Affidavit of Surveyor Plat
FOR ~~AFFIDAVIT~~ RELATING TO THIS ~~PLAT~~
SEE MISC. DRAWER Lo CARD 1130
1999R00038945 DATE 11-22-99
ATTEST: BETTY J. HERMANN, RVC
BY Rebecca J. Rochanek DRVC

ST. JOSEPH AVENUE AND ALLEN ROAD SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 11 WEST OF THE SECOND PRINCIPAL MERIDIAN, VANDERBURGH COUNTY, INDIANA

OWNER:
REI PROPERTIES, LLC
1101 N. FULTON
EVANSVILLE, INDIANA 47710

DEVELOPER OF LOT 1:
CASEY'S ENTERPRISES, LLC
ONE CONVENIENCE BOULEVARD
P.O. BOX 3001
ANKENY, IOWA 50021-8045

ENGINEER/SURVEYOR:
VEGRZYN, SARVER AND ASSOC., INC.
713 EDGEBROOK DRIVE
P.O. BOX 3697
CHAMPAIGN, IL 61826

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
NOV 11 1999
AUDITOR
#7844

RECEIVED FOR RECORD
3:52 P M
NOV 11 1999
Plat Book Q-50
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999R00038017

N
W E
S
30' 0' 30'
Scale: 1" = 30'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND TO BE PLATTED AS ST. JOSEPH AVENUE AND ALLEN ROAD SUBDIVISION HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN. ALL ROADS SHOWN, AND NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

REI PROPERTIES, LLC
1101 N. FULTON
EVANSVILLE, INDIANA 47710

John H. Habermel Nov 3, 1999
JOHN H. HABERMEL, OWNER (DATE)

Gene A Hahn Nov 3 1999
GENE A. HAHN, OWNER (DATE)

NOTARY PUBLIC'S 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 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 NOTARIAL SEAL THIS 3rd DAY OF November, 1999.

MY COMMISSION EXPIRES:
4-10-08

JoAnn Guth
NOTARY PUBLIC
JoAnn Guth
(TYPED OR PRINTED NAME)

NOTARY RESIDES IN:
Vanderburgh
COUNTY, 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, THIS PLAT HAS BEEN GIVEN PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

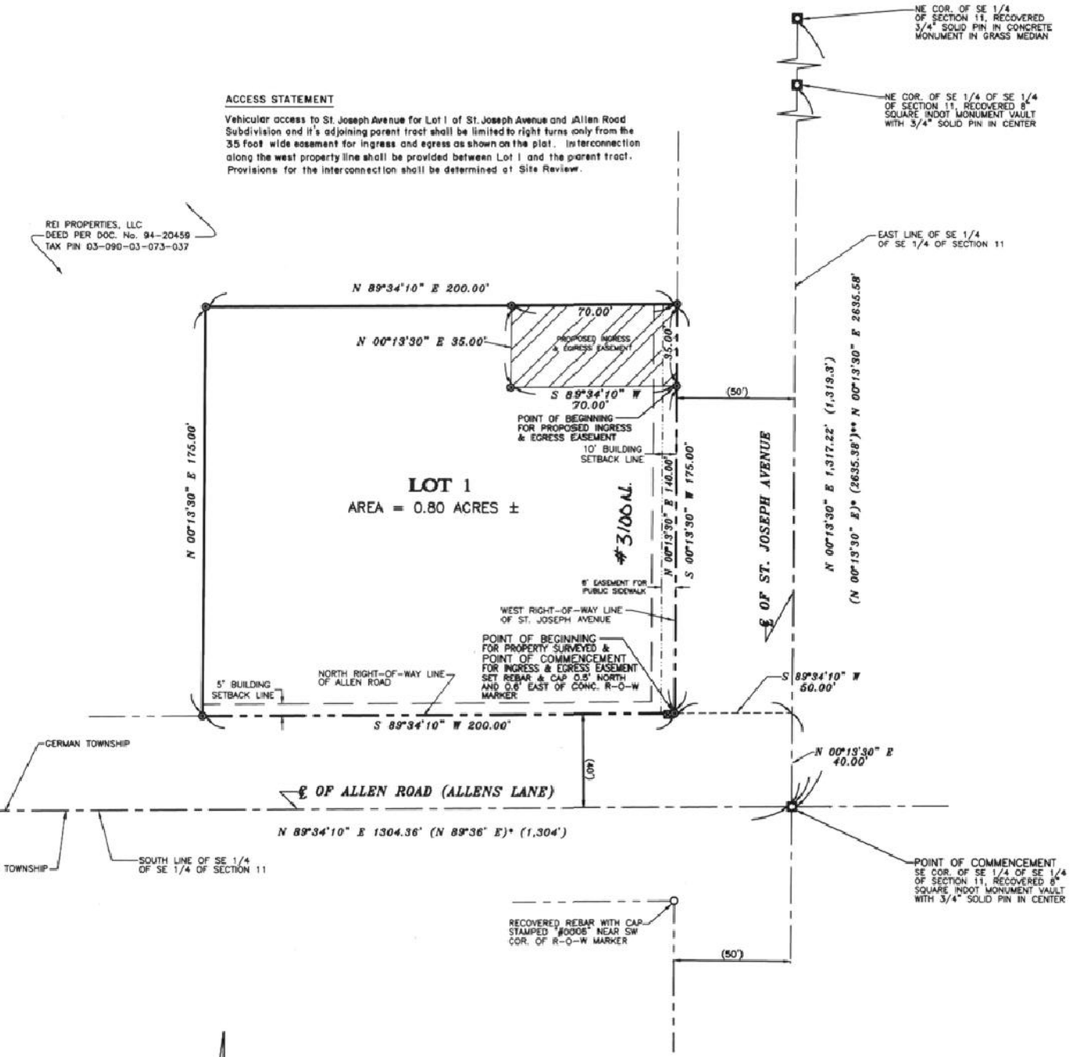
AT A MEETING HELD ON Nov. 3, 1999.

PRESIDENT

Barbara L. Cunningham
DIRECTOR

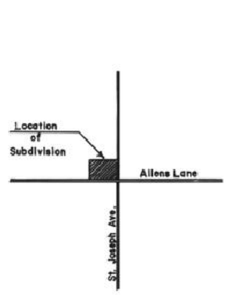
ACCESS STATEMENT

Vehicular access to St. Joseph Avenue for Lot 1 of St. Joseph Avenue and Allen Road Subdivision and it's adjoining parent tract shall be limited to right turns only from the 35 foot wide easement for ingress and egress as shown on the plat. Interconnection along the west property line shall be provided between Lot 1 and the parent tract. Provisions for the interconnection shall be determined at Site Review.



LEGEND

- BOUNDARY OF ST. JOSEPH AVENUE AND ALLEN ROAD SUBDIVISION
- CENTERLINE OF PUBLIC ROAD
- RIGHT-OF-WAY LINE
- PROPOSED EASEMENT FOR PUBLIC SIDEWALK
- BUILDING SETBACK LINE
- PROPOSED INGRESS & EGRESS EASEMENT
- ○ RECOVERED SURVEY MONUMENT AS NOTED
- □ RECOVERED MONUMENT VAULT OR CONCRETE MONUMENT, AS NOTED
- ⊙ SET REBAR WITH ALUMINUM CAP STAMPED "WESLEY J. MEYERS, LS-29400004"
- ⊠ RECOVERED CONCRETE RIGHT-OF-WAY MARKER
- ( ) RECORD DIMENSION OR DATA
- ( )* RECORD DIMENSION OR DATA PER ST. JOSEPH AVENUE IMPROVEMENT PLANS
- ( )** RECORD DIMENSION OR DATA PER COUNTY SURVEYOR MONUMENT RECORDS



GENERAL LOCATION MAP
NO SCALE

TEMPORARY EROSION CONTROL

Slopes 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 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.

BOUNDARY DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 11 WEST OF THE SECOND PRINCIPAL MERIDIAN, PROCEED NORTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 40.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 34 MINUTES 10 SECONDS WEST 50.00 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF ST. JOSEPH AVENUE WITH THE NORTH RIGHT-OF-WAY LINE OF ALLEN ROAD; THENCE CONTINUE SOUTH 89 DEGREES 34 MINUTES 10 SECONDS WEST 200.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF ALLEN ROAD; THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 175.00 FEET PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF ST. JOSEPH AVENUE; THENCE NORTH 89 DEGREES 34 MINUTES 10 SECONDS EAST 200.00 FEET PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF ALLEN ROAD TO THE WEST RIGHT-OF-WAY LINE OF ST. JOSEPH AVENUE.; THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS WEST 175.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF ST. JOSEPH AVENUE TO THE POINT OF BEGINNING, ENCOMPASSING 0.80 ACRES, MORE OR LESS, SITUATED IN GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

DESCRIPTION OF EASEMENT FOR INGRESS AND EGRESS TO BENEFIT REI PROPERTIES, LLC

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 11 WEST OF THE SECOND PRINCIPAL MERIDIAN, PROCEED NORTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 40.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 34 MINUTES 10 SECONDS WEST 50.00 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF ST. JOSEPH AVENUE WITH THE NORTH RIGHT-OF-WAY LINE OF ALLEN ROAD; THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 140.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF ST. JOSEPH AVENUE TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 34 MINUTES 10 SECONDS WEST 70 FEET PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF ALLEN ROAD; THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 35.00 FEET PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF ST. JOSEPH AVENUE; THENCE NORTH 89 DEGREES 34 MINUTES 10 SECONDS EAST 70.00 FEET PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF ALLEN ROAD TO THE WEST RIGHT-OF-WAY LINE OF ST. JOSEPH AVENUE; THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS WEST 35.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF ST. JOSEPH AVENUE TO THE POINT OF BEGINNING, ENCOMPASSING 0.06 ACRES, MORE OR LESS, SITUATED IN, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

SURVEYOR'S CERTIFICATE

I, WESLEY J. MEYERS, 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 MAY 24, 1999 AND THAT ALL MONUMENTS SHOWN EXIST AT LOCATIONS AS NOTED.

WITNESS MY HAND AND SEAL THIS 13TH DAY SEPTEMBER, 1999.

Wesley J. Meyers
WESLEY J. MEYERS
INDIANA REGISTERED LAND SURVEYOR
No. 29400004
CHAMPAIGN, ILLINOIS

WESLEY J. MEYERS REGISTERED No. LS-29400004 STATE OF INDIANA LAND SURVEYOR

Q-50

NOTES:

1. ALL DIMENSIONS ARE HORIZONTAL DISTANCES BETWEEN ADJACENT MONUMENTS UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS OF FEET.
3. ALL LOT CORNERS, EXCEPT THOSE SHOWN OTHERWISE ARE MARKED WITH 5/8" DIAMETER BY 30" LONG STEEL PIN MONUMENTS WITH ALUMINUM CAPS STAMPED "WESLEY J. MEYERS, LS-29400004".
4. CASEY'S SUBDIVISION IS ZONED "C-2", COMMUNITY COMMERCIAL DISTRICT. LOT 1 CONFORMS TO TABLE A OF VANDERBURGH COUNTY ZONING CODE.
5. SCALE 1 INCH = 30 FEET
6. TOTAL AREA OF LOT 1 IS 0.80 ACRES, MORE OR LESS.
7. NO PORTION OF ST. JOSEPH AVENUE AND ALLEN ROAD SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD ZONE (ZONE A) AS DESIGNATED ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 180256 0075 C, EFFECTIVE DATE AUGUST 5, 1991 FOR THE UNINCORPORATED AREAS OF VANDERBURGH COUNTY.
8. WATER AND SEWER UTILITIES ARE AVAILABLE AT THE SITE.

REVISED: 10/18/99

Project: ST. JOSEPH AVENUE AND ALLEN ROAD SUBDIVISION	Date: 09-13-99
Sheet Title: PLAT OF SUBDIVISION	Project # 4-9784
VEGRZYN, SARVER AND ASSOCIATES, INC. CIVIL ENGINEERING - LAND SURVEYING - ARCHITECTURE 713 Edgebrook Drive - Champaign, Illinois 61820 - (217) 359-6603	Drawn by TP; Checked by WJM
CLD File CASEY'S-IND\4-9784\9784PLAT Plot Date 09-13-99 Plot Scale 1=30' Sheet 1 of 1	

Easement Applying to Lot 1
Deed Drawer 13 card 1569

For easement Applying to Lot 1
See Deed Drawer 13 card 3135

Apc# 30-MS-99 Q-50

Betty J Hermann Recorder Vanderburgh Co.
For Ratification Acceptance & Approval of Subdivision Plat Recorded Plat Book Q Page 50 Instrument # 1999R00038945
Ratification Acceptance & Approval of Subdivision Plat Recorded Plat Book Q Page 50 Instrument # 1999R00038945