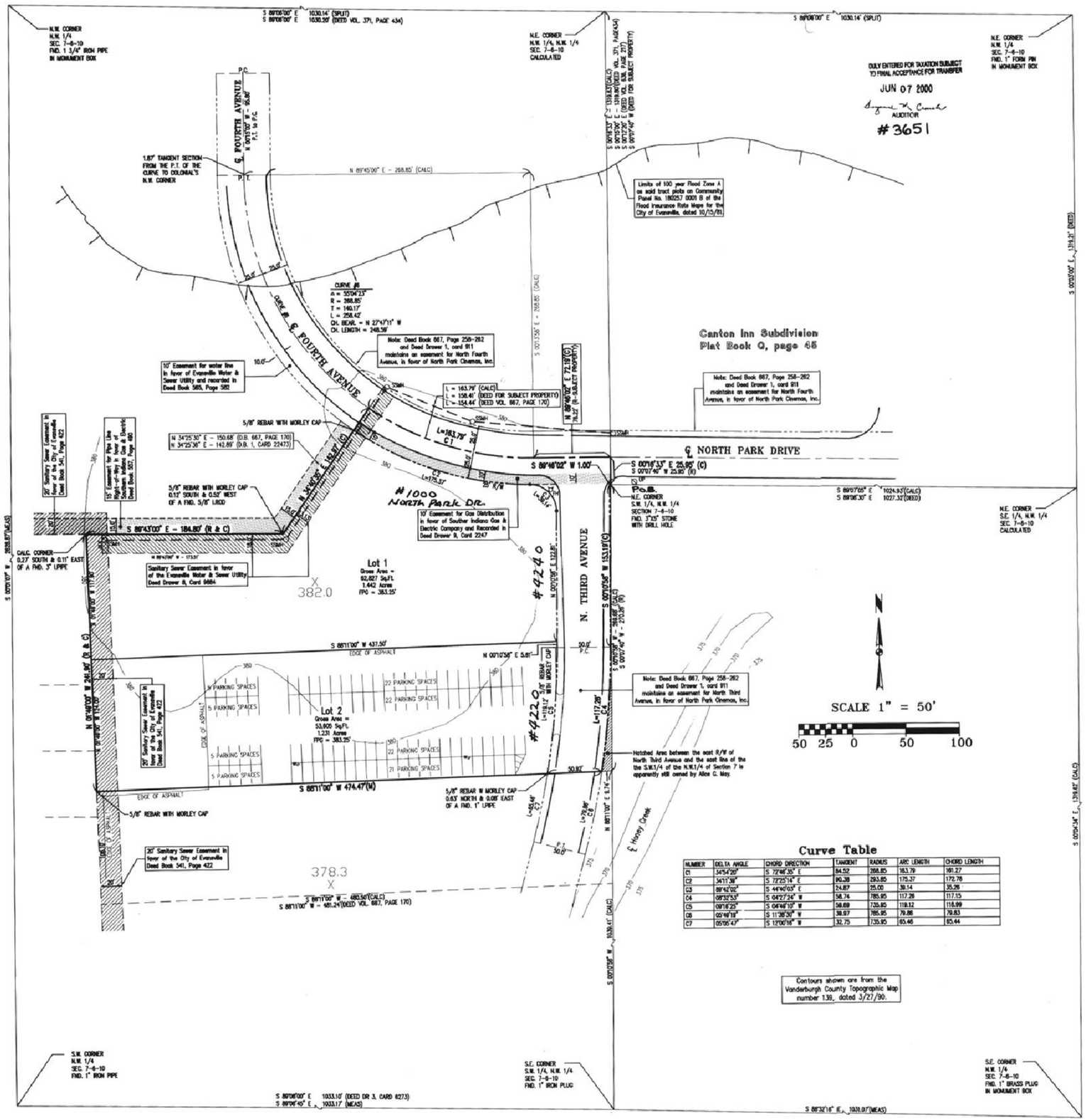
North Park Cinemas Subdivision

A Commercial Minor Subdivision

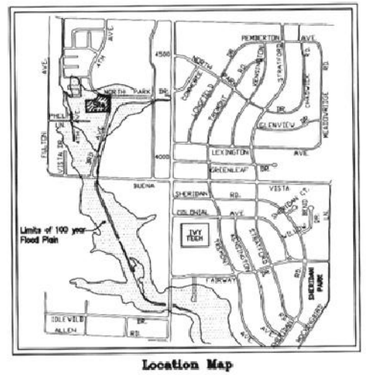
RECEIVED FOR RECORD
at 12:54 P.M.
JUNE 7 2000
Plat Book Q-
Page 76
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

2000R00016075

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUN 07 2000
AUDITOR
#3651



NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	34°54'20"	S 72°46'35" E	84.52	268.85	163.79	161.27
C2	34°11'38"	S 72°25'14" E	90.38	293.85	175.37	172.78
C3	89°42'02"	S 44°40'03" E	24.87	25.00	39.14	35.26
C4	08°32'53"	S 04°27'26" W	58.74	785.95	117.28	117.15
C5	09°18'25"	S 04°48'10" W	58.69	735.95	119.12	118.99
C6	03°48'19"	S 11°38'36" W	38.97	785.95	79.86	79.83
C7	05°06'47"	S 12°00'16" W	32.75	735.95	65.66	65.64



Location Map

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 **North Park Cinemas 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 North Third Avenue
Evansville, IN 47710

Paul Steller
President

Q-76

Notary Certificate

STATE OF INDIANA, COUNTY OF) 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 his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 10th day of April, 2000.

My Commission Expires:
4-11-07

Sharon J. Burks-Maier
Notary Public

Notary Resides in Vanderburgh County, Indiana

Sharon J. Burks-Maier
(typed or printed name)

General Notes

Utilities: Water and sanitary sewers are available on site.

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

Flood Plain Data: All of the within described subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for the City of Evansville, Indiana, Community Panel Number 180257 0001 B, dated October 15, 1981.

Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installing sump pumps, and yard slopes in excess of code minumum.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). **Placement of fill may be necessary to meet the FPG requirements. Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses or buildings. All first floor grades shall conform to local and state building codes.**

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 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.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Center Twp.

Boundary Description

Part of the West half (1/2) of the Northwest Quarter (1/4) of Section 7, Township 6 South, Range 10 West, in the City of Evansville, Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at the Northwest corner of said quarter quarter section; thence South 89 degree 46 minutes 02 seconds West a distance of One and Zero Hundredths (1.00) feet to a point on the Easterly right-of-way line of North Third Avenue; thence South 00 degree 10 minutes 58 seconds West along said Easterly right-of-way line and parallel to the East line of said quarter quarter section a distance of One Hundred Fifty-three and Nineteen Hundredths (153.19) feet to the beginning of a tangent curve to the right having a central angle of 06 degree 32 minutes 53 seconds and a radius of Seven Hundred Eighty-five and Ninety-five Hundredths (785.95) feet from which a chord bears South 04 degree 27 minutes 24 seconds West One Hundred Seventeen and Fifteen Hundredths (117.15) feet; thence along the arc of said curve and along the easterly right-of-way line of North Third Avenue in a southerly direction a distance of One Hundred Seventeen and Twenty-six Hundredths (117.28) feet to a point on the South line of a 1.18 acre tract of land conveyed to North Park Cinemas, Inc. by a Warranty Deed dated March 3, 1980, and recorded in Deed Drawer 1, Card 911 in the office of the Recorder of Vanderburgh County, Indiana; thence South 88 degree 11 minutes 00 seconds West along the north line of said 1.18 acre tract a distance of Four Hundred Seventy-four and Forty-seven Hundredths (474.47) feet to the Northwest corner of said 1.18 acre tract; thence North 01 degree 49 minutes 00 seconds West a distance of Two Hundred Forty-one and Ninety Hundredths (241.90) feet to a point on the south line of a tract of land conveyed to YMS National Properties; thence South 89 degree 43 minutes 00 seconds East along the south line of said YMS tract a distance of One Hundred Eighty-four and Eighty Hundredths (184.80) feet; thence along the southeast line of said YMS tract North 34 degree 40 minutes 35 seconds East a distance of One Hundred Forty-two and Ninety-seven Hundredths (142.97) feet to the center of Fourth Avenue, said point being on a non-tangent curve to the left having a central angle of 34 degree 54 minutes 20 seconds and a radius of Two Hundred Sixty-eight and Eighty-five Hundredths (268.85) feet, from which a chord bears South 72 degree 46 minutes 35 seconds East with a length of One Hundred Sixty-one and Twenty-seven Hundredths (161.27) feet; thence along the center of Fourth Avenue in a Southeasterly direction and along the arc of said curve a distance of One Hundred Sixty-three and Seventy-nine Hundredths (163.79) feet; thence North 09 degree 46 minutes 02 seconds East along the center of Fourth Avenue a distance of Seventy-two and Nineteen Hundredths (72.19) feet to a point on the east line of the Northwest Quarter of the Northwest Quarter of said Section 7; thence South 00 degree 18 minutes 33 seconds East along the East line of said quarter quarter section a distance of Twenty-five and Ninety-five Hundredths (25.95) feet to the place of beginning and containing a gross area of 3.128 acres.

Subject to a Sanitary Sewer Easement in favor of Evansville Water and Sewer Utility and recorded in Deed Drawer 8, card 9884 in the office of the recorder of Vanderburgh County, Indiana.

Also, subject to a 10-foot Easement for Gas Distribution in favor of Southern Indiana Gas and Electric Company and recorded in Deed Drawer 9, card 2247 in the office of the recorder of Vanderburgh County, Indiana.

Also, subject to a 20-foot Sanitary Sewer Easement in favor of the City of Evansville and recorded in Deed Book 541, page 422 in the office of the recorder of Vanderburgh County, Indiana.

Also, subject to easements, rights-of-ways and other provisions set forth in two Warranty Deeds from Guthrie May and Alice C. May to North Park Cinemas, Inc., one dated July 17, 1978 and recorded in Deed Record 867, page 258 and the second dated March 21, 1980, and recorded in Deed Drawer 1, card 911 both in the Office of the Recorder of of Vanderburgh County, Indiana.

Also, subject to a 25-foot right-of-way off the north side of the subject property for Fourth Avenue.

Also, subject to a 50-foot right-of-way off the east side of the subject property for Third Avenue.

Also, subject to all other easement and rights-of-ways of record.

Surveyor's Certificate

I, Scott D. Buedel, 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 17th day of April, 2000.

SCOTT D. BUEDEL REGISTERED No. 00031 STATE OF INDIANA LAND SURVEYOR

Scott D. Buedel
Scott D. Buedel, P.L.S.
Indiana Registration No. 00031
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713

OFFICIAL SEAL

Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law 4309, 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, March 7, 2000.

Mark Foster
President

Barbara L. Cunningham
Attest Executive Director

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

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: 6-7-2000

APC# 6-MJ-2000

"Secondary Plat" 4822 PLAT.DWG 4/17/00 SDB