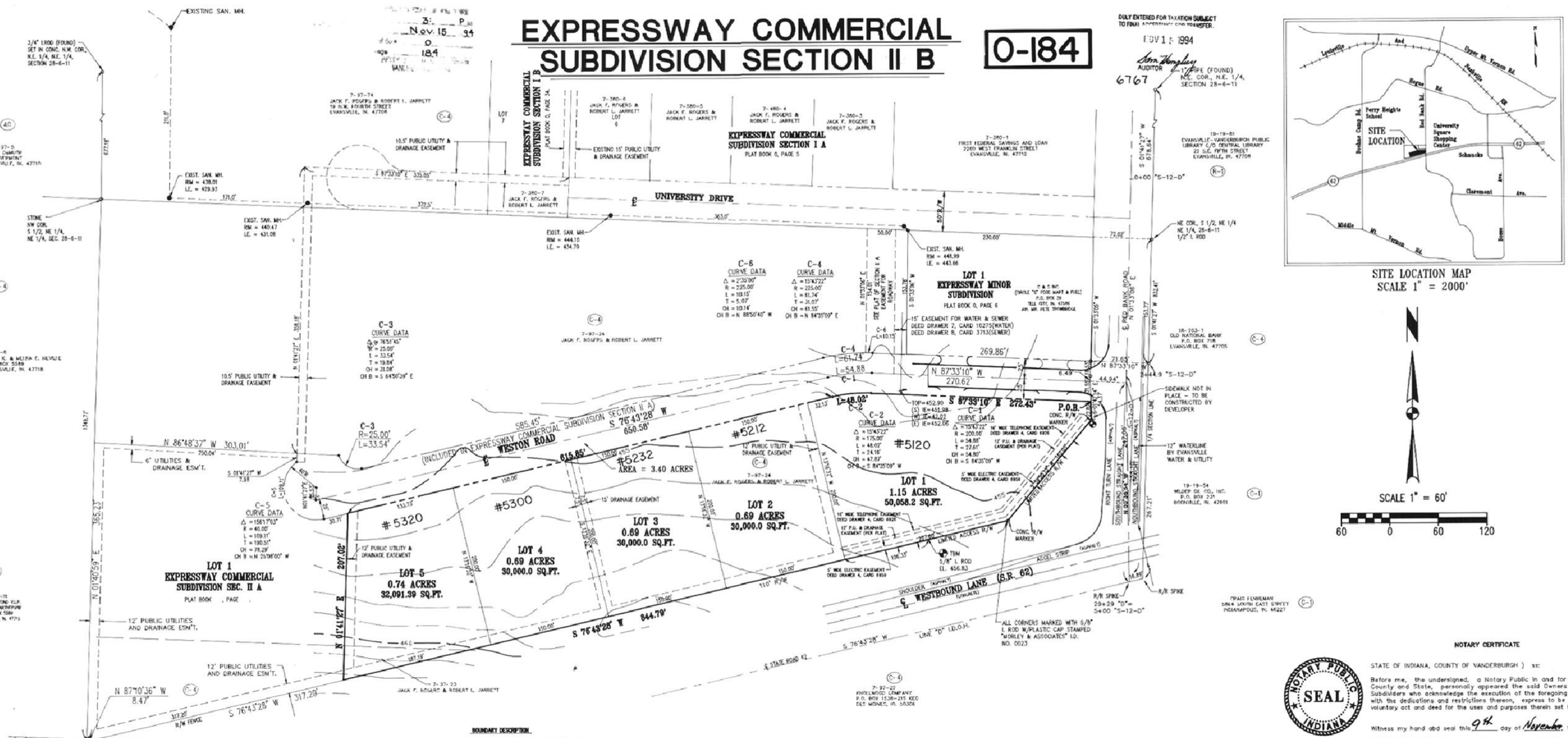
# EXPRESSWAY COMMERCIAL SUBDIVISION SECTION II B

**0-184**

Nov 15 94 3: P
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184

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
NOV 15 1994
Tom Humphrey AUDITOR
6767







SITE LOCATION MAP
SCALE 1" = 2000'

SCALE 1" = 60'

60 0 60 120

## BOUNDARY DESCRIPTION

Part of the South 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 by metes and bounds as follows:

Commencing at a 1/2-inch iron rod marking the northeast corner of the South Half of the Northeast Quarter of the Northeast Quarter of said Section 28-6-11; thence along the east line thereof, south 01 degrees 41 minutes 27 seconds west 153.72 feet; thence north 87 degrees 33 minutes 10 seconds west 71.65 feet to the west right-of-way line of Red Bank Road; thence along said right-of-way south 01 degrees 33 minutes 06 seconds west 18.53 feet; thence south 01 degrees 42 minutes 14 seconds east 26.55 feet to the true point of beginning; thence continue along said right-of-way south 01 degrees 42 minutes 14 seconds east 22.82 feet to a point on the limited access right-of-way line of State Road 62; thence along said right-of-way line south 39 degrees 50 minutes 13 seconds west 162.05 feet; thence continue along said right-of-way line south 76 degrees 43 minutes 28 seconds west 844.79 feet; thence north 01 degrees 41 minutes 27 seconds east 292.62 feet to a point on the southerly right-of-way line of Weston Road; thence along the south line thereof north 76 degrees 43 minutes 28 seconds east 615.85 feet to the point of curvature of a curve right, concave to the south having a center angle of 15 degrees 43 minutes 22 seconds and a radius of 175.00 feet from which the chord bears north 84 degrees 35 minutes 09 seconds east 47.87 feet; thence along said right-of-way and the arc of said curve 48.02 feet to the point of tangency; thence continue along said right-of-way south 87 degrees 33 minutes 10 seconds east 272.43 feet to the true point of beginning, containing 3.95 acres (172,149.58 sq. ft.).

I, Danny K. Leek, 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, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 8th day of NOVEMBER 19 94

Danny K. Leek, R.L.S.
Indiana Registration No. S0480

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

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
SEPTEMBER 7, 1994.
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE STATE OF INDIANA 10/24/94 & 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
- TEMPORARY BENCH MARK - TOP 5/8" IRON ROD LOCATED @ 106.3 FEET N.E. OF THE S.W. CORNER OF LOT NO. 1 ELEV. = 456.83'

## GENERAL NOTES

**Flood Plain Data:** Per F.I.R.M. for Vanderburgh County, Indiana, Panel No. 180256 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 lots 3 & 4 as shown.

.A 12 foot easement for public utilities and drainage along the west side of lot 5 and along the east line of lot 2.

.A 12 foot easement for public utilities and drainage along the southeasterly side as shown.

.Above ground parts of public utilities are not to be located within 2 feet of the centerline 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.

.Recorded Easements are as shown on Lot No. 1.

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

All lots must access onto Weston Road.

## 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)

NOTARY PUBLIC SEAL INDIANA

## 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 IIB. 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
69 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 SEPTEMBER 7, 1994

President — Executive Director

PLAT RELEASE DATE 11/1/94 — Executive Director

For easement Applying to Lot 5 Pt 4
See Deed Drawer 12 card 2202

For easement Applying to Lot 4
See Deed Drawer 12 card 2202

For easement Applying to Lot 3
See Deed Drawer 10 card 6180

For easement Applying to Lot 3 Pt 3
See Deed Drawer 11 card 8518