96-04270

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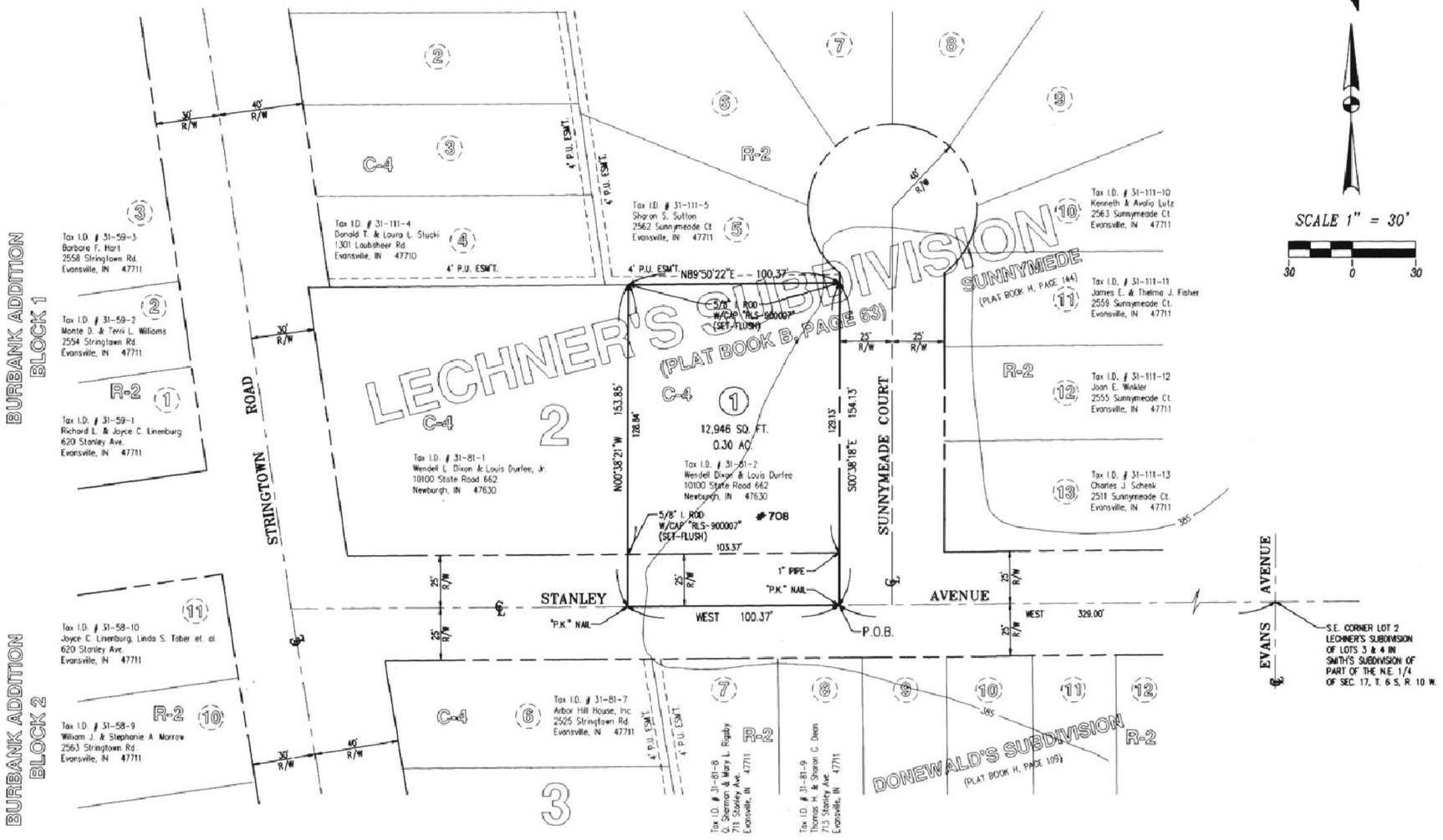
Rec'd Book P
Page 54
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
GRL# 0003

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 26 1996

Suzanne M. Crouch
AUDITOR
#859

STANLEY COMMERCIAL MINOR SUBDIVISION



SCALE 1" = 30'



SCALE 1" = 2000'

GENERAL NOTES

ZONING: THE SUBJECT PROPERTY AND ALL ABUTTING PROPERTY IS ZONED AS NOTED.

UTILITIES: WATER, GAS, ELECTRIC AND TELEPHONE ARE AVAILABLE TO THE SITE. SANITARY SEWER WILL BE EXTENDED TO THE SITE.

FLOOD PLAIN DATA: FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 180257 0004 B, DATED OCTOBER 15, 1981 SHOWS THAT NO PORTION OF THIS SUBDIVISION LIES WITHIN ZONE A.

CONTOURS: CONTOURS SHOWN WERE TAKEN FROM VANDERBURGH COUNTY TOPOGRAPHIC MAP 161 DATED MARCH 27, 1990.

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 FOURTY-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 SHAPING.

EROSION CONTROL FOR DITCHES:
-SLOPES OF 0%-2% SHALL BE MULCHED AND SEEDED WITHIN FORTY-FIVE (45) DAYS OF DISTURBANCE.

-SLOPES OF 2%-8% SHALL BE SODDED OR STABILIZED WITH AN EROSION CONTROL MAT AT COMPLETION OF DITCH GRADING.

-SLOPES OVER 8% REQUIRE RIPRAP OR OTHER APPROVED STABILIZATION AT COMPLETION OF DITCH GRADING IF THE TOTAL DITCH LENGTH AT THAT POINT IS GREATER THAN 100 FEET.

BOUNDARY DESCRIPTION

Part of Lot Two (2) in Lechner's Subdivision of Lots Three (3) and Four (4) in Smith's Subdivision of part of the Northeast Quarter of Section Seventeen (17), Township Six (6) South, Range Ten (10) West, in Vanderburgh County Indiana, as per plat thereof, recorded in Plat Book B, Page 63 in the Office of the Recorder of Vanderburgh County Indiana, more particularly described as follows:

Beginning at a point in the center of Stanley Avenue on the South line of said Lot Two (2), which lies Three Hundred Twenty-nine (329.00) feet West (assumed bearing) of the Southeast corner of said Lot Two (2), said point being on the extended West line of Sunnymeade Court, as laid out in Sunnymede, a subdivision of part of Lots One (1) and Two (2) in Lechner's Subdivision, as per plat thereof, recorded in Plat Record H, Page 144; from said point of beginning continue West along the center of Stanley Avenue on the South line of said Lot Two (2) for One Hundred and Thirty-seven Hundredths (100.37) feet; thence North 00 Degrees 38 Minutes 21 Seconds West for One Hundred Fifty-three and Eighty-five Hundredths (153.85) feet to the South line of Lot Five (5) in said Sunnymede; thence North 89 Degrees 50 Minutes 22 Seconds East along said South line for One Hundred and Thirty-seven Hundredths (100.37) feet to the Southeast corner of Lot Five (5) in said Sunnymede; thence South 00 Degrees 38 Minutes 18 Seconds East along the West line of Sunnymeade Court and the extension thereof for One Hundred Fifty-four and thirteen Hundredths (154.13) feet to the place of beginning, containing 0.35 acres, more or less.

SURVEYORS CERTIFICATE

I, STEVEN A. SHERWOOD, 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 THE LOCATIONS NOTED.

DATE: FEB. 20, '96

STEVEN A. SHERWOOD REGISTERED No S-900007 STATE OF INDIANA LAND SURVEYOR

STEVEN A. SHERWOOD, L.S.
SITECON, INC.
600 S.E. 8TH STREET
EVANSVILLE, IN 47713

OWNERS CERTIFICATE

WE, WENDELL L. DIXON AND LOUIS DURFEE, JR., THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS "STANLEY COMMERCIAL MINOR SUBDIVISION".

Wendell L. Dixon
WENDELL DIXON
10100 STATE ROAD 662
NEWBURGH, IN 47630

Louis Durfee
LOUIS DURFEE
10100 STATE ROAD 662
NEWBURGH, IN 47630

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVED SIGNED OWNER 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 22 DAY OF February, 1996

MY COMMISSION EXPIRES: June 27, 1997

D Jean Wiseman
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

D Jean Wiseman
PRINTED

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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 CO. ON _____, 19__.

PLAT RELEASE FEB. 22, 1996.

Alfred H. Evans, Jr.
EXECUTIVE DIRECTOR

Barbara H. Evans
EXECUTIVE DIRECTOR

93-96-1-1, 2-20-96, PLAT.DWG