilities are available to the site.

Drainage swales: Owners of each lot within the subdivision are responsible for maintaining the drainage swale that crosses their respective lots.

Flood Plain Data: 100 year flood elevation is 385.00 - minimum first floor elevation is 385.00 .

Road grades: not exceed 10%

Drainage easement: no earth fill, structures, fences, shrubs or trees shall be placed in drainage easements shown.

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, appeared the said Owner and Subdivider, who acknowledges the execution of the foregoing plat with the dedications and restrictions thereof, expressed to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 27 day of Dec 1989

My Commission expires:
4-17-91

Dannie R. Wells
Notary Public

TEMPORARY EROSION CONTROL

Slopes of 0%-6% shall be mulched & seeded, i.e., rye red top, & wheat(which will be used primarily for fall planting) within 45 days of disturbance of soil & must remain in place until final grading & shaping.

Slopes of more than 6% shall have straw bales &/or erosion blankets in place within 5 days of disturbance of soil & must remain in place until final grading & shaping.

NOTARY PUBLIC SEAL INDIANA

OWNER'S CERTIFICATE

The undersigned Owners of said real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designates the same as Theater Drive Subdivision. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. **All streets shown and not previously dedicated are hereby dedicated to public use.**

Robert C. Romain
Robert C. Romain 4006 N. Iroquois Dr. Evansville, In. 47711

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an Ordinance adopted by the Common Council of the City of Evansville, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on 4-4-90

Plat release date 2-7-91

President

Director

Director

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA

Drainage plans have been approved by the City of Evansville, Board of Public Works on:
2-14-90
Date

Road Construction Plans have been approved by the City of Evansville, Board of Public Works on:
2-14-90
Date

SURVEYOR'S CERTIFICATE

I, Ronald A. McGilliam, do hereby certify that I am a professional registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 27th day of December, 1989.

Ronald A. McGilliam
Ronald A. McGilliam, L.S.
Indiana Registration No. S0505

RONALD A. McGILLIAM REGISTERED No. S0505 STATE OF INDIANA LAND SURVEYOR

THEATER DRIVE SUBDIVISION		
SCALE: 1"=50'	APPROVED BY	DRAWN BY RAM
DATE: DEC. '89		
		DRAWING NUMBER

For easement Applying to Lot 9
See Deed Drawer 7 card 1156

For easement Applying to Lot 6
See Deed Drawer 7 card 2335