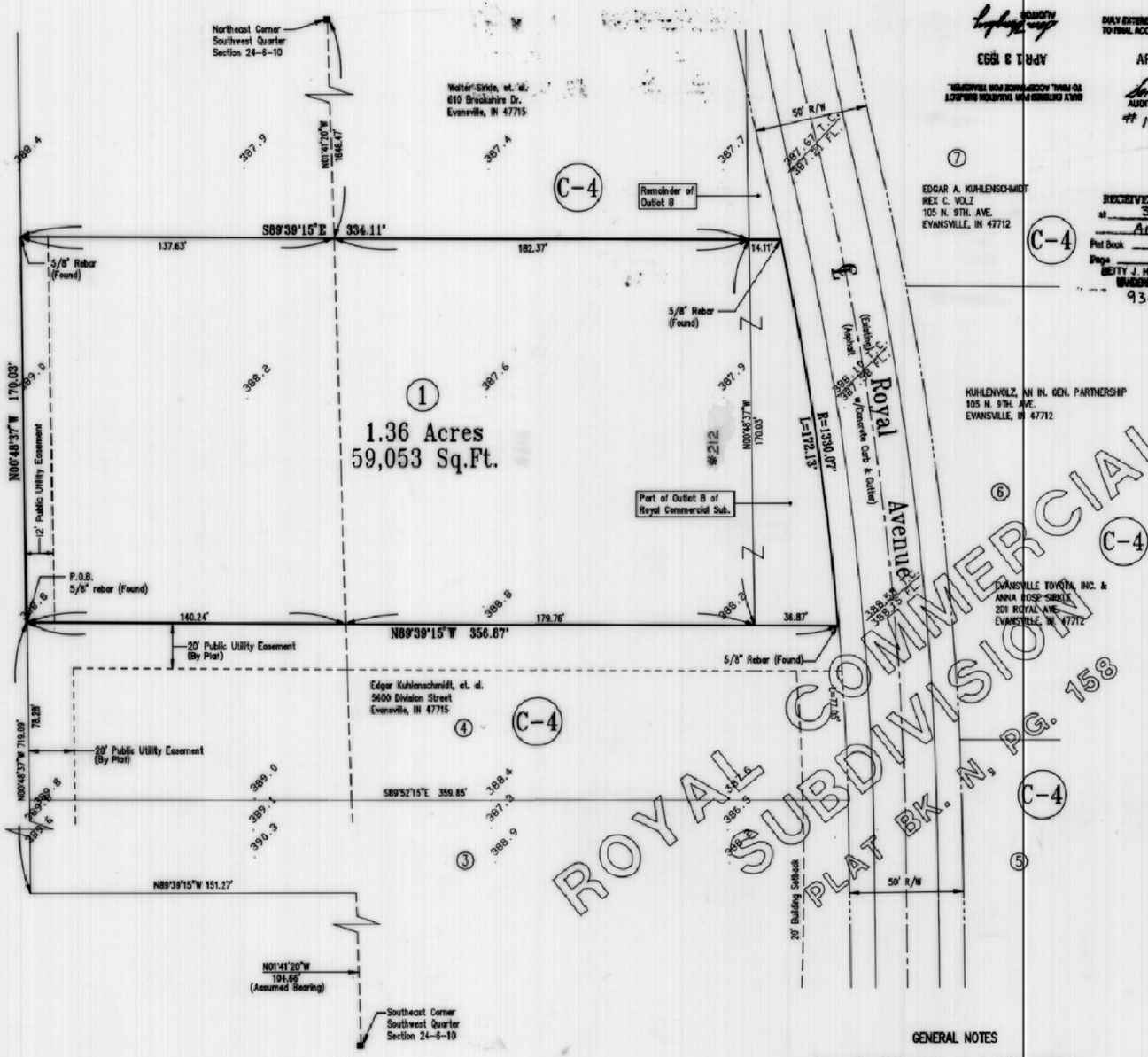
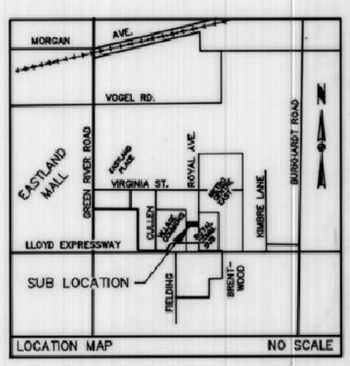
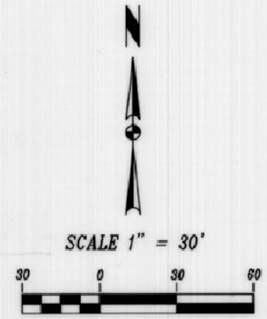
# BULKLEY
## MINOR SUBDIVISION

O-101



LOCATION MAP NO SCALE




APR 13 1993
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
APR 13 1993
AUDITOR
#1801

RECEIVED FOR RECORD
at 3:36 PM
April 13 1993
Plat Book O
Page 101
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
93-08546

### R/W CURVE DATA

| RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|
| 1330.07' | 07°24'53" | 172.13' | S 08°24'48" E 172.01' |

### BOUNDARY DESCRIPTION

Part of the South Half of Section 24, Township 6 South, Range 10 West, in Vanderburgh County, Indiana, and part of Outlot B in Royal Commercial Subdivision, as per plat thereof recorded in Plat Book N, page 158 in the office of the Recorder of Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at the southeast corner of the Southwest Quarter of said Section 24; thence north 01 degrees 41 minutes 20 seconds west (assumed bearing) along the east line of said quarter section a distance of 104.66 feet to the south line of said Royal Commercial Subdivision; thence north 89 degrees 39 minutes 15 seconds west along said south line a distance of 151.27 feet to the southwest corner of said subdivision; thence north 00 degrees 48 minutes 37 seconds west along the west line of said subdivision a distance of 719.09 feet to the northwest corner of said subdivision, said point being the point of beginning; thence continuing north 00 degrees 48 minutes 37 seconds west a distance of 170.03 feet; thence south 89 degrees 39 minutes 15 seconds east a distance of 137.63 feet to a point on the east line of said quarter section; thence continuing south 89 degrees 39 minutes 15 seconds east a distance of 182.37 feet to a point on the west line of said Outlot B; thence continuing south 89 degrees 39 minutes 15 seconds east a distance of 14.11 feet to a point on a curve concave to the west, having a radius of 1330.07 feet and from which a chord bears south 08 degrees 24 minutes 48 seconds east a distance of 172.01 feet; said point being on the west right-of-way line for Royal Avenue; thence southerly along said curve and said right-of-way line a distance of 172.13 feet to the southeast corner of said Outlot B; thence north 89 degrees 39 minutes 15 seconds west along the south line of said Outlot B a distance of 36.87 feet to the southwest corner of said Outlot B; thence continuing north 89 degrees 39 minutes 15 seconds west a distance of 179.76 feet to a point on the east line of said quarter section; thence continuing north 89 degrees 39 minutes 15 seconds west a distance of 140.24 feet to the point of beginning, containing 1.36 acres.

### GENERAL NOTES

Zoning: The subject property and all abutting property is currently zoned C-4.

Flood Plain Data: Per F.I.R.M., Vanderburgh County, Indiana, Community Panel Number 180256 0050 B, Dated March 19, 1982, no portion of the site is within the designated 100 year flood zone.

Utilities: Water is available to the site. Sanitary sewers will be extended to the site.

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 forty-five (45) days of disturbance of soil, which 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 five (5) days of disturbance of soil which must remain in place until final grading and seeding.

### SURVEYOR'S CERTIFICATE

I, James Q. Morley, 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 17 1992 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 6th day of March 1993

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629

### OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as Bulkley Minor Subdivision .

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

Robert Bulkley
5355 Blue Ridge Drive
Newburgh, IN 47630

Ramona Lizbeth Bulkley
5355 Blue Ridge Drive
Newburgh, IN 47630

### 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 Subdivider(s), 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 15th day of March 1993

My Commission Expires:
2-10-93

Notary Resides in
Vanderburgh
County, Indiana

Terry A. Campbell
Notary Public
Terry A. Campbell
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

OFFICIAL SEAL NOTARY PUBLIC VANDERBURGH COUNTY COMMISSION EXPIRES

### 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 APRIL 13 1993

President

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: 4-13-93

Barbara L. Cunningham
Executive Director

3-18-93 Proj No. 93-2548