97-20628

NALLEY COMMERCIAL MINOR SUBDIVISION

P-113

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 0. 1997

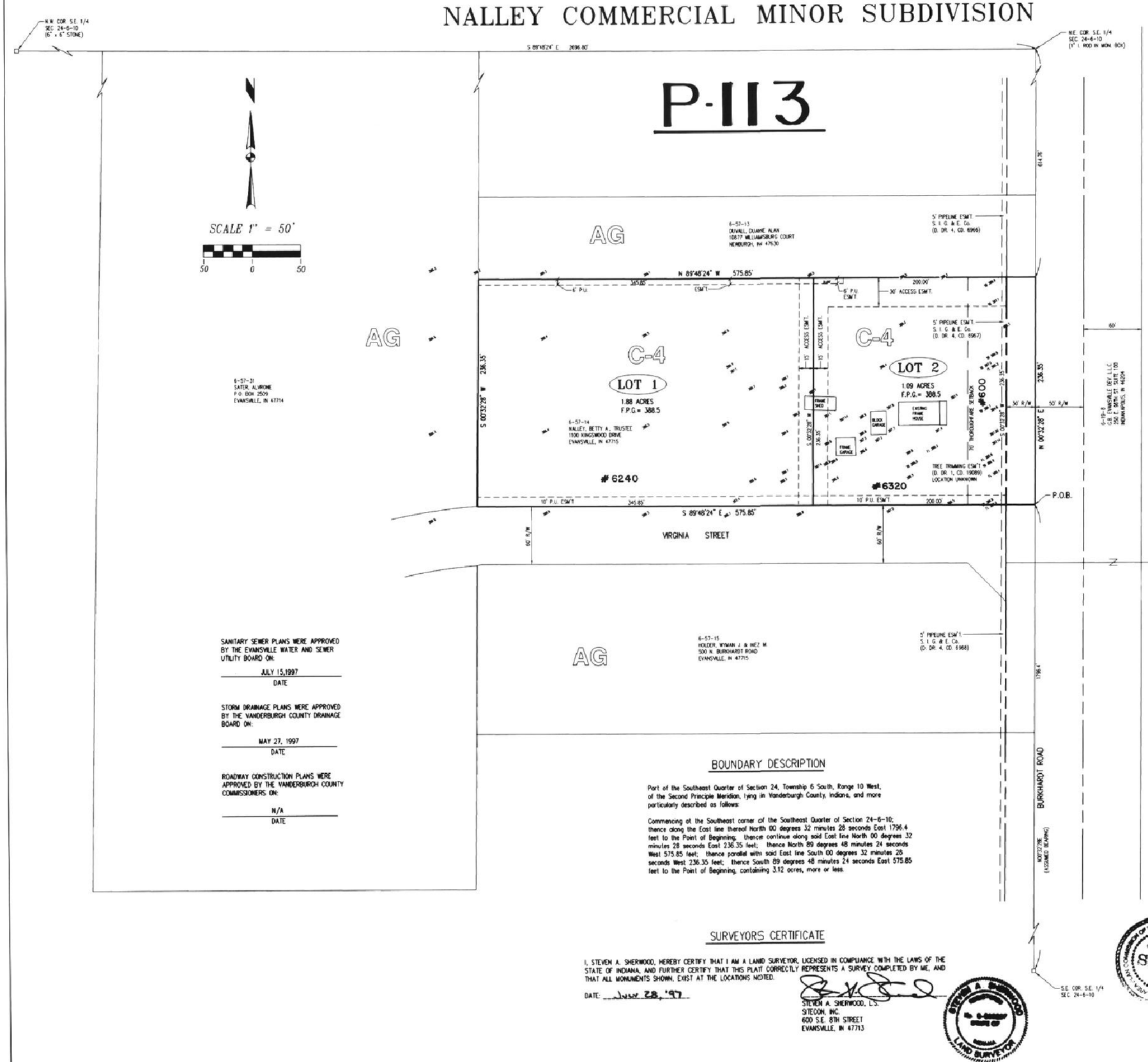
AUDITOR

#4542

RECEIVED at 3:19 P. Aug. 5, 1997 Fee P. Page 113 BETT... VANDERBURGH CTRL # 0114



SCALE 1" = 2000'



GENERAL NOTES

Lot Access: Access from Burkhardt Road will be limited to right turn in and right turn out only.

Zoning: The subject property and all abutting property is zoned as noted.

Utilities: Water, gas, electric and telephone are available along Burkhardt Road. Sanitary sewer will be extended to the site. All components of the existing private sewage disposal system shall be properly abandoned. Both lots will be connected to the new sanitary sewer. Water will need to be extended to Lot 1.

Flood Plain Data: No portion of this property lies within the 100 year flood zone (Zone A) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0050 B, dated March 19, 1982. The lowest floor elevations of any enclosed space must be at least two feet above the 100 year flood elevation. The minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner.

Lot Drainage: Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs. Lot #1 will comply with the County Drainage Ordinance at time of site review.

Elevations: Spot shots were taken from a field survey completed April 11, 1997.

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 forty-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 seeding.

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.

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:

JULY 15,1997
DATE

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

MAY 27, 1997
DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

N/A
DATE

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 24, Township 6 South, Range 10 West, of the Second Principle Meridian, lying in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 24-6-10; thence along the East line thereof North 00 degrees 32 minutes 28 seconds East 1796.4 feet to the Point of Beginning; thence continue along said East line North 00 degrees 32 minutes 28 seconds East 236.35 feet; thence North 89 degrees 48 minutes 24 seconds West 575.85 feet; thence parallel with said East line South 00 degrees 32 minutes 28 seconds West 236.35 feet; thence South 89 degrees 48 minutes 24 seconds East 575.85 feet to the Point of Beginning, containing 3.12 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: July 28, '97

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

STEVEN A. SHERWOOD LAND SURVEYOR

OWNERS CERTIFICATE

WE, BETTY A. NALLEY, TRUSTEE OF THE BETTY NALLEY LIVING TRUST, AND JOHNSON OIL COMPANY, AN INDIANA CORPORATION, THE UNDERSIGNED AS OWNERS OF THE REAL ESTATE AND RIGHTS TO OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATE THE SAME AS NALLEY COMMERCIAL MINOR SUBDIVISION. THE PUBLIC UTILITY EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC UTILITIES FOR FACILITIES TO BE INSTALLED BELOW THE SURFACE. THE ACCESS EASEMENTS, AS SHOWN, ARE TO BE USED AS AN UNOBSTRUCTED PUBLIC DRIVEWAY, WITH RESPECT TO ACCESS, TRAFFIC AND RELATED ISSUES. THESE EASEMENTS ARE FOR PERMANENT INGRESS AND EGRESS TO SAID REAL ESTATE AND TO THOSE PROPERTIES PARTICIPATING IN THE CONTINUATION OF THE "DRIVEWAY". MAINTENANCE, RULES AND REGULATIONS FOR SAID DRIVEWAY SHALL REMAIN THE RESPONSIBILITY OF THE OWNERS AND THEIR SUCCESSORS OR ASSIGNS.

Betty A. Nalley, Trustee
BETTY A. NALLEY, TRUSTEE
10100 STATE ROAD 662
NEWBURGH, IN 47630

JOHNSON OIL COMPANY
P.O. BOX 347
COLUMBUS, IN 47202-0347

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 31st DAY OF July 1997

MY COMMISSION EXPIRES: 10/23/99

NOTARY PUBLIC

RESIDENT OF Warrick COUNTY

Dorothea I. Tennant
PRINTED

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 JUNE 4, 1997.

PLAT RELEASE Aug. 5, 1997

EXECUTIVE DIRECTOR

EXECUTIVE DIRECTOR

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

160-97-1-1, 7-28-97, PLAT.DWG

Revised 7-31-97 ATC