95-27110

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

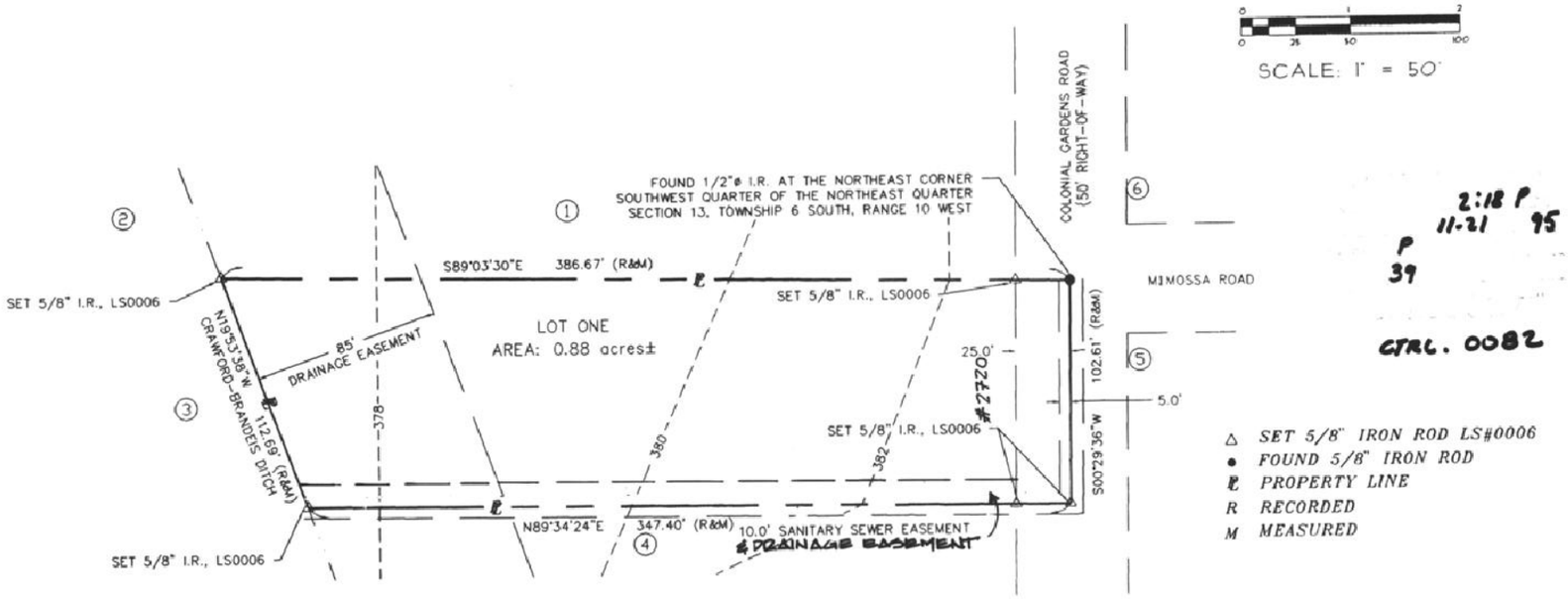
NOV 21 1995

Suzanne M. Crouch
AUDITOR

#6530

PAUL DAVIS COMMERCIAL MINOR SUBDIVISION

P-39



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CTRL. 0082

LAND DESCRIPTION

Part of the Southwest Quarter of the Northeast Quarter of Section 13, Township 6 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Quarter, Quarter Section, said corner being a found 1/2" Iron Rod; thence,

1st: South 00°29'36" West (assumed bearing) along the East line of said Quarter Quarter Section,a distance of 102.61 feet to a point; thence,

2nd: North 89°30'24" West a distance of 347.40 feet to a point in the Crawford-Brandeis Ditch; thence,

3rd: North 19°53'38" West a distance of 112.69 feet to a point in said ditch, said point being on the North line of said Quarter Quarter Section; thence,

4th: South 89°03'30" East along said North line a distance of 386.67 feet to the point of beginning.

SUBJECT TO: The right-of-way of Colonial Gardens Road, 25.00 feet in width along the East line of the said Quarter Quarter Section.

ALSO SUBJECT TO: A drainage easement for the Crawford-Brandeis Ditch along West side of the property. The width of said easement is 75 feet measured from the top bank on each side.

ALSO SUBJECT TO: 5.0' OF A 10.0' sanitary sewer easement along the eastern and southern property lines as described in Tract B of an Easement recorded in volume 676, page 473 in the office of the Recorder of Vanderburgh County, Indiana.

General Notes:

1. Owner/Developer: Paul Davis Systems, Inc.; 1920 E. Mulberry Street; Evansville, IN 47714; 812/477-5757
2. Utilities: City of Evansville water and sewer services are available. Southern Indiana Gas and Electric service are also available.
3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% 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.
4. Flood Plain Data: The property is located in Zone A9 (Explanation: Areas of 100-year flood; base flood elevations and flood hazard factors determined) according to FIRM panel 180256-0025C for Vanderburgh County, Indiana (Base Flood Elevation 384 and First Floor Elevation 386, per Vanderburgh County Building Commissioner, 10/20/95).
5. Soil Data: Mr, McGary Silt Loam; Zp, Zipp Silty Clay
6. Zoned: M-1
7. Adjacent Property Owners:
   (1) Wm. David & Carol Jean Kronke; 7511 Lincoln Avenue; Evansville, IN 47715
   (2) Robert G. & Frank Woodward; 2916 E. Morgan Avenue; Evansville, IN 47715
   (3) Mark J. Miller; 5900 Old Boonville Hwy; Evansville, IN 47715
   (4) Charles David Bradford and Rebecca A. Wallace; 119 Powell Street; Henderson, KY 42459
   (5) The Fraternal Order of the Eagles; 6000 Old Boonville Hwy; Evansville, IN 47715
   (6) Jo Ann Bryant; 2717 Colonial Gardens Road; Evansville, IN 47715

OWNERS CERTIFICATE

MIKE WADDELL, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATES IT AS PAUL DAVIS COMMERCIAL SUBDIVISION.

M R Waddell

MIKE WADDELL, PAUL DAVIS SYSTEMS, 1920 E. MULBERRY, EVANSVILLE, IN 47714

STRIPS OF GROUND, OF THE WIDTHS 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 THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A 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 CONSTUCT OR PLACE ANY OBSTRUCTION WITHIN ANY PUBLIC DRAINAGE EASEMENT WHICH WILL INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

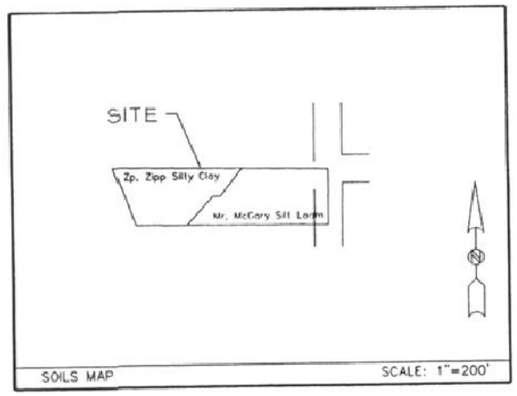
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONNALY APPEARED THE SAID OWNERS AND SUBDIVIDERS, WHO ACKNOWLEDGE THE EXECUTION OF FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARY SEAL THIS 24th DAY OF October 1995

MY COMMISSION EXPIRES 11/6/98 Patricia E. Keith NOTARY PUBLIC

Patricia E. Keith PRINTED NAME

A RESIDENT OF Vanderburgh COUNTY



SURVEYOR'S CERTIFICATE

I, RALPH A. EASLEY, JR., HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 ALL LOCATIONS NOTED.

SEAL Ralph A. Easley Jr.
RALPH A. EASLEY, JR.
INDIANA REG. NO. S 0006

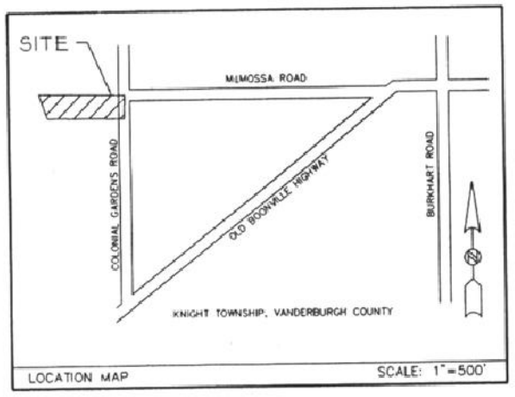
RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

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 COUNTY AT A MEETING HELD ON n/a, 19____

PRESIDENT

PLAT RELEASE Barbara P. Cunningham 11-21-95
EXECUTIVE DIRECTOR



PAUL DAVIS COMMERCIAL
MINOR SUBDIVISION
COLONIAL GARDENS ROAD

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

DRAWN BY: D.L.H.	DATE 10/19/95	SHEET NO.:
CHECKED BY: R.A.E.	PROJECT NO: S-5409	1 OF 1
SCALE: HORIZONTAL: 1" = 50'	REVISIONS	