Arby's Hwy. 41 North Minor Subdivision

0-33

RECEIVED FOR RECORD
at 4:18 P M.
MAR 1 1991
Plat Book 0
Page 33
BOB STEELE, RECORDER
VANDERBURGH COUNTY
91-04138

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 01 1991 1507
AUDITOR

30 0 30 60



LOCATION MAP

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of the Southwest Quarter of Section 20, Township 4 South, Range 10 West, in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at a stone found at the southwest corner of the Northeast Quarter of the Southwest Quarter of Section 20-4-10; thence north 00 degrees 49 minutes 40 seconds east along the west line of said quarter quarter section 723.95 feet; thence south 88 degrees 59 minutes 42 seconds east to and along the south line of the Corrected Plat of Highway 41 North Subdivision as recorded in Plat Book MS, page 29 for 647.94 feet to the point of beginning; thence continue south 88 degrees 59 minutes 42 seconds east along the south line of said plat 561.80 feet to the southeast corner of said plat (said point also being on the west Limited Access Right-of-way (LARW) line of Highway 41 North which lies 25.00 feet north of an existing railroad spike (the referenced railroad spike by plat is 641.57 feet south of the north line of said quarter section, but by prior deed has been referenced as 640.00 feet south of said north line); thence south 00 degrees 40 minutes 16 seconds west (across a 50 foot opening in the LARW whose centerline is marked by said railroad spike and along the LARW as it resumes) 270.00 feet; thence north 88 degrees 59 minutes 42 seconds west 335.00 feet; thence north 00 degrees 40 minutes 16 seconds east 190.17 feet; thence along a curve 46.95 feet concave to the southwest having a radius of 30.00 feet and a chord of 42.30 feet, chord bearing north 44 degrees 09 minutes 43 seconds west; thence north 88 degrees 59 minutes 42 seconds west along a line 50.00 feet south of and parallel with the south line of the Corrected plat of Highway 41 North Subdivision 197.27 feet; thence north 01 degrees 00 minutes 18 seconds east 50.00 feet to the point of beginning, containing 2.34 acres.

Subject to all easements of record which affect this property.

I, James A. Farny, do 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 September 21, 1990 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 18 day of Jan, 1991.

James A. Farny, L.S.
Indiana Registration No. S0551

JAMES A. FARNY REGISTERED No. S0551 STATE OF INDIANA LAND SURVEYOR

GENERAL NOTES

* **FLOOD PLAIN DATA:** Per F.I.R.M. Vanderburgh County, Indiana, Panel No. 180256 0025 B dated March 19, 1982, none of the site is within the designated 100 year flood zone.

UTILITIES: Municipal water and sanitary sewers are available at the site.

TEMPORARY EROSION CONTROL:

·Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., ryes, red top, or wheat, within 45 days of disturbance of the 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 or erosion control blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

* A small area of the Rusher Creek Road does fall within the 100 year flood zone as per the stated firm panel, however the road was constructed & the area filled & probably realistically, no longer falls withing the 100 year flood plain.

COUNTY:
STORM DRAINAG PLANS WERE APPROVED BY THE VANDERBURH COUNTY DRAINAGE BOARD ON:
10-22-90

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
2-25-91

OWNERS' CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby layoff, plat, and subdivide said real estate as shown thereon and designate it as **ARBY'S HIGHWAY 41 NORTH MINOR SUBDIVISION.** All roads shown and not previously dedicated are hereby dedicated to public use.

OWNER OF LOT 1 AND THE SOUTH 25' OF RIGHT-OF-WAY HEREBY DEDICATED LYING ADJACENT TO & NORTH OF LOT 1

W. Banks Hudson III, General Ptr.
Bowling, Burns & Hudson
A Kentucky Partnership
P.O. Box 294
Danville, KY 40422

NOTARY CERTIFICATE

STATE OF KENTUCKY, COUNTY OF BOYLE) SS:

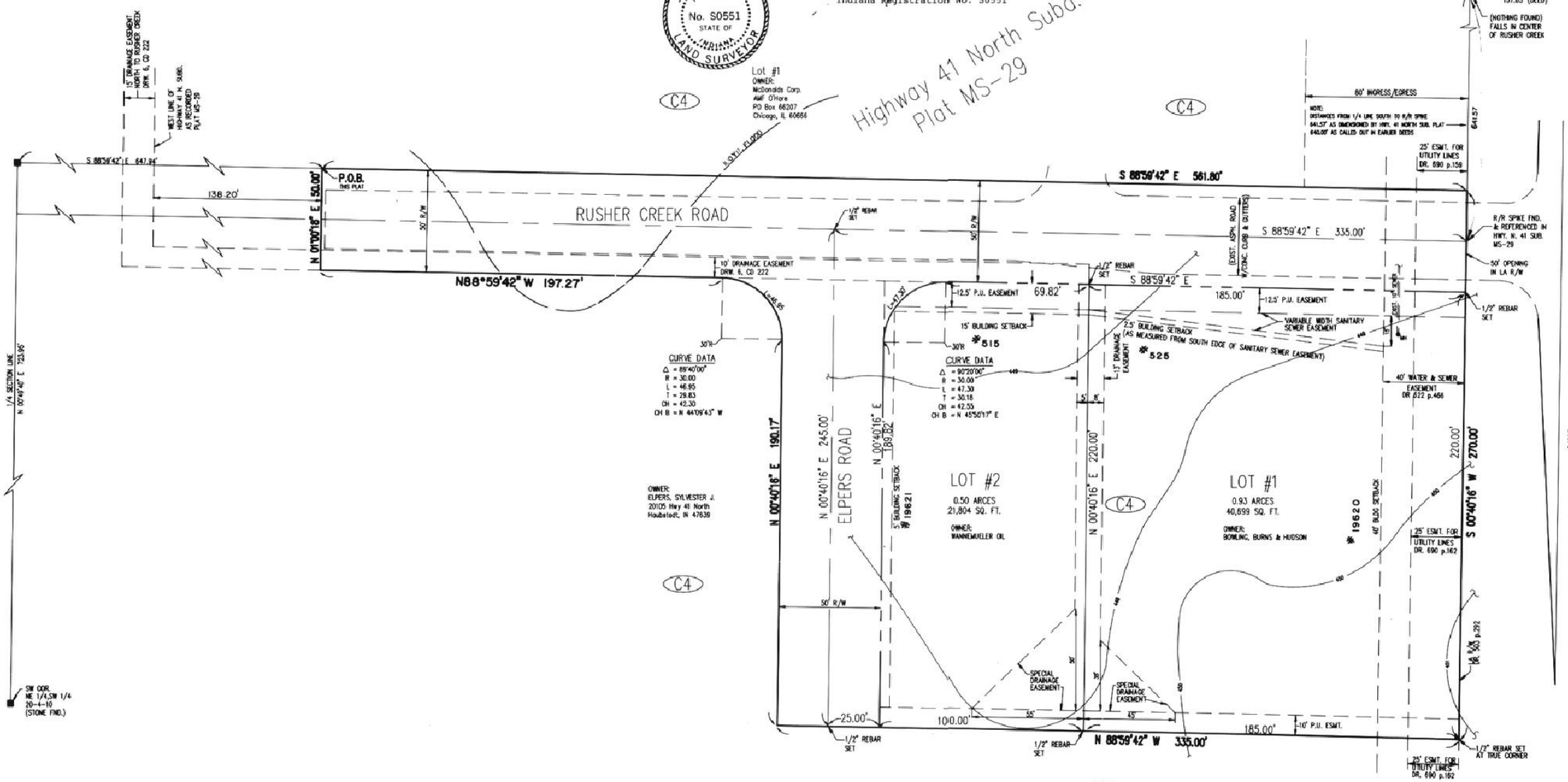
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdividers(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions shown thereon, express to be their voluntary act and deed for the uses and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

Witness my hand and seal this 16th day of January, 1991.

My Commission Expires:
June 17, 1994

Notary Public
LINDA B. DUNN
(printed name)

Notary Resides in: Boyle County
State of Kentucky



OWNER OF LOT 2 AND THE EAST 25' OF RIGHT-OF-WAY HEREBY DEDICATED LYING ADJACENT TO & WEST OF LOT 2

Joseph G. Wannemuehler, President
Wannemuehler Oil Co., Inc.
724 West Fourth Street
Mount Vernon, IN 47620

OWNERS OF REMAINING PROPERTY HEREBY DEDICATED FOR RIGHT-OF-WAY

Sylvester J. Elpers
20105 Highway 41 North
Haubstadt, IN 47639

Patricia A. Elpers
20105 Highway 41 North
Haubstadt, IN 47639

James R. Elpers
1621 Schroeder Road
Evansville, IN 47711

Rita M. Elpers
1621 Schroeder Road
Evansville, IN 47711

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 Owner(s) and Subdividers(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions shown thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 23rd day of January, 1991.

My Commission Expires:
2-10-93

Notary Public
TERRY A CAMPBELL
(printed name)

Notary Resides in: Vanderburgh County
State of Indiana

Rising, Roy J.
R.R. #
Haubstadt, IN 47639

OFFICIAL SEAL — NOTARY PUBLIC SEAL 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 PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on January 2, 1991.

Executive Director

Executive Director

PLAT RELEASE DATE: 3-1-91

89-1935-4