98-22641

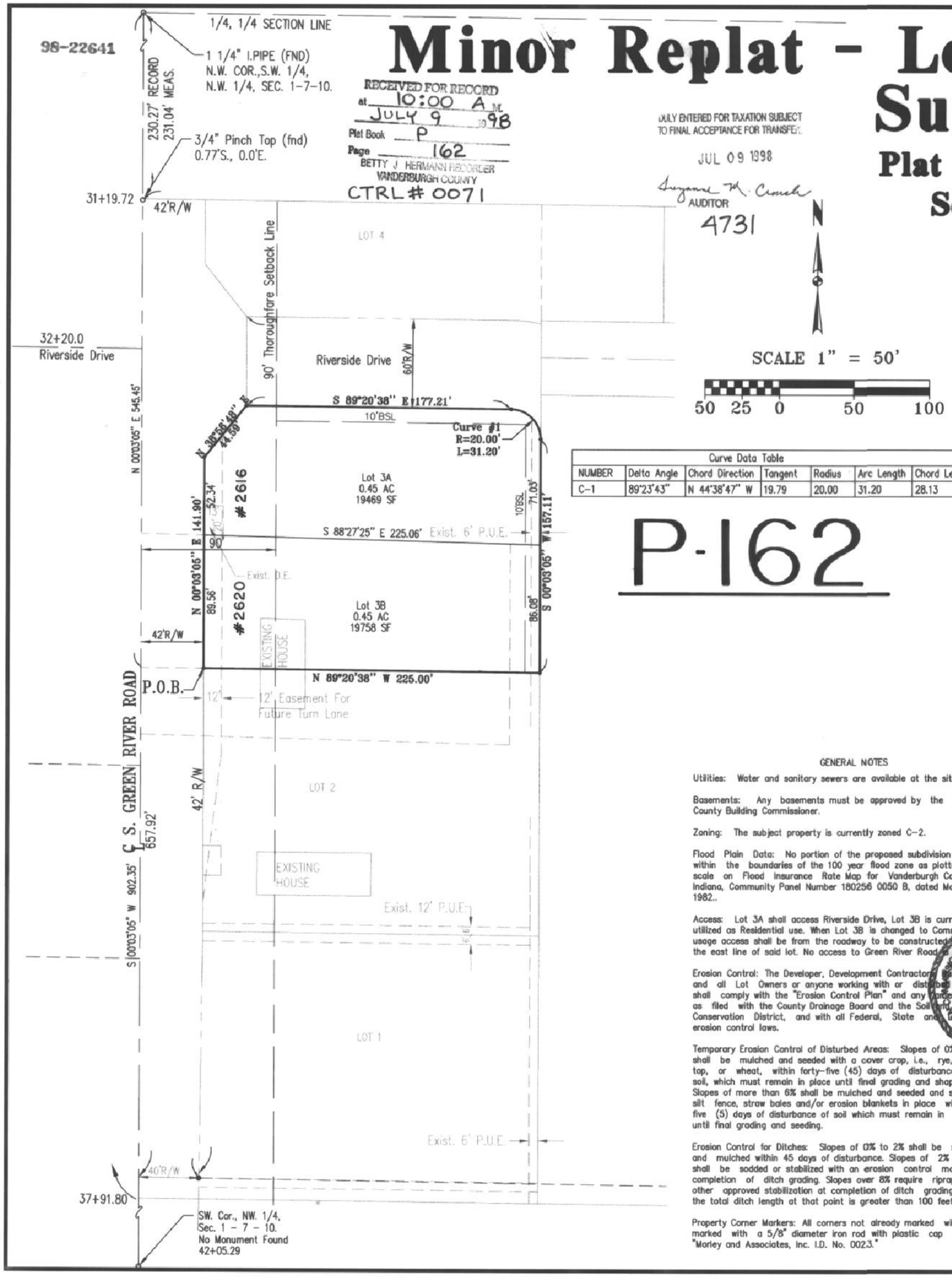
Minor Replat - Lot 3 Carneal Commercial Subdivision SECTION I

Plat Book O, page 45

Secondary Plat

RECEIVED FOR RECORD
at 10:00 A M.
JULY 9 1998
Plat Book P
Page 162
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL# 0071

JULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUL 09 1998
Suzanne M. Crouch
AUDITOR
4731



SCALE 1" = 50'

50 25 0 50 100

Curve Data Table						
NUMBER	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C-1	89°23'43"	N 44°38'47" W	19.79	20.00	31.20	28.13

P-162

Legend
R – Radius
L – Length
BSL – Building Setback Line

Owners 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 Lot 3, Carneal Commercial Subdivision Section 1 as recorded in Plat Book O, page 45. 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.

William Howard Carneal
2700 S. Green River Road
Evansville, IN. 47715

Betty Carneal
2700 S. Green River Road
Evansville, IN. 47715

Kenneth Ray Carneal
2620 S. Green River Road
Evansville, IN. 47715

Marilyn Carneal
2620 S. Green River Road
Evansville, IN. 47715

Notary Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

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 2 day of July 19 98

My Commission Expires:
July 9, 2001

Joan C. Grabhorn
Notary Public
JOAN C. GRABHORN
(typed or printed name)

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

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, May 6, 19 96

President

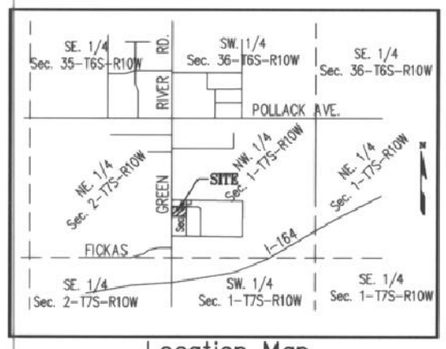
Attest Executive Director (ASSIST.)

AREA PLAN COMMISSION OF VANDERBURGH COUNTY OFFICIAL SEAL

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

Executive Director (ASSIST.)

PLAT RELEASE DATE: July 8, 1998



Location Map
SCALE 1" = 2000'

Boundary Description

Lot 3 in Carneal Commercial Subdivision Section I, as recorded in Plat Book O, page 45 in the office of the Recorder of Vanderburgh County, Indiana, also being part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 7 South, Range 10 West, Knight Township in Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at the southwest corner of said Lot 3, said point being South 00 degrees 03 minutes 05 seconds West 545.45 feet and South 89 degrees 20 minutes 38 seconds East 42.00 feet from the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 1, Township 7 South, Range 10 West, thence along the west line thereof North 00 degrees 03 minutes 05 seconds East 141.90 feet to a point on the southerly line of Riverside Drive; thence along the southerly line thereof North 38 degrees 50 minutes 48 seconds East 44.59 feet; thence continue along said southerly line of Riverside Drive South 89 degrees 20 minutes 38 seconds East 177.21 feet to the point of curvature of a curve to the right, concave to the southwest having a central angle of 89 degrees 23 minutes 43 seconds and a radius of 20.00 feet from which the chord bears South 44 degrees 38 minutes 43 seconds East 28.13 feet, thence along the arc of said curve 31.20 feet; thence South 00 degrees 03 minutes 05 seconds West 157.11 feet to the southeast corner of said Lot 3; thence along the south line thereof N 89 degrees 20 minutes 38 seconds West 225.00 feet to the point of beginning containing 0.90 acres (39,227 sq.ft.).

Subject to all Easements and Rights-of-way 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 25th day of June 1998

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.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

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 C-2.

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 Vanderburgh County Indiana, Community Panel Number 180256 0050 B, dated March 19, 1982..

Access: Lot 3A shall access Riverside Drive, Lot 3B is currently utilized as Residential use. When Lot 3B is changed to Commercial usage access shall be from the roadway to be constructed along the east line of said lot. No access to Green River Road is permitted.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbing soil shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and local erosion control laws.

Temporary Erosion Control of Disturbed Areas: 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 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."

APC #6-MS-98

1961 Minor.dwg 6/25/98 J.E.W.