DUNCAN COMMERCIAL MINOR SUBDIVISION



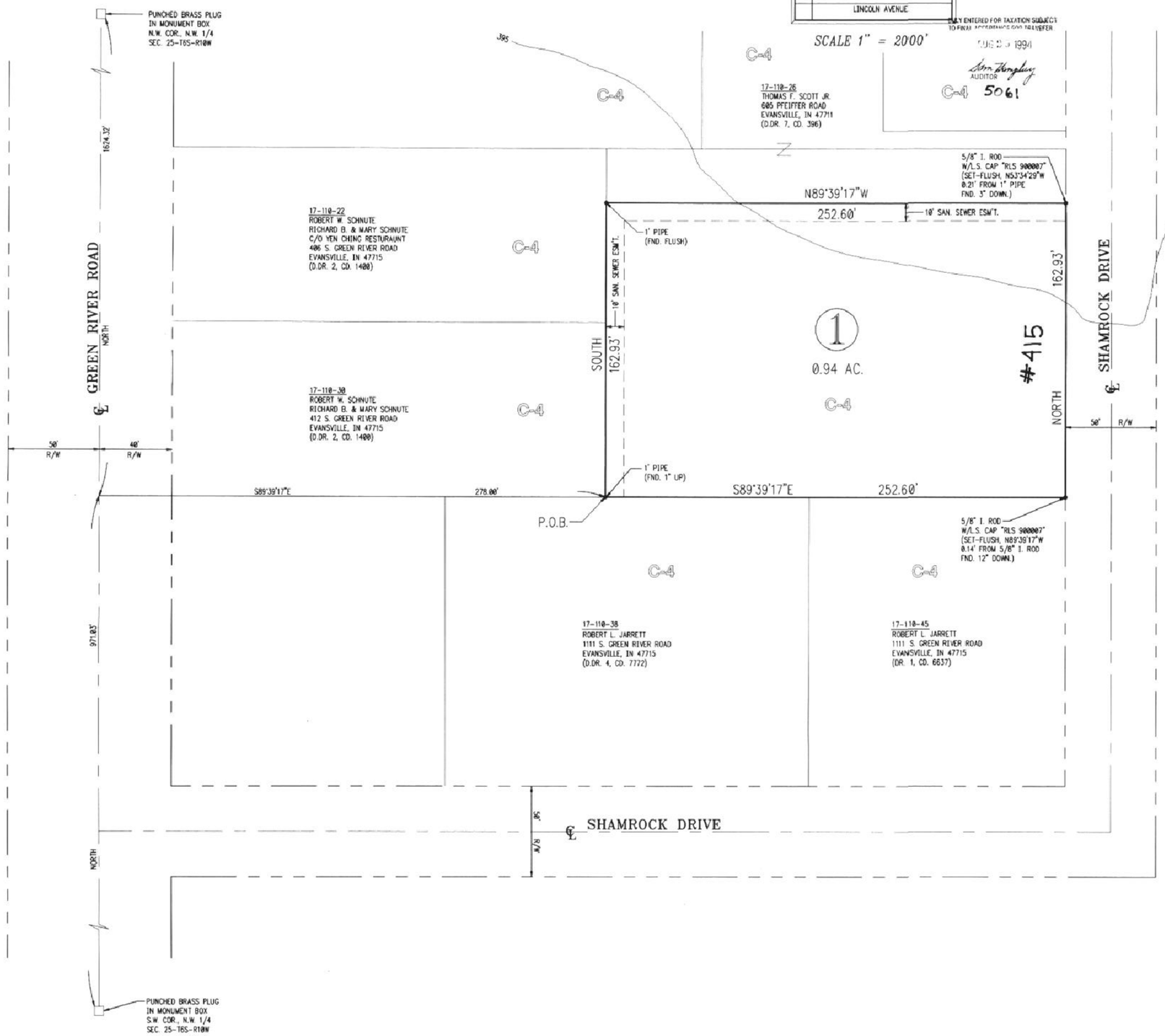
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Plat Book O
Page 171
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

O-171

SCALE 1" = 2000'

AUG 25 1994
Steve Throgmorton
AUDITOR
5061

SCALE 1" = 30'



BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section Twenty-five (25), Township Six (6) South, Range Ten (10) West, in the City of Evansville, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a punched brass plug in a monument box at the southwest corner of said Quarter Section; thence along the west line of said Quarter Section, North (assumed bearing) nine hundred seventy-one and three hundredths (971.83) feet; thence parallel with the south line of said Quarter Section south 89 degrees 39 minutes 17 seconds east two hundred seventy-eight (278.00) feet to a 1 inch pipe, said point being the POINT OF BEGINNING; thence continuing parallel with said south line, south 89 degrees 39 minutes 17 seconds east two hundred fifty-two and sixty hundredths (252.60) feet to a 5/8 inch diameter by 24 inch long iron rod with a yellow land surveyor cap labeled "RLS 900007" (hereafter referred to as a 5/8 inch iron rod); thence parallel with said west line North one hundred sixty-two and ninety-three hundredths (162.93) feet to a 5/8 inch iron rod; thence parallel with said south line north 89 degrees 39 minutes 17 seconds west two hundred fifty-two and sixty hundredths (252.60) feet to a 1 inch pipe; thence parallel with said west line South one hundred sixty-two and ninety-three hundredths (162.93) feet to the point of beginning, containing ninety-four hundredths (0.94) acres, more or less.

GENERAL NOTES

ZONING: THE SUBJECT PROPERTY AND ALL ABUTTING PROPERTY IS ZONED AS NOTED.

UTILITIES: SANITARY SEWER, WATER, GAS, ELECTRIC AND TELEPHONE ARE AVAILABLE TO THE SITE.

FLOOD PLAIN DATA: FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 180257 0005 B, DATED OCTOBER 15, 1981 SHOWS THAT NO PORTION OF THIS SUBDIVISION LIES WITHIN ZONE A.

CONTOURS: CONTOURS SHOWN WERE TAKEN FROM VANDERBURGH COUNTY TOPOGRAPHIC MAP 234 DATED MARCH 27, 1990.

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 FOURTY-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 SHAPING.

EROSION CONTROL FOR DITCHES:
-SLOPES OF 0%-2% SHALL BE MULCHED AND SEEDED WITHIN FORTY-FIVE (45) DAYS OF DISTURBANCE.

-SLOPES OF 2%-8% 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.

SURVEYORS CERTIFICATE

I, STEVEN A. SHERWOOD, 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, AND THAT ALL MONUMENTS SHOWN, EXIST AT THE LOCATIONS NOTED.

DATE: Aug. 18, 94

STEVEN A. SHERWOOD — REGISTERED LAND SURVEYOR

OWNERS CERTIFICATE

I, CLAUDE B. DUNCAN, TRUSTEE OF THE CLAUDE B. DUNCAN REVOCABLE LIVING TRUST, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS DUNCAN MINOR SUBDIVISION.

Claude B. Duncan

CLAUDE B. DUNCAN, TRUSTEE
6311 FERSTEL ROAD
NEWBURGH, IN 47630

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVED SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 19th DAY OF August 1994

MY COMMISSION EXPIRES: 12-12-97

Jerry Wildman
NOTARY PUBLIC

RESIDENT OF Gibson COUNTY

JERRY WILDMAN
PRINTED

JERRY WILDMAN NOTARY PUBLIC STATE OF INDIANA

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH CO. ON AUG. 25 1994

PLAT RELEASE AUGUST 25, 1994

PRESIDENT

EXECUTIVE DIRECTOR

EXECUTIVE DIRECTOR

23-94-2-1, 8-18-94, PLAT.DWG