EXPRESSWAY COMMERCIAL SUBDIVISION SECTION II A

0-183

94-29620

RECORDED 3:42 P.M. Nov. 15 1994 0 183

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

NOV 15 1994

John Hemphill AUDITOR 6766

EXISTING SAN. MH.

3/4" I.R.O.D (FOUND) SET IN CONC. N.W. COR. N.E. 1/4, N.E. 1/4, SECTION 28-6-11

1" PIPE (FOUND) N.E. COR., N.E. 1/4, SECTION 28-6-11

7-97-5 IDA N. DAHLITH 2904 VERMONT EVANSVILLE, IN. 47710

7-97-74 JACK F. ROGERS & ROBERT L. JARRETT 19 N.W. FOURTH STREET EVANSVILLE, IN. 47708

EXPRESSWAY COMMERCIAL SUBDIVISION SECTION I B PLAT BOOK O, PAGE 36

7-380-6 JACK F. ROGERS & ROBERT L. JARRETT LOT 6

7-580-5 JACK F. ROGERS & ROBERT L. JARRETT

7-480-4 JACK F. ROGERS & ROBERT L. JARRETT

7-380-3 JACK F. ROGERS & ROBERT L. JARRETT

EXPRESSWAY COMMERCIAL SUBDIVISION SECTION I A PLAT BOOK O, PAGE 5

7-380-1 FIRST FEDERAL SAVINGS AND LOAN 1200 WEST FRANKLIN STREET EVANSVILLE, IN. 47712

19-19-81 EVANSVILLE-VANDERBURGH PUBLIC LIBRARY C/O CENTRAL LIBRARY 22 S.E. FIFTH STREET EVANSVILLE, IN. 47708

10.5' PUBLIC UTILITY & DRAINAGE EASEMENT

EXISTING 15' PUBLIC UTILITY & DRAINAGE EASEMENT

EXIST. SAN. MH. RIM = 438.01 I.E. = 429.93

EXIST. SAN. MH. RIM = 440.47 I.E. = 431.08

EXIST. SAN. MH. RIM = 444.10 I.E. = 434.70

EXIST. SAN. MH. RIM = 448.99 I.E. = 443.66

℄ UNIVERSITY DRIVE

S 87°33'10" E 335.05'

371.6'

372.5'

363.0'

50' R/W

50.00'

230.00'

72.01'

0+00 "S-12-D"

678.75'

NE COR. S 1/2, NE 1/4 NE 1/4, 28-6-11 1/2" I. ROD

STONE NW COR. S 1/2, NE 1/4, NE 1/4, SEC. 28-6-11

C & S INC. P.O. BOX 39 TELL CITY, IN. 47586 ATT: MR. PETE TROWBRIDGE

LOT 1 EXPRESSWAY MINOR SUBDIVISION PLAT BOOK O, PAGE 6

℄ RED BANK ROAD

N 01°33'06" E 832.41'

153.77'

S 01°33'06" W

S 01°41'27" E 1340.77'

7-97-6 PAUL K. & MELBA E. NEVILLE P.O. BOX 5589 EVANSVILLE, IN. 47718

18-203-1 OLD NATIONAL BANK P.O. BOX 718 EVANSVILLE, IN. 47705

C-6 CURVE DATA
Δ = 2°33'00"
R = 225.00'
L = 10.15'
T = 5.07'
CH = 10.14'
CH B = N 88°50'40" W

C-4 CURVE DATA
Δ = 15°43'22"
R = 225.00'
L = 61.74'
T = 31.07'
CH = 61.55'
CH B = N 84°35'09" E

C-3 CURVE DATA
Δ = 76°58'40"
R = 25.00'
L = 33.54'
T = 19.84'
CH = 31.08'
CH B = S 84°50'39" E

C-6 L=10.15'

C-4 L=61.74'

L=54.88'

N 87°33'10" W 270.62'

269.66'

P.O.B.

N 87°33'10" W 71.65'

6.49'

44.94'

2+44.9 "S-12-D"

L=48.02'

C-2

N 87°33'10" W 272.45'

C-1

C-2 CURVE DATA
Δ = 15°43'22"
R = 175.00'
L = 48.02'
T = 24.15'
CH = 47.87'
CH B = S 84°35'09" W

C-1 CURVE DATA
Δ = 15°43'22"
R = 200.00'
L = 54.88'
T = 27.61'
CH = 54.72'
CH B = S 84°35'09" W

CONC. R/W MARKER

S 76°43'26" W 650.52'

565.45'

615.65'

646.9'

AREA = 3.40 ACRES

℄ WESTON ROAD

C-3 R=25.00' L=33.54'

S 85°48'37" E 303.01'

250.0'

6' UTILITIES & DRAINAGE ESM'T.

S 01°41'27" W 7.98

488

C-5 L=39.01'

N01°41'27"E 15.55'

30.71'

C-5 CURVE DATA
Δ = 156°17'05"
R = 40.00'
L = 109.11'
T = 190.51'
CH = 78.29'
CH B = N 25°08'00" W

#5400

LOT 1 2.20 ACRES 95,712.5 SQ.FT.

N 01°40'56" E 1340.77'

S 01°41'27" W 297.02'

12' PUBLIC UTILITIES AND DRAINAGE ESM'T.

12' PUBLIC UTILITIES AND DRAINAGE ESM'T.

N 87°10'36" W 8.47'

317.20'

R/W FENCE

S 76°43'28" W 317.20'

686.54'

110' R/W

℄ STATE ROAD 62

LINE "O" I.D.O.H

1/4 1/4 SECTION LINE

1/4 1/4 SECTION LINE

SW COR., NE 1/4, NE 1/4, SEC. 28-6-11

7-97-76 INTERPROP FUND V.L.P. IN LIMITED PARTNERSHIP P.O. BOX 5081 EVANSVILLE, IN. 47715

7-97-78 INTERPROP FUND V.L.P.

7-97-24 JACK F. ROGERS & ROBERT L. JARRETT

7-97-33 JACK F. ROGERS & ROBERT L. JARRETT

7-97-22 KNOLLWOOD COMPANY P.O. BOX 1536-215 K10 DES MOINES, IO. 50305

19-19-54 WILDER OIL CO., INC. P.O. BOX 231 BOONVILLE, IN. 47601

CONC. R/W MARKER

S 89°09'13" W

N 00°38'54" W 247.05'

255.10'

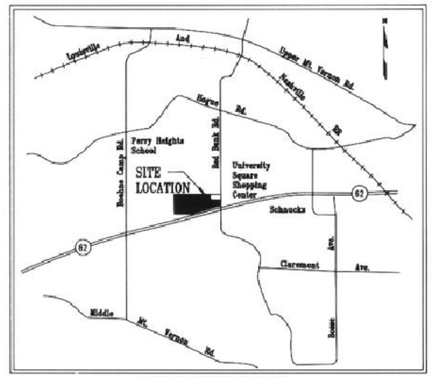
1/4 SECTION LINE

S 01°33'06" W 267.21'

R/R SPIKE 29+29 "O" 5+00 "S-12-D"

R/R SPIKE

CRAIG FENNEMAN 5864 SOUTH EAST STREET INDIANAPOLIS, IN. 46227



SITE LOCATION MAP
SCALE 1" = 2000'

SCALE 1" = 60'

60 0 60 120

BOUNDARY DESCRIPTION SECTION II "A"

Part of the northeast quarter of the northeast quarter of Section 28, Township 6 South Range 11 West lying in Vanderburgh County, Indiana and being more particularly described by metes and bounds as follows:

Commencing at a 1 inch diameter pipe marking the northeast corner of the northeast quarter of Section 28, Township 6 South Range 11 West; thence along the east line thereof south 01 degrees, 41 minutes, 27 seconds west 832.41 feet; thence north 87 degrees, 33 minutes 10 seconds west 71.65 feet to the west right-of-way line of Red Bank Road (also called line "S-12-D" per Indiana Department of Transportation roadway plans for SR62), said point being the true point of beginning; thence along said right-of-way south 01 degrees, 33 minutes, 06 seconds west 154.01 feet; thence continue along said right-of-way south 01 degrees, 42 minutes, 14 seconds east 31.55 feet; thence north 87 degrees, 33 minutes, 10 seconds west 272.43 feet to the point of curvature of a curve to the left having a central angle of 15 degrees, 43 minutes, 22 seconds and a radius of 175.00 feet from which the chord bears south 84 degrees, 35 minutes 09 seconds west 47.87 feet; thence along the arc of said curve 48.02 feet; thence south 76 degrees, 43 minutes 28 seconds west 615.65 feet; thence south 01 degrees, 41 minutes 27 seconds west 207.02 feet to the northerly right-of-way line of said SR62; thence along said right-of-way south 76 degrees, 43 minutes, 28 seconds west 317.20 feet to the south line of said quarter section; thence along the south line thereof north 87 degrees, 10 minutes, 36 seconds west 8.47 feet to the southwest corner of said quarter quarter section; thence along the west line thereof north 01 degrees, 40 minutes, 59 seconds east 365.23 feet; thence south 86 degrees, 48 minutes, 37 seconds east 303.01 feet to a point on a non-tangent curve to the right concave to the northeast having a central angle of 76 degrees, 51 minutes, 45 seconds and a radius of 25.09 feet from which a chord bears south 64 degrees, 50 minutes, 39 seconds east 31.08 feet; thence along the arc of said curve 33.54 feet to the point of tangency; thence north 76 degrees, 43 minutes, 28 seconds east 585.45 feet to the point of curvature of a curve to the right having a central angle of 15 degrees, 43 minutes, 22 seconds and a radius of 225.00 feet from which the chords bears north 84 degrees, 35 minutes, 09 seconds east 61.55 feet; thence along the arc of said curve 61.74 feet; thence south 87 degrees 33 minutes, 10 seconds east 269.86 feet to the point of beginning, containing 3.40 acres (147,919.63 sq. ft.)

ALSO: An easement for roadway located in part of the northeast quarter of the northeast quarter of Section 28, Township 6 South, Range 11 West lying in Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a 1 inch diameter pipe marking the northeast corner of the northeast quarter of Section 28, Township 6 South Range 11 West; thence along the east line thereof south 01 degrees, 41 minutes 27 seconds west 832.41 feet; thence north 87 degrees, 33 minutes 10 seconds 71.65 feet to the west right-of-way line of Red Bank Road (also called line "S-12-D" per Indiana Department of Transportation roadway plans for SR62); thence continue north 87 degrees 33 minutes 10 seconds west 230.00 feet to the southwest corner of Expressway Minor Subdivision as per plat thereof recorded in Plat Book O, page 6 in the office of the Recorder of Vanderburgh County, Indiana, said plat being the true point of beginning; thence continue north 87 degrees 33 minutes 10 seconds west 39.86 feet to the point of curvature of a curve left having a central angle of 2 degrees 15 minutes 00 seconds and a radius of 225.00 feet from which the chord beards north 88 degrees 50 minutes 40 seconds west 10.14 feet; thence along the arc of said curve 10.15 feet; thence north 01 degrees 33 minutes 06 seconds east 154.01 feet ot the sought line of University Drive; thence along the south line thereof south 87 degrees 33 minutes 10 seconds east 50.00 feet to the northwest corner of said Expressway Minor Subdivision; thence along the west line thereof 01 degrees 33 minutes 06 seconds west 153.78 feet to the point of beginning, containing 0.18 acres.

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do hereby certify that I as 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 locations as noted.

Witness my hand and seal this 8th day of November, 1994.

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Danny K. Leek, P.E.L.S. Indiana Registration No. S0480

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

FEBRUARY 26, 1990
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

October 10, 1994.
DATE

SIDEWALKS WERE WAIVED BY THE BOARD OF COUNTY COMMISSIONERS ON:

April 2, 1990.
DATE

PRIMARY APPROVAL

FEBRUARY 2, 1994.
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE STATE OF INDIANA JAN. 24, 1994 & APPROVED FOR CONSTRUCTION BY THE EVANSVILLE WATER AND SEWER UTILITIES ON

N/A
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. 180258 0100 B, dated March 19, 1982, the proposed subdivision does not appear to lie within the 100 year flood zone as parcel plots by scale on panel.

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 45 days of disturbance of soil and must remain in place until final grading and shaping.

Erosion Control for Ditches:

.Slopes of 0% – 2% shall be mulched and seeded within 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.

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

Minimum First Floor Elevation: First floor elevations shall be approved by the Vanderburgh County Building Commissioner.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

GENERAL NOTES

Easements: .A 15 foot easement, 7.5 feet on either side of the lot line for public utilities and drainage which runs between existing lots 6 & 7 as shown.

.A 10.5 foot easement for public utilities and drainage from the northeast corner of lot 1 to the storm water retention and diversion area is hereby dedicated by this plat.

.A 6 foot easement for public utilities and drainage along the north side of lot 1.

.A 12 foot easement for public utilities and drainage along the south and west sides as shown.

.Above ground parts of public utilities are not to be located within the banks of the drainage swales or ditches. Sewer manholes are to be located back of top of bank of the drainage easements.

.Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

ACCESS: No lot shall have direct access to S.R. 62 which is designated "Limited Access Right-Of-Way".

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 deed for the uses and purposes therein set forth.

Witness my hand and seal this 9th day of November, 1994

My Commission Expires: 9-16-98

Notary Resides in Vanderburgh County, Indiana

Deborah J. Masterson
Notary Public
Deborah J. Masterson
(typed or printed name

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 SECTION IIA 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 NW 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 FEBRUARY 2, 1994

President — Executive Director

PLAT RELEASE DATE 11/15/94 — Executive Director

PRIMARY PLAT APPROVED FEB. 2, 1994

For easement Applying to Lot 1 See Deed Drawer ___ card ___