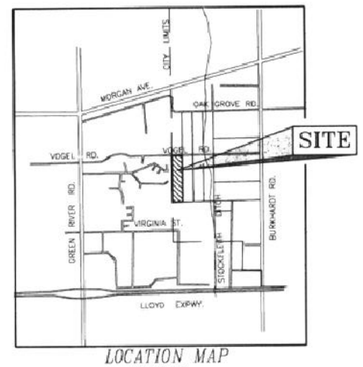
P-22

RYAN COMMERCIAL PARK
SECTION II

SCALE: 1"=60'

60 0 60 120



LOCATION MAP
KNIGHT TWP.
VANDERBURGH CO.
SEC. 24, T 6 S - R 10 W

4788

11:12 A
SEPT. 1, 95
P
22

#0016

EDEN PLACE
PLAT BOOK M PG. 171

AG MINOR SUB.
PLAT BOOK O PG. 138

OWNER:
CARRIAGE HOUSE OF EVANSVILLE
1951 KIDWELL DR. SUITE 700
VIENNA, VIRGINIA 22182

OWNER:
EDEN INVESTMENTS
3302 E. GUM ST.
EVANSVILLE, IN 47714

OWNER:
EDEN INVESTMENTS
3302 E. GUM ST.
EVANSVILLE, IN 47714

OWNER:
AMERICAN GENERAL FINANCE
601 NW SECOND ST.
EVANSVILLE, IN 47708

OWNER:
ALLEN INVESTMENTS LLC
5800 LLOYD EXPRESSWAY
EVANSVILLE, IN 47715

OWNER:
VOGEL ROAD REAL ESTATE TRUST
OLD NATIONAL BANK
P.O. BOX 207
EVANSVILLE, IN 47702

OWNER:
ROBERT F. BERNHARDT
BERNHARDT ENTERPRISES INC.
P.O. BOX 8085
EVANSVILLE, IN 47716

OWNER:
WOLF'S BAR-B-Q
WOLF'S INC.
6600 FIRST AVE
EVANSVILLE, IN 47710

OWNER:
WOLF'S BAR-B-Q
WOLF'S INC.
6600 FIRST AVE
EVANSVILLE, IN 47710

OWNER:
OLD NATIONAL BANK TRUSTEE
AND MARTHA E. RYAN
420 MAIN ST.
EVANSVILLE, IN 47708

OWNER:
OLD NATIONAL BANK TRUSTEE
AND MARTHA E. RYAN
420 MAIN ST.
EVANSVILLE, IN 47708

OWNER:
OLD NATIONAL BANK TRUSTEE
AND MARTHA E. RYAN
420 MAIN ST.
EVANSVILLE, IN 47708

OWNER:
ALMA M. CORRESSELL L/E & ET AL
217 CIMARRON #3
IRVING TEXAS 75063

P.O.B.

SW Cor.
W 1/2 NE 1/4
24-6-10
(Stone Fnd.)

N02°05'11"E 1355.81'

1/4 Section Line

5/8" Rebar Set

N89°53'26"W 336.88'

30' Drainage Easement

10' P.U. Easement

LOT 20 0.715 Ac. (31,154 SF)
LOT 19 0.714 Ac. (31,110 SF)
LOT 18 0.713 Ac. (31,065 SF)
LOT 17 0.712 Ac. (31,021 SF)
LOT 16 0.711 Ac. (30,978 SF)
LOT 15 0.710 Ac. (30,932 SF)
LOT 14 0.710 Ac. (30,887 SF)
LOT 13 0.708 Ac. (30,843 SF)
LOT 12 0.707 Ac. (30,799 SF)
LOT 11 0.706 Ac. (30,754 SF)
LOT 10 0.770 Ac. (33,550 SF)
LOT 9 1.717 Ac. (74,794 SF)

804 814 834 844 910 930 950 1000 1020 1040 1100 1120

10' P.U. Easement & Bldg. Setback Line

25' R/W

Royal Avenue

S01°49'55"W 1352.70'

5/8" Rebar Set

S89°22'12"E 330.79'

60' R/W

1308.17'

1308.01'

E Royal Avenue

E Vogel Road

E Oak Grove Road

S88°44'05"E

LOT 24 LOT 23 LOT 22 LOT 21 LOT 20 LOT 19 LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12

LOT 1 LOT 2 LOT 6 LOT 9 LOT 10 LOT 11

1/4 Section Line

1010.63'

SE Cor.
W 1/2 NE 1/4
24-6-10

NW Cor.
W 1/2 NE 1/4
24-6-10
Iron Pipe Fnd.

NE Cor.
W 1/2 NE 1/4
24-6-10
Iron Pipe Fnd.

THE CORRECTED PLAT OF RYAN COMMERCIAL PARK PLAT BOOK O PG. 10

VOGEL ROAD COMMERCIAL PARK PLAT BOOK O PG. 88

5625

5625

GENERAL NOTES:

ZONING:
The Subject property is zoned M-1; abutting property is zoned as noted hereon.

UTILITIES:
Sanitary sewer will be extended to the site and is currently in place in Vogel Rd.

Water service currently Exists along Vogel Road and will be extended south along Royal Avenue.

FLOOD PLAIN DATA:
Per F.I.R.M., Vand. County, Indiana (unincorporated areas) Panel No. 180256 0050 B dated March 19,1982, no portion of the proposed subdivision is within the designated 100 year flood zone. The closest flood zone delineation north and east of this subdivision suggest the 100 year flood elev. to be 385±

MINIMUM FIRST FLOOR ELEVATIONS:
Will be established by the Vanderburgh County Building Commissioner

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

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 45 days of disturbance of soil and must remain in place until final grading and seeding.
- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

SITE TOPOGRAPHY:
The site is very flat with less than a 1% slope in any direction refer spot elevations shown hereon. The elevations throughout range from 381± to 386±

EROSION CONTROL FOR DITCHES:
Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance.

Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

Slopes over 8% shall be lined with riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

PUBLIC UTILITY AND DRAINAGE EASEMENTS:
Above ground parts of public utilities shall not be located within the bounds of the drainage swales or ditches.

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

ACCESS & ROAD GRADES:
Royal Avenue extension south from Vogel Road to the existing Royal Avenue south of this project will be constructed as a part of this plat. Vogel Road shown hereon is an existing county road as well as Royal Avenue to the south of this project. Maximum road grades shall not exceed 1%

MONUMENT
Monuments have been set at all boundary and lot corners except where corners are already monumented.

Storm Drainage plans were approved by the Vanderburgh Drainage Board on 7/24/95

Road Construction plans were approved by the Vanderburgh County Commissioners on 8/28/95

RYAN COMMERCIAL PARK SECTION II
BOUNDARY DESCRIPTION

A part of the West Half of the Northeast Quarter of Section 24-6-10, lying in Vanderburgh County and more particularly described as follows:

Beginning at a stone found marking the southwest corner of said half quarter section; thence North 02 degrees 05 minutes 11 seconds East (assumed bearing taken from previous survey of this quarter section) along the west line of said half quarter section 1355.81 feet to a 5/8 inch rebar with plastic cap inscribed L.S. 50551 set flush (hereafter referred to as a "5/8 inch rebar"), said point being the point of intersection of said west line and the south right-of-way for Vogel Road and which intersection is also the southwest corner of the "Corrected Plat of Ryan Commercial Park", as recorded in Plat Book O, page 10 in the office of the Recorder of Vanderburgh County, Indiana; thence South 89 degrees 23 minutes 12 seconds East along the south line of both the Vogel Road right-of-way and said plat 330.79 feet to a 5/8 inch rebar set; thence South 01 degree 49 minutes 55 seconds West 1352.70 feet to a 5/8 inch rebar on the south line of said half quarter section; thence North 89 degrees 53 minutes 26 seconds West along said south line 336.88 feet to the point of beginning, containing 10.374 acres (451,906 square feet).

SURVEYOR'S CERTIFICATE

I, James A. Farny, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on June 1, 1995 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 9 day of June 1995

JAMES A. FARNY REGISTERED No. S0551 STATE OF INDIANA LAND SURVEYOR

James A. Farny
Indiana Registration No. S0551
Bernardin Lochmueller & Assoc., Inc.
Suite 606, Hulman Bldg.
Evansville, IN 47708

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designates the same as RYAN COMMERCIAL PARK Section II. 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 "Drainage Easement" are dedicated for surface water and/or sub-surface water; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with 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.

MARTHA M. RYAN
5555 Heron Pointe Dr. Ph-1
Naples, FL 33963

NOTARY CERTIFICATE

STATE OF IN, COUNTY OF Vand. X / 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, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the 2nd day of August 1995.

My Commission Expires: 4/9/03

Angie Twiss
Notary Resides in

Vand.
County, Indiana

Carol A. Stiffler
Notary Public

Carol Chrisman
(typed or printed name)

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 Aug. 2, 1995.

President

Barbara Schumacher
Executive Director

Barbara K. Corn
Executive Director

PLAT RELEASE DATE: 9-1-95

FOR AFFIDAVIT APPLYING TO THIS PLAT
SEE MISC. DRAWER 4 CARD 2016
DATE 7-12-96
ATTEST: BETTY J. HERMANN, RVC
BY [signature]

Conditions covenants restrictions see misc. dr. 4 cd 69 Instr. # 96-23396 Dat. 10-22-96 attest: BETTY J. HERMANN RECORDER VANDERBURGH COUNTY by Debra K. Kaminski, DRVC