SB-12019

Columbia Sussex Subdivision
Section I
Secondary PLat

P-152

Basis of bearing is the record bearing of S 00°14'12" W held from the stone marking the Northeast Corner of the Southeast Quarter of Section 33-5-10 and the 1/2" Rebar found.

LEGEND

- STORM SEWER MAN HOLE
- SANITARY SEWER MAN HOLE
- FIRE HYDRANT
- CURB INLET
- FENCE
- CENTER LINE
- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- R/W — RIGHT-OF-WAY LINE
- (R) RECORD
- (M) MEASURED
- POB POINT OF BEGINNING

RECEIVED FOR RECORD
at 2:41 PM
Apr. 14, 1998
Plat Book P
Page 152
BETTY J. KNIGHT-RECORDER
VANDERBURGH COUNTY
CTRL# 0180

N.E. Corner SE 1/4,Unw 1/4 Section 33-5-10 Stone (Fnd)

S 01°14'12" W 849.93'(R) 849.90'(M)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
APR 16 1998
AUDITOR #2506

SCALE 1" = 50'
50 25 0 50 100

Fnd. 1/2" LRod — 0.09' North & 0.03' East of the Calculated Corner

L.A. R/W Deed Drawer 1, Card 7905

S 87°40'28" E 709.69'(R & M)

Fnd. 1" I.D. I.Pipe 0.04' South of the Calculated Corner

Fnd. 1" I.D. I.Pipe 0.50' South & 4.32' East of the Calculated Corner

S 87°40'28" E 375.32'(R & M)

N 87°40'28" W 378.95'(R & M)

1/2" LRod (Fnd)

Northwest Corner Evansville-Vanderburgh Airport Authority District Tract Per Deed Drawer 1, Card 14587

50.0' Roadway Easement Deed Dr. 3, Card 2968

15' SIGECO Gas Line Easement Deed Drawer 1, Card 7953

SIGECO Electric Distribution Line Easement Deed Drawer 3, Card 10464

SIGECO Electric Distribution Line Easement Deed Drawer 3, Card 10464

30' Sanitary Sewer Easement Deed Record 610, Page 165

Property Line and L.A. R/W & A.C.L.

Highway 41

Limits of 100 Year Flood Zone A as Scaled from Community Panel No. 180226 0025 C, Dated August 5, 1991.

Existing 5-Story Hotel F.Floor = 383.50'

L.A. R/W Deed Record 528, Page 421

10' Building Setback Line

Begin L.A. R/W & A.C.L. Station 256+83

End L.A. R/W & A.C.L. Station 256+13

L.A. R/W Quitclaimed from the state of Indiana to St. Meinrad Archabby, Inc. Quit Claim Deed Drawer 1, Card 7353

N 75°33'45" E 97.99

Curve #6 L=58.90'

S 39°26'15" E 164.21'

P.O.B. Non-Exclusive Public Utility Easement

Non-Exclusive Public Utility Easement

Non-Exclusive Ingress & Egress Easement for Right-of-Way

P.O.B. Non-Exclusive Easement for Right-of-Way

N 75°33'45" E 33.13'

Curve #8 L=78.54'

10' D.M.U.G.P.U.E.

30' Sanitary Sewer Easement Deed Record 610, Page 165

Lot A

Gross Area = 37,036 S.F. 0.85 Acres

F.F.G. = 383.5

7027

Curve #7 L=405.55'

Eastern Possession Line

N 74°26'44" E 228.15'

Lot B

Gross Area = 79,715 S.F. 1.83 Acres

F.F.G. = 383.5

7007

S 14°47'53" E 199.99'

10' D.E.

P.O.B.

S 69°35'22" W 372.24'

Easement for Right-of-Way to Taylor at S.I.G.E.Co. recorded in Deed Vol. 661, Page 35

S 69°35'22" W 265.66'

50.0' Roadway Easement Deed Dr. 3, Card 2968

N 15°26'15" W 990.00'

Variable Width Right-of-Way (66'±)

S 64°11'46" W 193.96'

Old S.R. 57

S 01°13'54" W 774.78'

CURVE #6
Δ = 45°00'00"
R = 75.00'
L = 58.90'
T = 31.07'
CH = 57.40'
CH B = S 81°56'15" E

CURVE #7
Δ = 30°29'37"
R = 147.01'
L = 405.55'
T = 207.75'
CH = 400.77'
CH B = N 14°43'20" W

CURVE #8
Δ = 45°00'00"
R = 100.00'
L = 78.54'
T = 41.42'
CH = 76.54'
CH B = S 81°56'15" E

Curve #9 L=38.27'

Curve #10 L=78.54'

Curve #11 L=78.54'

Curve #12 L=78.54'

Curve #13 L=78.54'

Curve #14 L=78.54'

Curve #15 L=78.54'

Curve #16 L=78.54'

Curve #17 L=78.54'

Curve #18 L=78.54'

Curve #19 L=78.54'

Curve #20 L=78.54'

Curve #21 L=78.54'

Curve #22 L=78.54'

Curve