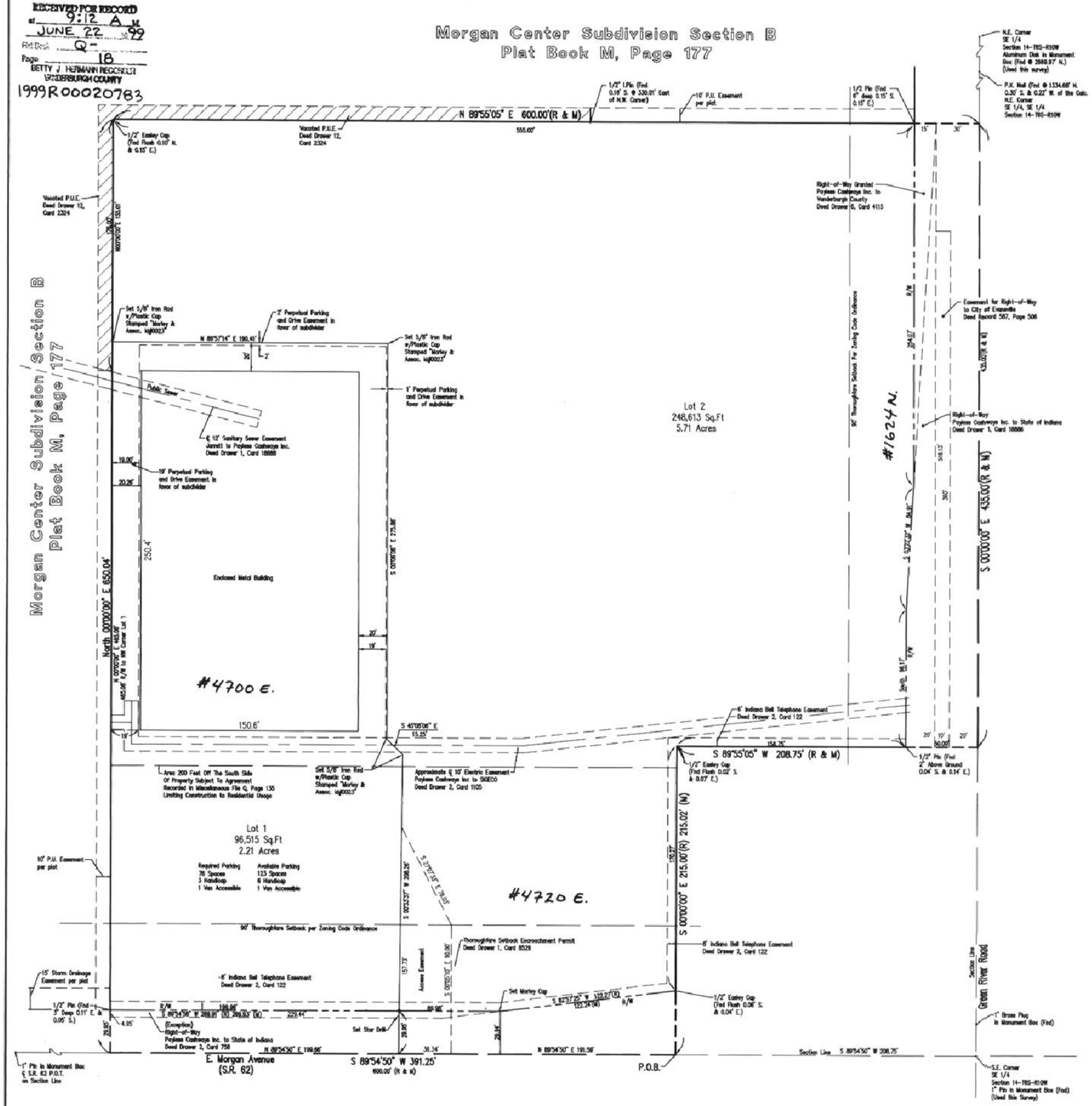
4700 E. Morgan Avenue Minor Subdivision - Secondary Plat

RECEIVED FOR RECORD
at 9:12 A M
JUNE 22 1999
Plat Book Q-
Page 18
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999R00020783

TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
JUN 22 1999

#4109

Morgan Center Subdivision Section B
Plat Book M, Page 177

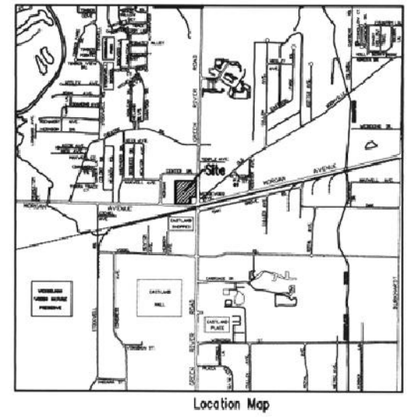


Legend

- LP — LIGHT POLE
- UP — UTILITY POLE
- GYE — GYE WIRE
- UTJ — UNDERGROUND TELEPHONE JUNCTION BOX
- GV — GAS VALVE
- WV — WATER VALVE
- WM — WATER METER
- MH — STORM SEWER MAN HOLE
- SSMH — SANITARY SEWER MAN HOLE
- FH — FIRE HYDRANT
- AD — AREA DRAIN
- CI — CURB INLET
- UT — UNDERGROUND TELEPHONE
- FENCE
- CENTER LINE
- BOUNDARY LINE
- EASEMENT LINE
- BSL — BUILDING SETBACK LINE
- R/W — RIGHT-OF-WAY LINE
- POB — POINT OF BEGINNING
- ZONING

N

SCALE 1" = 40'



Location Map

OFFICIAL SEAL
EVANSVILLE AND VANDERBURGH COUNTY

General Notes

Utilities: Water and sanitary sewers are on site.

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

Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone "A" as plotted by scale on Flood Insurance Rate Map for Evansville, Indiana, Community Panel Number 180257 0005 B, dated October 15, 1981.

Access: Lot 1 shall access Morgan Avenue (S.R. 62) from access easement shown on plat.

Elevations: Existing elevations of proposed subdivision site average 387.5 feet per County Topo Sheet #299.

Erosion Control: The Developer, Development Contractors, Builders 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 Drainage Board 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.

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."

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 **4700 E. Morgan Avenue Minor Subdivision**. All roads shown and not previously dedicated are hereby dedicated to public use.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

North Park Cinemas Inc.
4200 Third Ave.
Evansville, IN. 47710

Paul Steller- President

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 and Subdivider, Paul Steller, 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 14th day of June 1999

My Commission Expires: 4-11-07

Notary Public: Sharon D. Burks-Maier
(typed or printed name)

Notary Resident 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, June 3, 1999

President: Stephen H. Bona, Jr.

Attest: Executive Director: Barbara L. Cunningham

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

Executive Director: Barbara L. Cunningham

PLAT RELEASE DATE: JUNE 22, 1999

Access Easement Description

Part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 6 South, Range 10 West, in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said Quarter Quarter Section; thence along the south line of said Quarter Quarter Section South 89 degrees 54 minutes 50 seconds West 364.00 feet to the point of beginning; thence continuing along said south line South 89 degrees 54 minutes 50 seconds West 36.34 feet; thence North 00 degrees 33 minutes 37 seconds East 157.73 feet; thence South 27 degrees 07 minutes 33 seconds East 76.03 feet; thence South 00 degrees 05 minutes 10 seconds East 90.00 feet to the point of beginning containing 4422 sq. ft.

Subject to the following:

The right-of-way for State Road 62 (Morgan Avenue) as recorded in Deed Drawer 2, Card 758, in the office of the Recorder of Vanderburgh County, Indiana.

A 6 foot Indiana Bell Telephone Easement as recorded in Deed Drawer 2, Card 122, in said office of the Recorder.

A 90 foot thoroughfare setback per Zoning Ordinance along the south side of the property.

Agreement recorded in Miscellaneous File 6, Page 135, in said office of the Recorder limiting construction to residential usage.

Stated Road 62 (Morgan Avenue) right-of-way.

All easements and rights-of-way of record.

Boundary Description

Part of the Southeast Quarter of the Southeast Quarter of Section Fourteen (14), Township Six (6) South, Range Ten (10) West, in Knight Township in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said Quarter Quarter Section; thence along the South line of said Quarter Quarter Section South 89 degrees 54 minutes 50 seconds West 208.75 feet to the true point of beginning; thence continuing along said line South 89 Degrees 54 Minutes 50 Seconds West 391.25 feet to the southeast corner of Morgan Center Subdivision as recorded in Plat Book M, Pg. 177 in the office of the Recorder of Vanderburgh County, Indiana; thence parallel with the East line of said Quarter Quarter Section and along the east line of Lot 12 of said Morgan Center Subdivision North 00 degrees 00 minutes 00 seconds East 850.04 feet to the southwest corner of Lot 11 of said Morgan Center Subdivision; thence along the south line of Lots 11, 10, and 9 of said Morgan Center Subdivision North 89 degrees 55 minutes 05 seconds 600.00 feet to a point in the East line of said Quarter Quarter Section; thence along said line South 00 degrees 00 minutes 00 seconds East 435.00 feet; thence South 89 degrees 55 minutes 05 seconds West 208.75 feet; thence parallel with the East line of said Quarter Quarter Section South 00 degrees 00 minutes 00 seconds East 215.02 feet to the true point of beginning, containing 7.92 acres.

Subject to the following:

The right-of-way for State Road 62 (Morgan Avenue) as recorded in Deed Drawer 2, Card 758, in the office of the Recorder of Vanderburgh County, Indiana.

A 6 foot Indiana Bell Telephone Easement as recorded in Deed Drawer 2, Card 122, in said office of the Recorder.

A 90 foot thoroughfare setback per Zoning Ordinance along the south side of the property.

A 10 foot S.I.G.E.Co. Electric Easement as recorded in Deed Drawer 2, Card 1105, in said office of the Recorder.

State Road 62 (Morgan Avenue) right-of-way.

A 12 foot sanitary sewer easement as recorded in Deed Drawer 1, Card 18888 in said office of the Recorder.

Land conveyed in fee to the State of Indiana and recorded in Deed Drawer 1, Card 18888.

Land conveyed to the Board of Commissioners of Vanderburgh County, Indiana and recorded in Deed Drawer 6, Card 4115.

Easement granted to the City of Evansville, Indiana, and recorded in Deed Record 567, Page 506.

Thoroughfare Set-Back Line Encroachment Permit recorded in Miscellaneous Drawer 1, Card 8529.

Easements in favor of the State of Indiana and recorded in Deed Drawer 1, Card 18886.

All easements and rights-of-way of record.

WITNESS my hand and seal this 4th day of JUNE 1999.

Danny K. Leek, P.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 S. E. Sixth Street
Evansville, IN 47713
(812) 464-0585

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

Q-18

Apc# 11-M3-99

99-4057-4 6/03/99 4057plat.dwg

For easement Applying to Lot 1&2
Deed Drawer 12 card 7831a