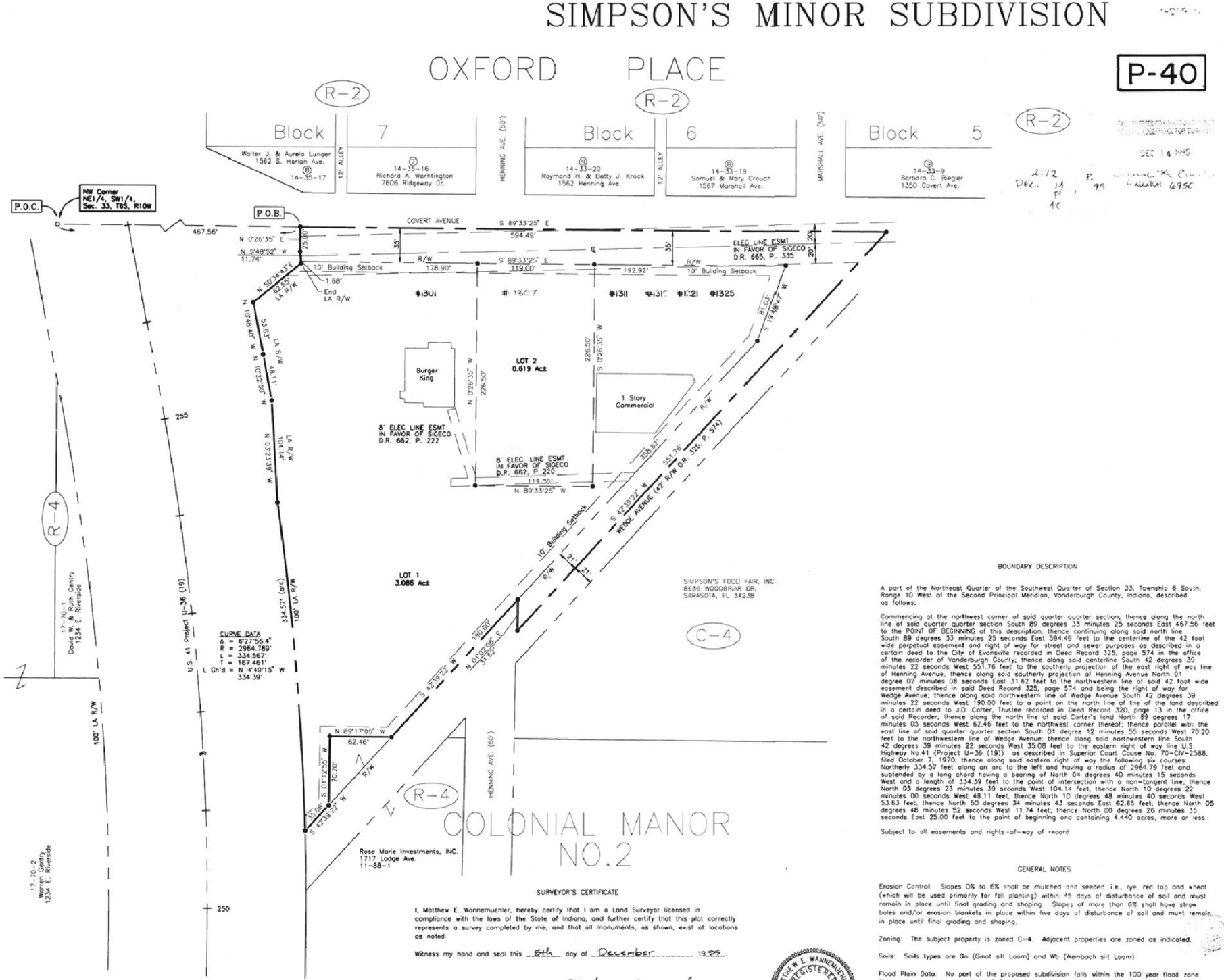
SIMPSON'S MINOR SUBDIVISION

P-40





Location Map
Not to Scale

SCALE 1" = 50'

0 25 50 100

SURVEYOR'S CERTIFICATE

I, Matthew E. Wonnemuehler, 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, as shown, exist at locations as noted.

Witness my hand and seal this 8th day of December 1995.

Matthew E. Wonnemuehler
Matthew E. Wonnemuehler, R.L.S.
Indiana Registration No. 8800054

Bernardin – Lochmueller & Assoc., Inc.
20-24 NW 4th St.
Ste. 606 Hulman Bldg.
Evansville, In 47708

MATTHEW E. WONNEMUEHLER REGISTERED NO. 8800054 STATE OF INDIANA LAND SURVEYOR

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of the Southwest Quarter of Section 33, Township 6 South, Range 10 West of the Second Principal Meridian, Vanderburgh County, Indiana, described as follows:

Commencing at the northwest corner of said quarter quarter section; thence along the north line of said quarter quarter section South 89 degrees 33 minutes 25 seconds East 467.56 feet to the POINT OF BEGINNING of this description; thence continuing along said north line South 89 degrees 33 minutes 25 seconds East 594.49 feet to the centerline of the 42 foot wide perpetual easement and right of way for street and sewer purposes as described in a certain deed to the City of Evansville recorded in Deed Record 325, page 574 in the office of the recorder of Vanderburgh County; thence along said centerline South 42 degrees 39 minutes 22 seconds West 551.76 feet to the southerly projection of the east right of way line of Henning Avenue; thence along said southerly projection of Henning Avenue North 01 degree 02 minutes 08 seconds East 31.82 feet to the northwestern line of said 42 foot wide easement described in said Deed Record 325, page 574 and being the right of way for Wedge Avenue; thence along said northwestern line of Wedge Avenue South 42 degrees 39 minutes 22 seconds West 190.00 feet to a point on the north line of the of the land described in a certain deed to J.D. Carter, Trustee recorded in Deed Record 320, page 13 in the office of said Recorder; thence along the north line of said Carter's land North 89 degrees 17 minutes 05 seconds West 62.46 feet to the northwest corner thereof; thence parallel with the east line of said quarter quarter section South 01 degree 12 minutes 55 seconds West 70.20 feet to the northwestern line of Wedge Avenue; thence along said northwestern line South 42 degrees 39 minutes 22 seconds West 35.08 feet to the eastern right of way line U.S. Highway No.41 (Project U-36 (19)) as described in Superior Court Cause No. 70-CIV-2588, filed October 7, 1970; thence along said eastern right of way the following six courses: Northerly 334.57 feet along an arc to the left and having a radius of 2964.79 feet and subtended by a long chord having a bearing of North 04 degrees 40 minutes 15 seconds West and a length of 334.39 feet to the point of intersection with a non-tangent line; thence North 03 degrees 23 minutes 39 seconds West 104.14 feet; thence North 10 degrees 22 minutes 00 seconds West 48.11 feet; thence North 10 degrees 48 minutes 40 seconds West 53.63 feet; thence North 50 degrees 34 minutes 43 seconds East 62.65 feet; thence North 05 degrees 48 minutes 52 seconds West 11.74 feet; thence North 00 degrees 26 minutes 35 seconds East 25.00 feet to the point of beginning and containing 4.440 acres, more or less.

Subject to all easements and rights-of-way of record

GENERAL NOTES

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 boles and/or erosion blankets in place within five days of disturbance of soil and must remain in place until final grading and shaping.

Zoning: The subject property is zoned C-4. Adjacent properties are zoned as indicated.

Soils: Soils types are Gn (Genot silt Loam) and Wb (Weinbach silt Loam)

Flood Plain Data: No part of the proposed subdivision falls within the 100 year flood zone. The subject area is within Zone "C" as shown on Flood Insurance Rate Map, Panel 3 of 8, Community Panel #180257 0007 B, dated October 15, 1981.

Utilities: Sanitary sewers, water, gas and electric are available for the site.

Access: Access to the lots will be from Covert and Wedge Avenues.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon do hereby lay out, plat and subdivide said real estate as shown and designate it as Simpson's Minor Subdivision.

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 strip 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; 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.

Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within a "Retention Basin Easement" or "Drainage Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Retention Basin Easements" or "Drainage Easements" clear of any impediments which may happen to fall or enter therein.

Simpson's Food Fair, INC.
8636 Woodbrior Dr.
Sarasota, Fl 34238

By: _____
(signature)
Printed Name: _____

NOTARY CERTIFICATE

STATE OF _____ ; COUNTY OF _____) SS

Before me, the undersigned Notary Public in and for said County and State, personally appeared the above signed Owners of the real estate shown and described hereon and acknowledge the execution of the plat to be their voluntary act and deed.

Witness my hand and seal this _____ day of _____, 19____.

My Commission Expires:
9

_____
Notary Public

Resident of _____ County
State of _____

_____
Printed Name

A.P.C. 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 secondary approval by the Area Plan Commission of Evansville and Vanderburgh County on

12 - 14 - 1995

President: Richard H. Evans, Jr.
Executive Director: Barbara L. Cunningham

Plat Release Date: 12 - 14 - 95
Executive Director: Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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