Surveyor's
FOR AFFIDAVIT APPLYING TO THIS Misc LEASE
SEE MISC. DRAWER 5 CARD 6969
1998R0003387 DATE 9-16-98
ATTEST: BETTY J. HERMANN, RVC
BY Rebecca J. Rachanuk DRVC

Amendment restrictions
FOR AFFIDAVIT APPLYING TO THIS Plat LEASE
SEE MISC. DRAWER 5 CARD 6960
1999R0001347TI DATE 4-23-99
ATTEST: BETTY J. HERMANN, RVC
BY Rebecca J. Rachanuk DRVC

# EXPRESSWAY COMMERCIAL SUBDIVISION SECTION IB

RECEIVED FOR RECORD
at 11:04 AM.
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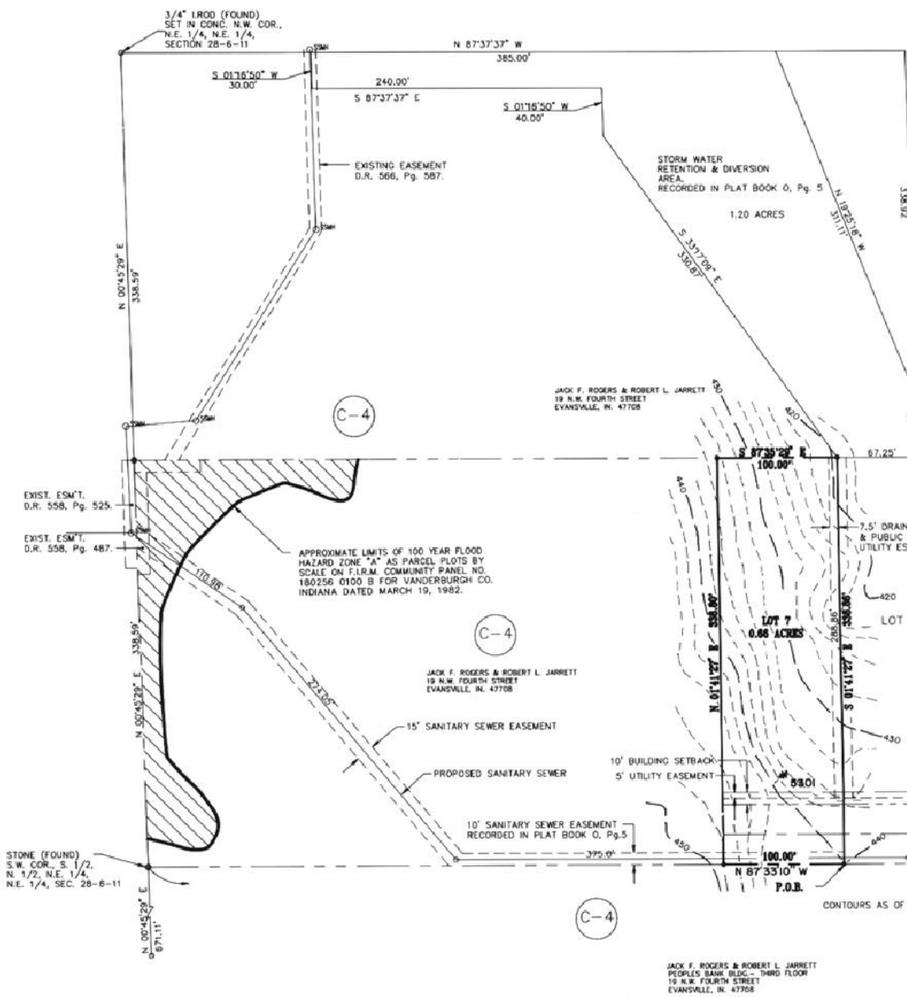
Plat O
Page 34
BOB STEELE, IN CHANDLR
VANDERBURGH COUNTY
91-04416

**0-34**

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 06 1991 1625
AUDITOR










SITE LOCATION MAP
SCALE 1" = 2000'

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
SEPTEMBER 26, 1988
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
MARCH 4, 1991
DATE

SIDEWALKS WERE WAIVED BY THE BOARD OF COUNTY COMMISSIONERS ON:
APRIL 2, 1990
DATE

PRIMARY APPROVAL
OCTOBER 5, 1988
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE STATE OF INDIANA, MARCH 30, 1990 & APPROVED FOR CONSTRUCTION BY THE EVANSVILLE WATER AND SEWER UTILITIES ON
FEBRUARY 20, 1990
DATE

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

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

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

**Minimum First Floor Elevation:** First floor grades shall be a minimum of 1'-6" 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 7.5 foot easement for public utility & drainage along the east side of lot 7.

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

**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 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

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 dead for the uses and purposes therein set forth.

Witness my hand abd seal this 1st day of March 1991

My Commission Expires:
2-10-93

Notary Resides in Vanderburgh County, Indiana

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

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
**EXPRESSWAY COMMERCIAL SUBDIVISION SECTION IB.**
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 N.W. Fourth Street, Suite 310
Evansville, IN 47708-1796

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

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 OCTOBER 5, 1988

Albert H. Dann, Jr.
President

Barbara O. Cunningham
Executive Director

PLAT RELEASE DATE 3-6-91

Barbara O. Cunningham
Executive Director

BOUNDARY DESCRIPTION
EXPRESSWAY COMMERCIAL SUBDIVISION
SECTION 1B

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 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 339.35 feet to a 1/2 inch diameter iron rod (set) at the northeast corner of said half half quarter quarter section; thence continue along said east line south 01 degree 41 minutes 27 seconds west 339.35 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 to the true point of beginning; thence continue north 87 degrees 33 minutes 10 seconds west 100.00 feet; thence, parallel with the east line of the Northeast Quarter of Section 28-6-11, north 01 degree 41 minutes 27 seconds east 338.60 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 100.00 feet; thence, parallel with the east line of said quarter section, south 01 degrees 41 minutes 27 seconds west 338.86 feet to the true point of beginning, containing 0.78 acres (33,880.10 square feet).

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 AUGUST 12, 1988., and that all monuments shown exist at locations as noted.

Witness my hand and seal this 1ST day of MARCH, 1991.

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 7
See Deed Drawer 12 card 6081

For easement Applying to Lot 7
See Deed Drawer 12 card 6088

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