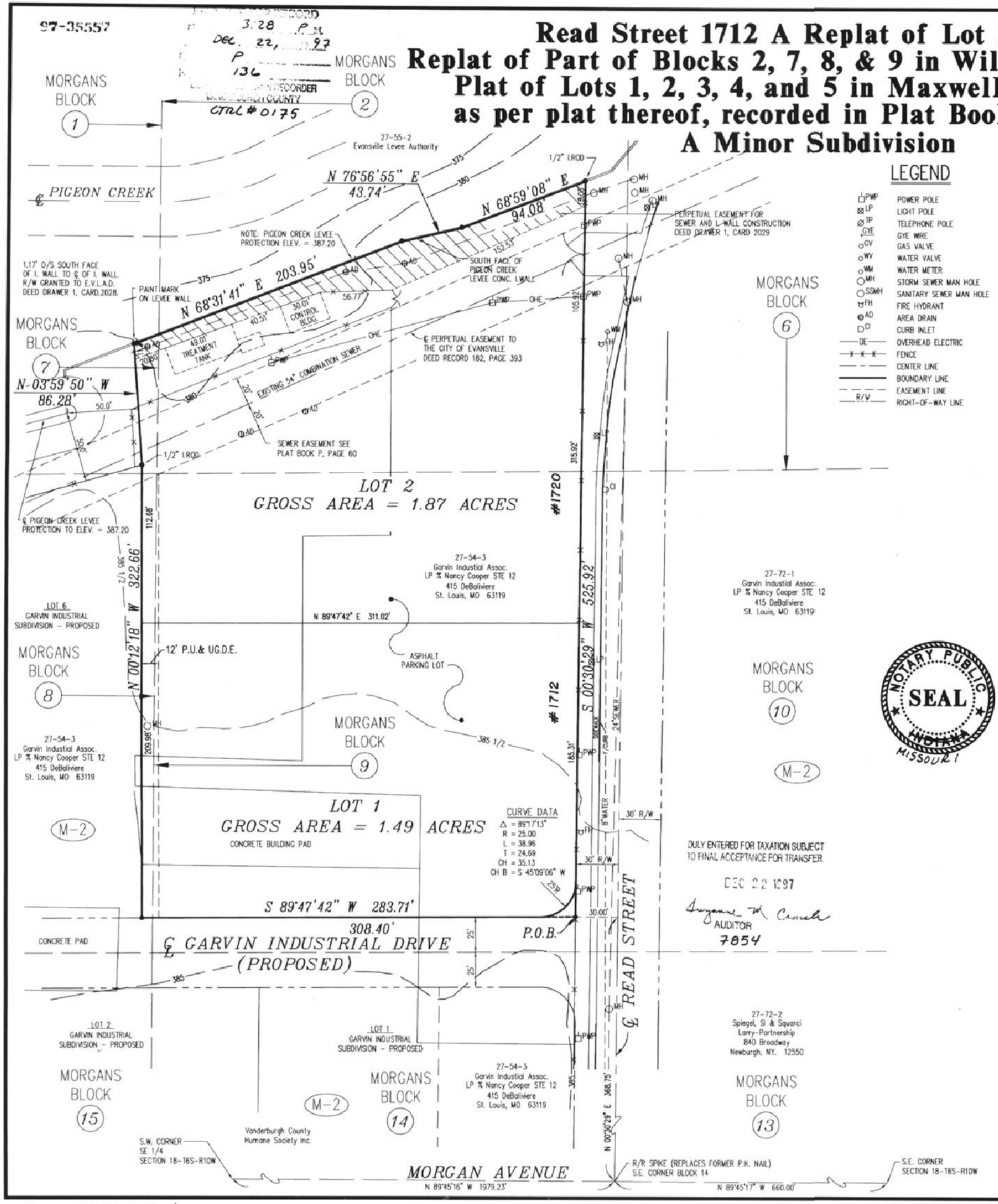
97-35557

RECORDED
3:28 P.M.
DEC. 22, 1997
P 136
RECORDER
VANDERBURGH COUNTY
CTAL # 0175

Read Street 1712 A Replat of Lot 1 in the Replat of Part of Blocks 2, 7, 8, & 9 in William W. Morgans Plat of Lots 1, 2, 3, 4, and 5 in Maxwell's Subdivision as per plat thereof, recorded in Plat Book C, Page 180 & Book P, Page 60

A Minor Subdivision



LEGEND

- POWER POLE
- LIGHT POLE
- TELEPHONE POLE
- GYE WIRE
- GAS VALVE
- WATER VALVE
- WATER METER
- STORM SEWER MAN HOLE
- SANITARY SEWER MAN HOLE
- FIRE HYDRANT
- AREA DRAIN
- CURB INLET
- OVERHEAD ELECTRIC
- FENCE
- CENTER LINE
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

SCALE 1" = 50'

50 25 0 50 100



Location Map
Pigeon Township, T6S-R10W Section 18

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
DEC 22 1997
AUDITOR
7854

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as Read Street 1712 a Replat of Lot 1 in the Replat of part of Blocks 2, 7, 8, & 9 in William W. Morgan's plat of Lots 1, 2, 3, 4, & 5 in Maxwell's Subdivision. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.& U.G.D.E." (Public Utility and Underground Drainage Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and replacement of utility facilities, whether above ground or below ground, and to the Owner's underground storm sewers, with the right to cut or remove, at the discretion of the public utility or the Owner, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities or drainage pipes shall be located within said areas of land and any fence located within said areas of land is subject to removal by the public utility or the Owner, his successors or assigns, without liability, in the use of said easements.

By: _____
Garvin Industrial Associates L.P.
1315 Read Street
Evansville, IN 47710
(812) 464-8383

NOTARY CERTIFICATE

STATE OF ~~INDIANA~~ MISSOURI, COUNTY OF ~~VANDERBURGH~~ St. Louis) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) & Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 12th day of December 1997

My Commission Expires: 3/29/99

Notary Resides in St. Charles County, ~~Indiana~~ Missouri

Georgia Hartbauer
Notary Public
Georgia Hartbauer
(typed or printed name)

GENERAL NOTES

Lot No. 1 as being re-subdivided is recorded in Plat Book P, Page 60 in the Office of the Recorder.

Zoning: The subject property is currently zoned M-2. The abutting property is zoned M-2.

Flood Plain Data: Per F.I.R.M. for City of Evansville, Indiana, Panel Number 180257 0004 B, dated October 15, 1981, this proposed subdivision does not lie within that Special Flood Zone A.

NOTE: Property Levee Protected.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner.

Minimum First Floor Elevation: First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Utilities: Water and sanitary sewers are available to the site.

Easements: Existing recorded easements are as shown hereon.

The location of existing underground utilities must be determined by the utility prior to beginning any type of construction.

Temporary Erosion Control: (during construction)

Slopes of 0% to 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.

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #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 NOV. 25 1997

President — Executive Director

PLAT RELEASE DATE: December 22, 1997.

Executive Director

BOUNDARY DESCRIPTION

Part of Blocks 2, 7, 8, and 9 in William W. Morgans Plat of Lots 1, 2, 3, 4, and 5 in Maxwell's Subdivision as per plat thereof, recorded in Plat Book C, Page 180 in the office of the Recorder of Vanderburgh County, Indiana, being more particularly described by metes and bounds as follow:

Commencing at a R/R Spike (found) at the southeast corner of Block 14 of said William W. Morgans Plat (said point also being the centerline intersection of Read Street and Morgan Avenue); thence along the east line of Block 14 of said William W. Morgans Plat and said centerline of Read Street, North 00 degrees 30 minutes 29 seconds East 368.75 feet; thence South 89 degrees 47 minutes 42 seconds West 30.00 feet to a point on the west right-of-way line of Read Street, said point being the true point of beginning; thence continuing South 89 degrees 47 minutes 42 seconds West 308.40 feet; thence North 00 degrees 12 minutes 18 seconds West 322.66 feet to a point on the east right-of-way line of the Evansville-Vanderburgh Pigeon Creek Levee; thence along the east right-of-way line of said Pigeon Creek Levee North 03 degrees 59 minutes 50 seconds West 86.28 feet to the south face of the Pigeon Creek Levee concrete "I" wall; thence along the south face of the concrete "I" wall along the following courses: North 68 degrees 31 minutes 41 seconds East 203.95 feet; thence North 76 degrees 56 minutes 55 seconds East 43.74 feet; thence North 68 degrees 59 minutes 08 seconds East 94.08 feet to the point of intersection of the south face of the concrete "I" wall and the west right-of-way line of Read Street; thence along said west right-of-way line, South 00 degrees 30 minutes 29 seconds West 525.92 feet to the point of beginning, containing 3.36 acres.

Subject to the following:

A Perpetual Easement to the City of Evansville, along a described centerline for the purpose of construction and maintaining a sewer, inlets, manholes and to enter on the easement to repair and other provisions therein set out, dated April 20, 1935, recorded May 8, 1935 in Deed Record 182, Page 393 in the office of the Recorder of Vanderburgh County, Indiana.

Sewer and "I" wall foundation easement to the Evansville-Vanderburgh Levee Authority District as recorded in Deed Drawer 1, Card 2029 in the office of the Recorder of Vanderburgh County, Indiana.

Subject to letter prepared by the Evansville-Vanderburgh Levee Authority District dated March 6, 1996 and recorded in Miscellaneous Drawer 4, Card 8610 in the Office of the Recroder of Vanderburgh County, Indiana.

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do 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 locations as noted.

Witness my hand and seal this 11th day of December, 1997.

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 S.E. Sixth Street
Evansville, IN 47713
(812) 464-9585

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Date: 12/9/97 Proj. No.: 3746

P-136

For easement Applying to Lot 1
See Deed Drawer 12 card 1167

37-MS-97