97-35559

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BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
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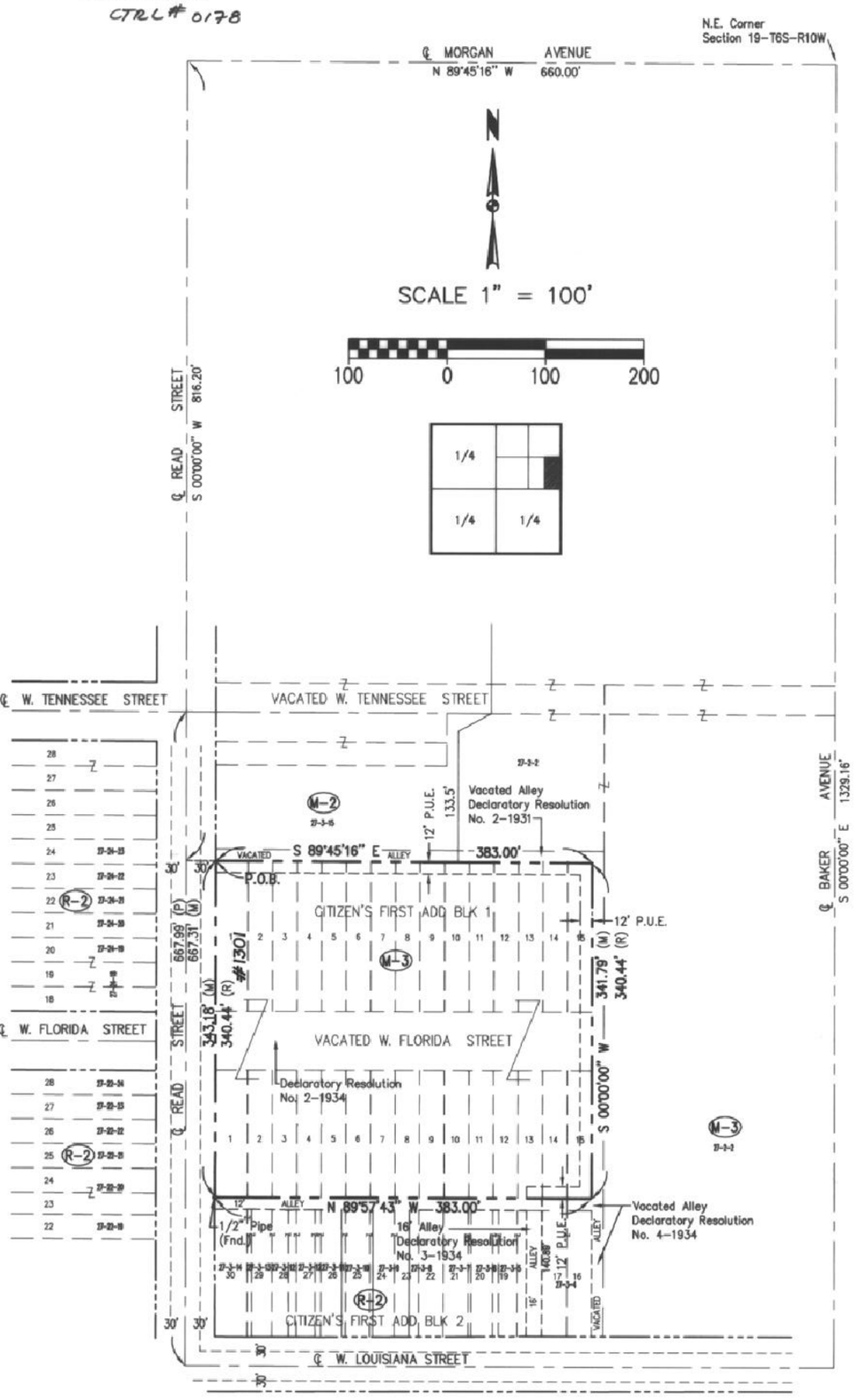
# Minor Replat - Part Of Block 1 & Block 2 In Citizens First Addition

## Section 19-T6S-R10W




ADJOINER LISTING
MINOR REPLAT - PART OF BLOCK 1 & BLOCK 2
IN CITIZENS FIRST ADDITION

| Firstname | Lastname | Company | Address1 | City | Stat | PostalC | RealEstat |
|---|---|---|---|---|---|---|---|
| Virginia L. | Dean | | 5509 Kentucky Road | Evansville | IN | 47710 | 27-035-014, 032, 033, 037, 038 |
| Robert Thomas & Mary K. | Mallowhill, Trustees | | 1438 S. Buchanan Road | Evansville | IN | 47710 | 27-035-013 |
| | | Brunos, Inc. | 1008 Elk Factory Road | Mt. Vernon | IN | 47620 | 27-035-011 |
| Fern L. 2/3 Ida & K. Watson 1/3 | Wilhelm | | 3013 S. Telephone Avenue | Evansville | IN | 47714 | 27-033-010 |
| James W. | Pflugshaw | | 207 E. Columbia Street | Evansville | IN | 47713 | 27-035-005 |
| Frank | Croft | | 3800 Mohawk Avenue | Evansville | IN | 47715 | 27-035-005 |
| David | Gudelhaus | | 1308 Read Street | Evansville | IN | 47710 | 27-025-019 |
| Ronald A. & Jane | Brenner, Sr. c/o Harold Woodward | | 1312 Read Street | Evansville | IN | 47710 | 27-025-020 |
| Erma L. | Hasenfeld | | 1314 Read Street | Evansville | IN | 47710 | 27-023-021 |
| John M. & Judith A. | Stratman | | 10014 Browning Road | Evansville | IN | 47711 | 27-023-022 |
| Robert E. & Florence M. | Odel | | 1318 Read Street | Evansville | IN | 47710 | 27-025-023 |
| Sherman | Tile | | 4025 Townsend Road | Evansville | IN | 47710 | 27-023-024 |
| | | United Rubber Workers of America Union Assoc. | P.O. Box 10091 | Evansville | IN | 47719-1001 | 27-024-006, 009 |
| Dollar | Ward | | 1320 Read Street | Evansville | IN | 47710 | 27-024-009 |
| Bruce A. & Jane A. H/W | Schumacher, et al | | 715 Greathouse Drive | Evansville | IN | 47712 | 27-024-021 |
| Timothy D. & Teresa M. H/W | White | | 1330 Read Street | Evansville | IN | 47710 | 27-024-022 |
| Harry George Jr. & Betty Louise | Gibson, Jr. | | 1332 Read Street | Evansville | IN | 47710 | 27-024-023 |

### GENERAL NOTES

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

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

Zoning: The subject property is currently zoned M-3.

Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for the City Evansville, Indiana, Community Panel Number 180257 0004 B, dated October 15, 1981. The 100 Year Flood Elevation shown thereon is 379.

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. 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.

Access: Lot will access Read Street.

Erosion Control: The Developer, Development Contractor, Builder, OFFICIAL and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 6% or 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 silt fence, 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% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 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.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

DEC 22 1997

Suzanne M. Crouch
AUDITOR
7855

Legend
FPG – Flood protection Grade (Minimum Floor Elevation)
BM – Bench Mark
R – Radius
L – Length
BSL – Building Setback Line

### OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Replat Lots 1-15, Block 1; also Lots 1-15, Block 2 Citizens First Addition. 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.E." (Public Utility Easement), are hereby dedicated to public utilities 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 located within said areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Claudia Millsaps
Garvin Industrial Associates, L.P.
Developer

1315 Read Street
Address

Evansville, Indiana 47710
City, State Zip

### Notary Certificate

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

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and 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 8th day of December 1997

My Commission Expires:
3/29/99

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

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

NOTARY PUBLIC SEAL

### 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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, _____ 19____.

President

Barbara L. Cumbo
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Barbara L. Cumbo
Executive Director

PLAT RELEASE DATE: December 22, 1997

OFFICIAL SEAL
PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY




Pigeon Township, Section 19 T6S-R10W
Location Map

### Boundary Description

Lots No. 1 thru 15 in Block 1; also Lots No. 1 thru 15 in Block 2; also vacated Florida Street (Nevada Street) in the plat of Citizens First Addition to the City of Evansville, as per plat thereof, recorded in Plat Book G, pages 84 and 85 in the office of the Recorder of Vanderburgh County, Indiana and being more particularly described by metes and bounds as follows:

Commencing at the centerline intersection of Read Street and West Louisiana Street, said point being North 89 degrees 45 minutes 16 seconds West 660.00 feet and South 00 degrees 00 minutes 00 seconds West 1331.55 feet from the northeast corner of the northeast quarter of Section 19, Township 6 South, Range 10 West; thence along the centerline of Read Street, North 00 degrees 00 minutes 00 seconds East 514.35 feet; thence South 89 degrees 45 minutes 16 seconds East 30.00 feet to the northwest corner of Lot No. 1 in Block No. 1 of Citizens First Addition, said point being the true point of beginning; thence along the north line of said Block No. 1, South 89 degrees 45 minutes 16 seconds East 383.00 feet to the northeast corner of Lot 15 in said Block 1; thence along the east line thereof and the east line of Lot 15 in Block 2, South 00 degrees 00 minutes 00 seconds West 341.79 feet to the southeast corner of said Lot 15 in Block 2; thence along the south line of Lots 15 thru 1 in said Block 2, North 89 degrees 57 minutes 43 seconds West 383.00 feet to the southwest corner of said Lot 1 in Block 2; thence along the west line of Lot 1 in Block 2 and the west line of Lot 1 in Block 1, North 00 degrees 00 minutes 00 seconds East 343.18 feet to the true point of beginning, containing 3.01 acres.

Subject to easements, rights-of-way, building and use restrictions of record.

### 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 21st day of October 1997

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

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
605 SE. M.L.King Jr. Blvd.
Evansville, IN. 47713
(812) 464-9585

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