95-11746

HONEY CREEK, Inc.

COMMERCIAL MINOR SUBDIVISION

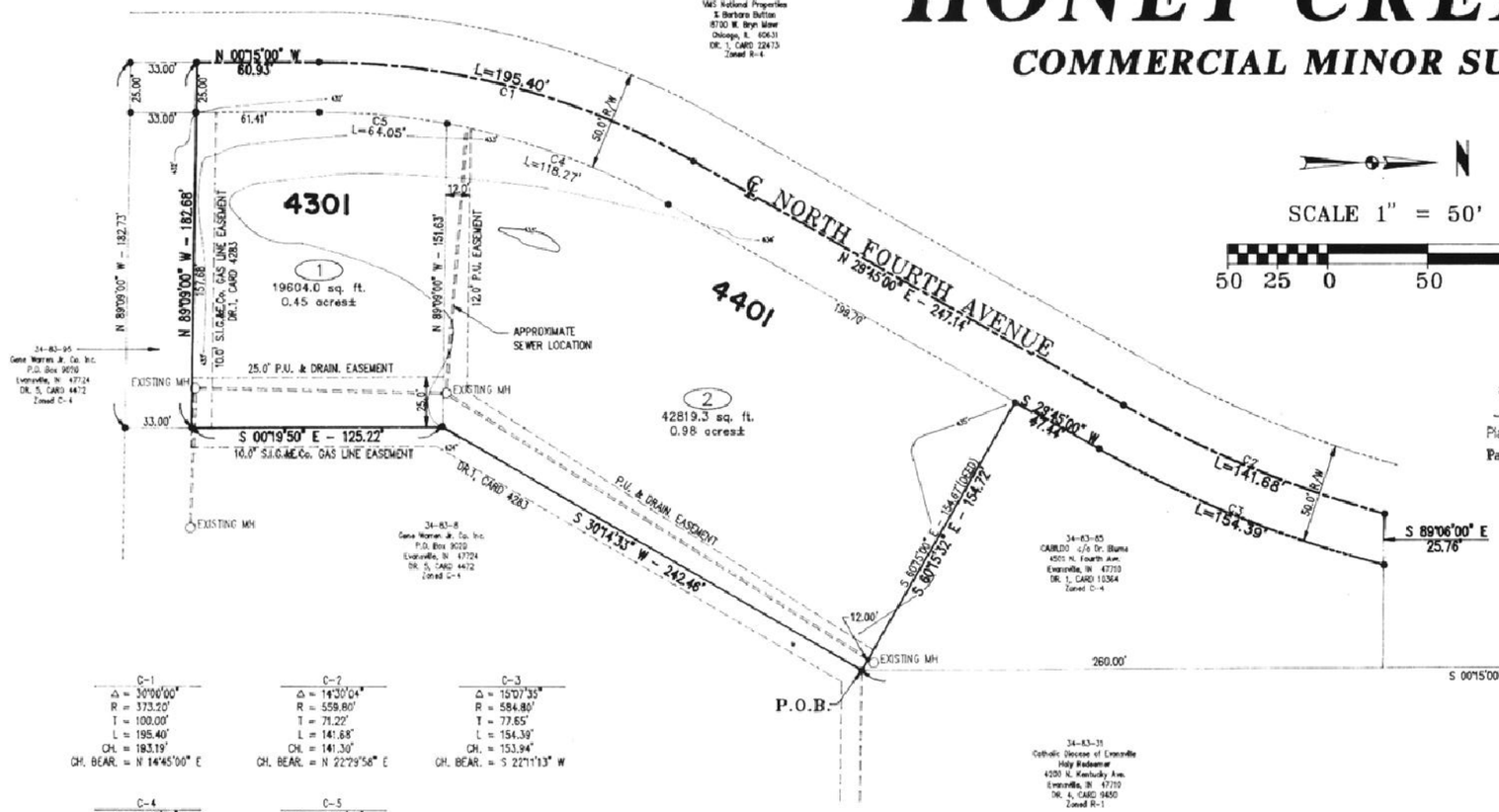
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 01 1995

Suzanne M. Crouch AUDITOR

2829

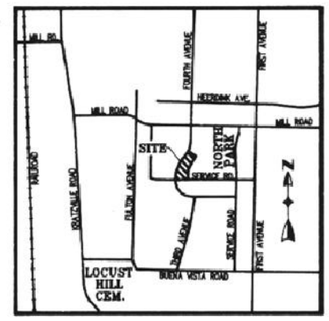
P-3



SCALE 1" = 50'

50 25 0 50 100

RECEIVED FOR RECORD
at 3:27 P.M.
JUNE 1 1995
Plat Book P
Page 3
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
0103



LOCATION MAP
(NO SCALE)

C-1	C-2	C-3
Δ = 30°00'00"	Δ = 14°30'04"	Δ = 15°07'35"
R = 373.20'	R = 559.80'	R = 584.80'
T = 100.00'	T = 71.22'	T = 77.65'
L = 195.40'	L = 141.68'	L = 154.39'
CH. = 193.19'	CH. = 141.30'	CH. = 153.94'
CH. BEAR. = N 14°45'00" E	CH. BEAR. = N 22°29'58" E	CH. BEAR. = S 22°11'13" W

C-4	C-5
Δ = 19°27'38"	Δ = 10°32'24"
R = 348.20'	R = 348.20'
T = 59.71'	T = 32.12'
L = 118.27'	L = 64.05'
CH. = 117.70'	CH. = 63.96'
CH. BEAR. = N 20°01'11" E	CH. BEAR. = N 05°01'12" E

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 HONEY CREEK, Inc.
All roads shown and not previously dedicated are hereby dedicated to public use.

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 "Public Utility and Drainage Easement" are dedicated for surface water and/or subsurface water and utility facilities provided that such facilities are not placed in such a manner as to impede the flow of water.

Alvin G. Tharp
By:
Title: PRESIDENT
Honey Creek Corporation
13320 Gilles Lane
Evansville, IN 47711

GENERAL NOTES

Zoning: The subject property is currently zoned C-6. The abutting property is zoned as shown hereon.

All use commitments are on file in the Vanderburgh County Area Plan Commission Office.

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180257 0001 B, dated October 15, 1981, this proposed subdivision is within Zone C, area of minimal flooding.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. Additional information may be obtained from the Vanderburgh County Building Commissioner.

Utilities: Water, sanitary sewers, telephone, and electric are available to be extended on the site.

Access: All lots shall access the existing Fourth Avenue.

Easements: Existing recorded easements are as shown hereon. The location of existing underground utilities must be determined by the utility prior to beginning any type of construction.

Temporary Erosion Control: (during construction)

Slopes of 0% to 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.

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 7, Township 6 South, Range 10 West, in the city of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said quarter section; thence North 89 degrees 06 minutes 00 seconds West 1065.00 feet along the north line of said quarter section to the northwest corner of a tract of land conveyed to Gerald A. Gettelfinger, Bishop of the Roman Catholic Diocese of Evansville, Indiana, as described in Deed File 4, Card 9450 in the office of the Recorder of Vanderburgh County, Indiana; thence South 00 degrees 15 minutes 00 seconds East 660.00 feet to the southwest corner of said Gettelfinger tract, being the true point of beginning; thence South 30 degrees 14 minutes 33 seconds West 242.46 feet; thence South 00 degrees 19 minutes 50 seconds East 125.22 feet to the northeast corner of an access road conveyed to Gene Warren, Jr. Co., Inc. as described in Deed File 5, Card 4472 in the office of said Recorder; thence North 89 degrees 09 minutes 00 seconds West 182.68 feet along the north line of said access road to the center line of Fourth Avenue; thence North 00 degrees 15 minutes 00 seconds West 60.93 feet along said center line to the beginning of a curve to the right, having a central angle of 30 degrees 00 minutes 00 seconds and a radius of 373.20 feet from which the chord bears North 14 degrees 45 minutes 00 seconds East 193.19 feet; thence in a northeasterly direction along the arc of said curve 195.40 feet to the end of said curve; thence North 29 degrees 45 minutes 00 seconds East 247.14 feet along the center line of Fourth Avenue to the beginning of a curve to the left, having a central angle of 14 degrees 30 minutes 04 seconds and a radius of 559.80 feet from which the chord bears North 22 degrees 29 minutes 58 seconds East 141.30 feet; thence in a northerly direction along the arc of said curve for 141.68 feet; thence parallel to the north line of said quarter section South 89 degrees 06 minutes 00 seconds East 25.76 feet to the east right-of-way line of Fourth Avenue said point being on a non-tangent curve to the right having a central angle 15 degrees 07 minutes 35 seconds and a radius of 584.80 feet from which the chord bears South 22 degrees 11 minutes 13 seconds West 153.94 feet; thence along the east line of Fourth Avenue in a southerly direction along the arc of said curve 154.39 feet; thence South 29 degrees 45 minutes 00 seconds West 47.44 feet along the east line of Fourth Avenue to the southwest corner of a tract of land conveyed to CABILDO, a general Indiana partnership, in Deed File 1, Card 10364 in the office of said recorder; thence South 60 degrees 15 minutes 32 seconds East 154.72 feet to the true point of beginning, containing 78,552 square feet (1.80 acres +/-).

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 MAY 31 1995

Alfred H. Evans, Jr. President
Barbara L. Cusmano Executive Director

PLAT RELEASE DATE: 6/1/95
Barbara L. Cusmano Executive Director

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, expresse to be their voluntary act and dead for the uses and purposes thereon set fourth.

Witness my hand and seal this 1st day of February 1995

My Commission Expires: 9-16-'98

Deborah A. Masterson
Notary Public
Deborah A. Masterson
(typed or printed name)

Notary Resides in Vanderburgh County, Indiana

N.E. CORNER
N.W. 1/4
SEC. 7-6-10
FND. 1" FORM PIN
IN POT 3" B.G.

SURVEYOR'S CERTIFICATE

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 12th day of DEC 1994

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

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

FOR AFFIDAVIT APPLYING TO THIS Maple
SEE MISC. DRAWER 4 CARD 6346
95-17308 DATE Aug 4 1995
ATTEST: BETTY J. HERMANN, RVC
BY Priscilla D. Bachmeyer DEPUTY RVC

For easement Applying to Lot 3
See Deed Drawer 13 card 9062