CDC I Subdivision CDC I Subdivision CDC I Subdivision CDC I Subdivision

Commercial Development Co., Inc.
Drw 8 Cd 6263

City of Evansville
Animal Control Shelter
815 Uhlhorn St.
Evansville, IN 47710
DR 66, Pg 151-153

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

RECEIVED FOR RECORD
Dec 29 2:05 PM 1994
192

SCALE RELATIVE

SITE LOCATION

S.R. 66 · KRATZVILLE · DIAMOND AVE · UHLHORN · CREEK · ST. JOSEPH AVE. · MONROE · TULTON AVE. · FIRST AVE. · S.R. 62 · LLOYD EXPRESSWAY · U.S. 41 · OHIO RIVER · EVANSVILLE CENTRAL BUSINESS DISTRICT

Uhlhorn St. 60' R/W

397.81'
N89°53'56"E
R/W
382.5
380.0
4" GAS MAIN
378.5
58.61'
40' ASPH.
54" Combination Sewer
Water
Storm
319.30'
S80°49'43"E
12' Private Utility Easement
Manhole
Hydrant
900
Exist. San. Brick Manhole Depth ~25'
FLOOD ZONE B
FLOOD ZONE A
R/W
Iron Pin, Fnd. TYP.

NW Cor., Block 22
Walker's Addition

Fourth Ave.

Commercial Development Co., Inc.
10627 Tesshire Drive
St. Louis, MO 63123
Drw 8 Cd 6263

N00°17'50"E
498.98'

12' Private Utility Easement

LOT 1
3.134 Acres
GRASS

S00°56'39"W
317.09'

Johnson Feed & Supply Co., Inc.
323 N. Hollaway St.
Sullivan, IN 47882
Drw 8 Cd 6262

FLOOD ZONE A
R/W

94-33371
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC 29 1994
AUDITOR
7569

60' R/W First Ave.

0-192

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205 PM DEC 29 94
INST. # 0063
BETTY J. CRAIG, RECORDER
VANDERBURGH COUNTY

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities 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 located 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 drainage, provided, however, that public utilities are hereby permitted to cross such drainage easements with public 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.
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.

25'

Exist. Building

Location of fire lines and water lines as shown are approximate as determined from record drawings and may not reflect true and accurate location. The 12' private utility easement shown is located and centered along the true and actual centerline of the utility(s) and is purposed for existing water lines, fire lines, and appurtenant hydrants and manholes only.

Fire Line (Water)
4" Water
12" Private Utility Easement
377.5
S23°47'45"W
140.96'
S89°32'23"W
255.67'
Iron Pin, Found Typical

N00°08'53"E
1040.38'(M)

AREA PLAN COMMISSION 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 PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH CO. on DECEMBER 29, 1994.

President

Executive Director

Plat Release Date: DECEMBER 29,1994

Executive Director

GENERAL NOTES CONT.

SANITARY LATERAL: lateral tap shall be at existing manhole.

UTILITIES available at this site include Water, Sanitary, Gas, and Electric.

GENERAL NOTES

ZONING: The subject property and all abutting property is currently zoned M3.

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 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 until final grading and seeding.

SURVEYOR'S CERTIFICATE

I, David L. Savage, 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 in accordance with said laws and that all monuments shown exist at locations as noted.

Witness my hand and seal this 1st day of NOVEMBER, 1994.

David L. Savage, P.E.,L.S.
Indiana Registration No. 870014

DAVID L. SAVAGE REGISTERED No. 870014 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as CDC I (roman numeral 1).

For COMMERCIAL DEVELOPMENT CO., INC.

Thomas E. Robuck, President

Commercial Development Co., Inc.
10627 Tesshire Dr., St. Louis, MO. 63123

NOTARY CERTIFICATE

STATE OF ~~INDIANA~~ Missouri, COUNTY OF ~~VANDERBURGH~~ St. Louis

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 9th day of Nov., 1994.

My Commission Expires:
Feb 28, 1996

Notary Public

Notary Resides in:
St Louis, Missouri
County, Indiana

LINDA BAXTER
Printed

LEGAL DESCRIPTION

Part of the southwest 1/4 of Section 18, Township 6 South, Range 10 West, in Vanderburgh County, Indiana, described as follows:

Commencing at the northwest corner of Block 22 in Walker's Addition to Lamasco City, now a part of the City of Evansville, as recorded in plat book "E", pages 73 and 74, in the office of the Recorder of Vanderburgh County, thence N 89-53-56 E, 397.81' along the south right-of-way line of Uthorn Street; thence, S 80-49-43 E, 58.61' along said south right-of-way line to the true point of beginning. Thence, S 80-49-43 E, 319.30' along said south right-of-way line to the property of Johnson Feed and Supply as recorded in deed drawer 8, card 6262 in said office; thence, S 00-56-39 W, 317.09' to an iron pin; thence, S 23-47-45 W, 140.96' to an iron pin; thence, S 89-32-23 W, 255.67'; thence, N 00-17-30 E, 498.98' to the true point of beginning, containing 3.134 acres, more or less.

SUBJECT TO a mutual reciprocal easement agreement in "Corrected Warranty Deed" favoring Johnson Feed & Supply Co., Inc as recorded on March 15, 1994 in Drawer 8 Card 6262 in the Office of the Vanderburgh County Recorder; and to any easements of record.

CDC No.1 SUBDIVISION

SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 WEST
EVANSVILLE, VANDERBURGH COUNTY, PIGEON TOWNSHIP, INDIANA

Commercial Development Company, Inc.

Survey by:
D. L. SAVAGE ENGINEERING, INC.
P.O. Box 888
Evansville, IN 47706-0888
(812) 473-0130

DATE: November 1994
SCALE: 1" = 40'
PROJECT NO. 4125

First Ave.

Morgan Ave.

SE Cor., SW 1/4
18-6-10

SECTION LINE S89°59'36"W 1268.05'

Commercial Development Co., Inc.
Drw 8 Cd 6263

Johnson Feed & Supply Co., Inc.

COMDEVCO.DWG REV. 11/7/94 05:30
REV. 12/6/94 - ADD SANITARY LATERAL NOTE
REV. 12/8/94 - ADD MONUMENT DESCRIPTION, CORRECT BOUNDARY DIM., ADD GEN. UTILITY NOTE & OWNER ADDR.