Lloyd Crossing Minor Subdivision
Lots 3 and 4

96-23036

RECEIVED FOR RECORD
at 10:31 AM
Sept 9, 1996
Plat Book P
Page 70
BETTY J. HERRMANN RECORDER
VANDERBURGH COUNTY
CTRL # 0040

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
SEP 09 1996
AUDITOR
5039

Temporary Bench Mark:
TBM #1 N.W. BOLT OF TRAFFIC SIGNAL POLE AT N.E. CORNER INTERSECTION LLOYD EXPRESSWAY & BURKHARDT ROAD
ELEV. = 392.22
TBM #2 R/R SPIKE IN SOUTH SIDE OF 1st TELEPHONE POLE WEST OF BRIDGE IN R/R FENCE.
ELEV. = 398.56

SCALE 1" = 100'
100 0 100 200

LEGEND
- PP — POWER POLE
- TP — TELEPHONE POLE
- SSMH — STORM SEWER MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- RC — RECORDED LINE
- GR — GUARD RAIL
- FL — FLOWLINE OF DITCH
- CL — CHAIN LINK FENCE
- CL — CENTER LINE
- BL — BOUNDARY LINE
- ESMT — EASEMENT LINE
- BSBL — BUILDING SETBACK LINE
- R/W — RIGHT-OF-WAY LINE
- TOB — TOP OF BANK
- LAR/W — LIMITED ACCESS RIGHT-OF-WAY
- POB — POINT OF BEGINNING
- C-4 — ZONING

SITE

Location Map

Dedicated Virginia Street
PROPOSED VIRGINIA STREET
HIRSCH TRACT
AREA = 2.89 ACRES
HOME DEPOT LEASE PARCEL
AREA = 10.00 ACRES
WAL-MART STORES, INC. TRACT
AREA = 18.00 ACRES
G.B. EVANSVILLE DEVELOPERS LLC TRACT
AREA = 39.31 ACRES
BURKHARDT ROAD
Cross Pointe
Section 1
Plat Book O, Page 17
Dedicated Indiana Street
Public Utility & Drainage Easement
Proposed Access Easement from Wal-Mart Stores, Inc. to G.B. Evansville Developers LLC as per Proposed ECR Agreement between parties.
Proposed Access Easement
Drive Easement
Existing 25' SIGECO GAS ESMT Instr. 16 Deed Record 457, Page 480
Existing Sanitary Sewer Easement Deed Drawer 5, Card 1667
Existing 50' R/W Monument
Frontage Road (Rock)
Concrete Pavement
Posted Speed Limit 30 MPH
Proposed Access Easement
LOT #4 1.18 AC.
LOT #3 1.96 AC.
P.O.B.
S 89°26'58" E 222.00'
S 89°27'00" E 110.00'
N 00°33'00" E 437.49'
N 00°33'02" E 246.43'
S 89°26'58" E 116.67'
12' Public Utility Easement
Property Line
CURVE DATA
Δ = 00°13'19"
R = 57,637.26'
L = 55.56'
CHORD = 55.56'
CH. B = S 89°32'00" W
N 84°25'01" W 284.16'
55.56'
106.56'
30' Strip of land to be dedicated by others to INDOT as additional right-of-way for S.R. 66
Current R/W Conveyed to State of Indiana Deed Drawer 2, Card 2956 (Old R/W Deed Record 307, Page 175)
S.W. Corner S.W. 1/4 Fraction Sec. 19-6-9 Site 274,29 19 Burkhardt Road
N 89°25'57" E 2754.35'
S.R. 66 (Lloyd Expressway) (Proj. I-(69)-4(01) Deed Drawer 2, Card 2956)
N 89°24'35" E 4208.30'
SECTION LINE
Virginia Right-of-way — 75' Right-of-way for Burkhardt Road — Additional 15' Deed Drawer 2, Card 1848 & 1849. Patrick Cowgill Survey No. 19 - 75 Filed Sept. 10, 1979 - Additional 25'
60' Strip of Land to be Dedicated by others as additional Right-of-Way for Burkhardt Road
15' Access Easement for Maintenance & Control Granted to Indiana & County Drainage Board for Crawford-Brandeis Drain. Crawford-Brandeis Drainage Ditch is regulated drain and is part of the east side urban ditch system.
Existing 25' Sanitary Sewer Easement Deed Drawer 5, Card 1667
Existing 50' R/W Monument
5' Side Yard Setback (Use Restriction)
Existing 25' Sanitary Sewer Easement Deed Drawer 5, Card 1667