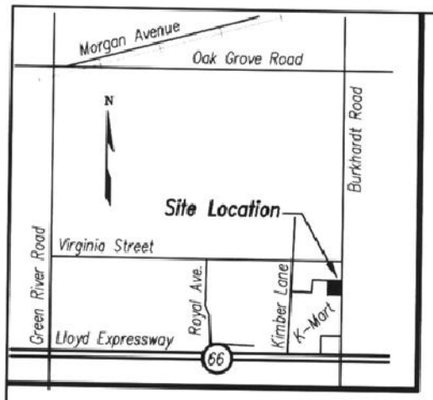
Evansville Star Minor Subdivision

RECEIVED FOR RECORD
at 10:37 A.M.
AUG 28 00
Q- 89
2000R00024879

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 28 2000
AUDITOR
#5613



LOCATION MAP

Note: N. Line Vacated Hesterray Sub. 1319.6' N. of SE Corner
S. Line BLP Indiana Property 1323.7' N. of SE Corner
4.10' Gap Created by Record Documents

North adjoiner is subject to a Cross Access Easement and Agreement as recorded in Doc.#2000R00020799

SURVEY DESCRIPTION

Part of the East Half of the Southeast Quarter of Section 24, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at the southeast corner of the Southeast Quarter of Section 24-6-10; thence along the east line thereof north 00 degrees 32 minutes 28 seconds east (assumed bearing) 1319.60 feet; thence north 89 degrees 24 minutes 32 seconds west 40.00 feet to the point of intersection of the west right-of-way line of Burkhardt Road and the north line of vacated Hesterray Subdivision, said point being the true point of beginning; thence along said right-of-way line south 00 degrees 32 minutes 28 seconds west 226.88 feet to a point on a curve to the right, concave to the northwest, having a central angle of 50 degrees 11 minutes 40 seconds and a radius of 49.50 feet from which a chord bears south 64 degrees 41 minutes 22 seconds west 41.99 feet; thence along the arc of said curve 43.36 feet to the point of tangency; thence south 89 degrees 47 minutes 12 seconds west 182.48 feet to the point of curvature of a curve right, concave to the north; having a central angle of 29 degrees 45 minutes 44 seconds and a radius of 9.50 feet from which the chord bears north 75 degrees 19 minutes 56 seconds west 4.88 feet; thence along the arc of said curve 4.93 feet to the point of tangency; thence north 60 degrees 27 minutes 04 seconds west 6.71 feet; thence parallel with the east line of said half quarter section north 00 degrees 32 minutes 28 seconds east 243.35 feet to the north line of said vacated Hesterray Subdivision; thence along the north line thereof south 89 degrees 24 minutes 32 seconds east 230.85 feet to the point of beginning, containing 1.30 acres (56,637.77 square feet).

Subject to a gas transmission easement for right-of-way granted to Southern Indiana Gas and Electric Company, per document recorded in Deed Record 451, page 579.

Subject to an easement for public utilities, as per document recorded in Deed Drawer 8, Card 2163.

Subject to an easement for public utilities, as per document recorded in Deed Drawer 8, Card 2162.

Subject to declarations of easements, covenants and restrictions, as per document recorded in Miscellaneous Drawer 4, Card 3460.

Subject to a 70 foot wide thoroughfare setback requirement for Burkhardt Road along the east side thereof.

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 2nd day of August 2000.

Danny K. Leek, R.L.S.
Indiana Registration No. S0480

GENERAL NOTES

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

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

Zoning: The subject property is currently zoned C-4. The adjoining property is zoned as shown hereon.

Access: Lot 1 shall not have direct access onto Burkhardt Road. Access shall be from adjoiner's lands to the north and south. Access to Virginia Street and Burkhardt Road through the lands of the adjoiner to the north is recorded in a "Cross Access Easement and Agreement" recorded in the office of the Vanderburgh County Recorder as Doc. # 2000R00020799.

Flood Plain Data: Federal Insurance Administration Flood Insurance Rate Maps have been consulted and that no part of the subject tract of land lies within that special flood hazard zone "A" as said tract of land plots by scale on Community Panel Number 180256 0050 B of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated March 19, 1982.

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). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around structures. All first floor grades shall conform to local and state enforced building codes. Minimum F.P.G. = 390.50.

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.

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 & Assoc. id# 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 Evansville Star Minor Subdivision. 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.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.& UG.D.E." (Public Utility and Underground Drainage Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, and for the Owner's underground storm sewers, with the right to trim or remove, at the discretion of the public utility or the Owner, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities or drainage pipes shall be located within said areas of land and any fence located within said areas of land is subject to removal by the public utility or the Owner, his successors or assigns, without liability, in the use of said easements.

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

Owner: Evansville Star Associates L.P. an Indiana Limited Partnership
Jim Harrison, ~~General Partner~~ V.P. of Gen. Part.
5731 Lyons View Drive - Suite 208
Knoxville, TN 37919
Tele. # 423-588-3396
Fax # 423-584-3998

NOTARY CERTIFICATE

STATE OF TENNESSEE, COUNTY OF KNOX) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), Jim Harrison, 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 31st day of July 2000.

My Commission Expires:
3/27/2002

Notary Public

TONIE McFERRIN
(typed or printed name)

Notary Resides in
TENNESSEE

County, KNOX

Q-89

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 7, 2000.

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: Aug. 28, 2000

Q-89 APC# 15-MS-2000

Secondary Plat 7-25-00 Proj. No.: 00-4703-4A minor.dwg