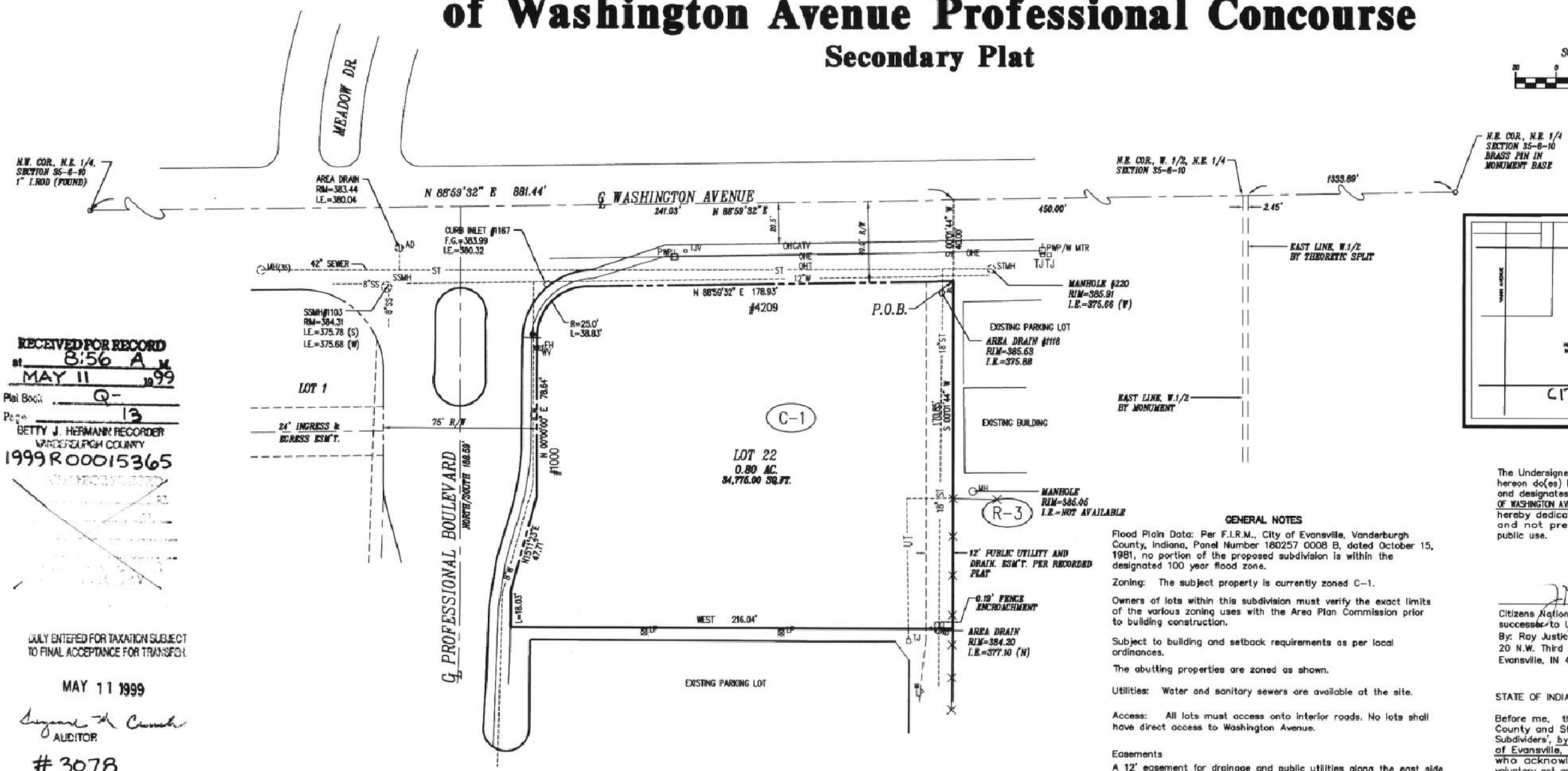
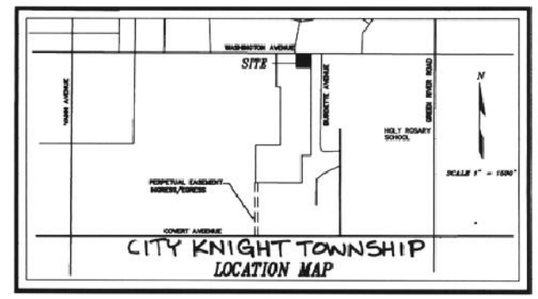
Replat of Lot 22 in the Correction Plat of Washington Avenue Professional Concourse

Secondary Plat





RECEIVED FOR RECORD
at 8:56 A M
MAY 11 1999
Plat Book Q-
Page 13
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999R00015365

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 11 1999

AUDITOR

#3078

LEGEND

PWP	POWER POLE
LP	LIGHT POLE
TJ	UNDERGROUND TELEPHONE JUNCTION BOX
WV	WATER VALVE
STMH	STORM SEWER MAIN HOLE
SSMH	SANITARY SEWER MAIN HOLE
FH	FIRE HYDRANT
AD	AREA DRAIN
ST	UNDERGROUND STORM SEWER
UT	UNDERGROUND TELEPHONE
OHT	OVERGROUND TELEPHONE
UE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
W	UNDERGROUND WATER
	FENCE
	CENTER LINE
	BOUNDRY LINE
	EASEMENT LINE
R/W	RIGHT-OF-WAY LINE
POB	POINT OF BEGINNING

CITY

STORM DRAINAGE PLANS WERE APPROVED BY THE BOARD OF PUBLIC WORKS ON:

DATE AUGUST 22, 1990

ROAD CONSTRUCTION PLANS WERE APPROVED THE BOARD OF PUBLIC WORKS ON:

DATE AUGUST 22, 1990

BOUNDARY DESCRIPTION

Lot 22 in the Correction Plat of Washington Avenue Professional Concourse as per plat thereof recorded in Plat Book Q, Page 28 in the office of the Recorder of Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 35, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana; thence along the north line thereof North 88 degrees 59 minutes 32 seconds East 881.44 feet; thence South 00 degrees 01 minutes 44 seconds West 40.00 feet to the northeast corner of said Lot 22 and being the south right-of-way line of Washington Avenue, said point being the true point of beginning; thence continue South 00 degrees 01 minutes 44 seconds West 170.85 feet; thence North 90 degrees 00 minutes 00 seconds West 216.04 feet to a point on a curve, concave to the west having a central angle of 01 degrees 04 minutes 00 seconds and a radius of 967.98 feet from which a chord bears North 00 degrees 31 minutes 02 seconds East 18.02 feet; thence along the arc of said curve 18.03 feet; thence North 15 degrees 11 minutes 23 seconds East 47.71 feet; thence North 00 degrees 00 minutes 00 seconds East 78.64 feet to the point of curvature of a curve to the right, concave to the southeast having a central angle of 88 degrees 59 minutes 32 seconds and a radius of 25.00 feet from which the chord bears North 44 degrees 29 minutes 46 seconds East 35.00 feet; thence along the arc of said curve 38.83 feet; thence North 88 degrees 59 minutes 32 seconds East 178.93 feet to the true point of beginning, containing 0.80 acres.

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

GENERAL NOTES

Flood Plain Data: Per F.I.R.M., City of Evansville, Vanderburgh County, Indiana, Panel Number 180257 0008 B, dated October 15, 1981, no portion of the proposed subdivision is within the designated 100 year flood zone.

Zoning: The subject property is currently zoned C-1.

Owners of lots within this subdivision must verify the exact limits of the various zoning uses with the Area Plan Commission prior to building construction.

Subject to building and setback requirements as per local ordinances.

The abutting properties are zoned as shown.

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

Access: All lots must access onto interior roads. No lots shall have direct access to Washington Avenue.

Easements

A 12' easement for drainage and public utilities along the east side of lot 22.

Above ground parts of utilities are not to be located within the banks of the drainage swales or ditches. Sewer manholes are to be located back of top of bank of the drainage easements.

Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

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 45 days of disturbance of soil and 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 5 days of disturbance of soil and must remain in place until final grading and ~~shaping~~ SEEDING.

Erosion Control for Ditches:

Slopes of 0%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. (Note: Swales within this development are to have a 3' paved bottom.)

Slopes over 8% require rip-rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Minimum First Floor Elevation: First floor elevations shall be approved by the Vanderburgh County Building Commissioner.

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

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 PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on May 5, 19 99

President

Barbara B. Cunningham
Executive Director

PLAT RELEASE DATE May 11, 99

Barbara B. Cunningham
Executive Director

OWNERS' CERTIFICATE

The Undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designates the same as REPLAT OF LOT 22 IN THE CORRECTION PLAT OF WASHINGTON AVENUE PROFESSIONAL CONCOURSE. All easements shown are hereby dedicated for public utility services. All roads shown and not previously dedicated are hereby dedicated to public use.

Ray Justice

Citizens National Bank of Evansville, successor to Union Federal Savings and Loan
By: Ray Justice, Vice President
20 N.W. Third Street
Evansville, IN 47708

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 Owners and Subdividers', by Ray Justice, Vice President, Citizens National Bank of Evansville, successor to Union Federal Savings and Loan, who acknowledge the execution of the foregoing plat voluntary act and deed for the uses and purposes therein set forth. 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 6th day of May, 1999.

My Commission Expires:
February 27, 2000
Notary Resides in
Vanderburgh
County, Indiana

Caren S. Cozart
Notary Public
Caren S. Cozart
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

Q-13

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, 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 on March 16, 1999, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 6th day of May, 1999.

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

Danny K. Leek, L.S.
Indiana Registration No. S0480
600 S.E. Sixth Street
Evansville, In. 47713
Phone: (812) 464-9585
Fax: (812) 464-2514

APC# 10-3-99

Date: 5/6/1999 Proj. No.: 99-4205-4