VOWELL MINOR SUBDIVISION

CONSOLIDATION OF
PARCEL "A" - WASHINGTON CIRCLE SUBDIVISION
PLAT BOOK M, PAGE 181

& LOT 2 - PARK PLAZA SOUTH SUBDIVISION
PLAT BOOK J, PAGE 94

EVANSVILLE, INDIANA

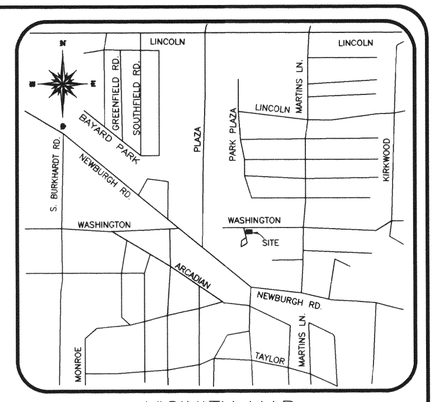
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 12 2001

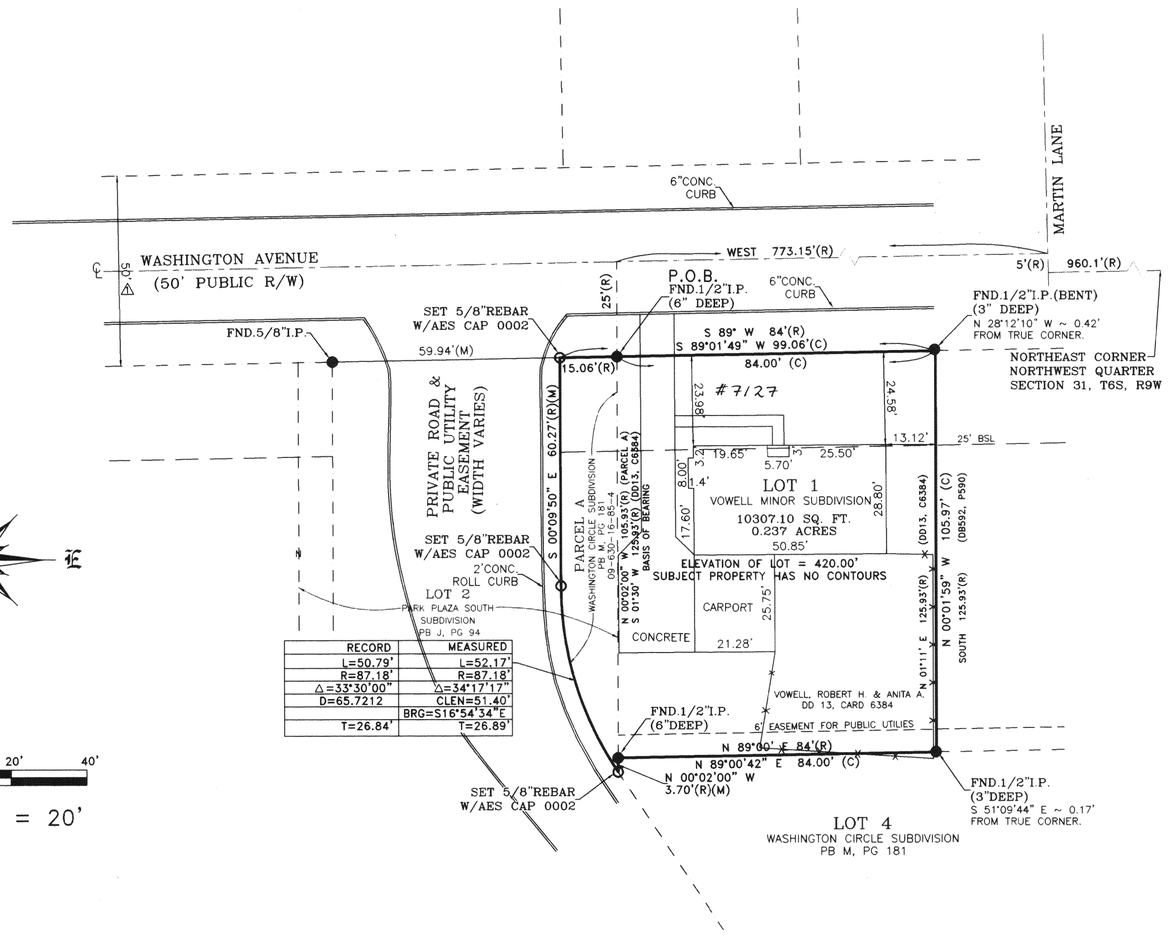
AUDITOR

#4313

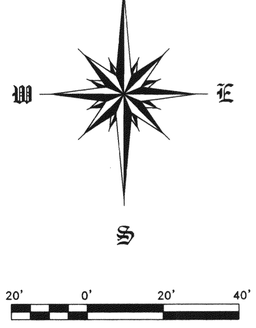
PLAT FILED IN PLAT BOOK
AT July 12, 2001 4:05 pm
PLAT Q
PAGE 142
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY
2001R0002380 3



VICINITY MAP
SCALE: 1" = 2500'



RECORD	MEASURED
L=50.79'	L=52.17'
R=87.18'	R=87.18'
Δ=33°30'00"	Δ=34°17'17"
D=65.7212	CLEN=51.40'
	BRG=S16°54'34"E
T=26.84'	T=26.89'



20' 0' 20' 40'

SCALE: 1" = 20'

LEGAL DESCRIPTION

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 9 WEST, KNIGHT TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND BEING ALL OF LOT 2 OF PARK PLAZA SOUTH SUBDIVISION, AS RECORDED IN PLAT BOOK J, PAGE 94, IN THE OFFICE OF RECORDER OF VANDERBURGH COUNTY, INDIANA, AND ALL OF PARCEL A OF WASHINGTON CIRCLE SUBDIVISION, AS RECORDED IN PLAT BOOK M, PAGE 181, IN THE OFFICE AFORESAID, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF WASHINGTON AVENUE AND MARTIN LANE, SAID POINT BEING 5 FEET NORTH OF AN IRON PIN IN THE CENTERLINE OF MARTIN LANE; SAID IRON PIN ALSO BEING THE SOUTHEAST CORNER OF PARK PLAZA SUBDIVISION, SECTION A, A SUBDIVISION IN VANDERBURGH COUNTY, INDIANA, AS RECORDED IN PLAT BOOK J, PAGE 50, IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA; THENCE ALONG THE CENTERLINE OF WASHINGTON AVENUE RIGHT OF WAY (50 FEET WIDE) A DISTANCE OF 773.15 FEET; THENCE SOUTH 25 FEET TO A 1/2" REBAR AT THE NORTHEAST CORNER OF PARCEL "A" OF WASHINGTON CIRCLE SUBDIVISION, THE PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 01 MINUTES 49 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 15.06 FEET TO A 5/8" REBAR WITH CAP INSCRIBED "AES ENG. 0002" AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT ALSO BEING IN THE EAST LINE OF A PRIVATE ROAD AND UTILITY EASEMENT; THENCE ALONG THE WEST LINE OF SAID PARCEL "A", AND THE EAST LINE OF SAID PRIVATE ROAD, SOUTH 00 DEGREES 09 MINUTES 50 SECONDS EAST, A DISTANCE OF 60.27 FEET, TO A 5/8" REBAR WITH CAP INSCRIBED "AES ENG. 0002"; THENCE CONTINUING ALONG SAID LINES, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 87.18 FEET, AN ARC LENGTH OF 52.17 FEET, AND A DELTA ANGLE OF 34 DEGREES 17 MINUTES 17 SECONDS, SAID CURVE BEING SUBTENDED BY A CHORD BEARING SOUTH 16 DEGREES 54 MINUTES 34 SECONDS EAST, WITH A LENGTH OF 51.40 FEET, TO A SET 5/8" REBAR WITH CAP INSCRIBED "AES ENG. 0002", AT THE SOUTHERNMOST POINT OF THE AFOREMENTIONED PARCEL "A"; THENCE ALONG THE EAST LINE OF SAID PARCEL "A", NORTH 00 DEGREES 02 MINUTES 00 SECONDS WEST, A DISTANCE OF 3.70 FEET, TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 2; THENCE ALONG THE SOUTH LINE OF SAID VOWELL TRACT, NORTH 89 DEGREES 00 MINUTES 42 SECONDS EAST, A DISTANCE OF 84.00 FEET, TO A POINT, SAID POINT BEING REFERENCED BY A FOUND 1/2" IRON PIN (3" DEEP) LOCATED SOUTH 51 DEGREES 09 MINUTES 44 SECONDS EAST, 0.17 FEET FROM THE TRUE CORNER; THENCE ALONG THE EAST LINE THEREOF, NORTH 00 DEGREES 01 MINUTES 59 SECONDS WEST, A DISTANCE OF 105.97 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WASHINGTON AVENUE, SAID POINT BEING REFERENCED BY A FOUND 1/2" IRON PIN (BENT – 3" DEEP), LOCATED NORTH 28 DEGREES 12 MINUTES 10 SECONDS WEST, 0.42 FEET FROM THE TRUE CORNER; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 01 MINUTE 49 SECONDS WEST, A DISTANCE OF 84.00 FEET, TO THE PLACE OF BEGINNING, AND CONTAINING 0.237 ACRES, MORE OR LESS.

SUBJECT TO A 6 FOOT PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE, SHOWN HEREON.

GENERAL NOTES

1. UTILITIES: GAS & ELECRIC SERVICE ARE AVAILABLE FROM SOUTHERN INDIANA GAS & ELECTRIC CO.; WATER SERVICE AND SANITARY SEWER SERVICE IS AVAILABLE FROM THE CITY OF EVANSVILLE.

2. EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E., RYE, RED TOP, AND WHEAT (WHICH SHALL BE PRIMARILY USED FOR FALL PLANTING) WITHIN 45 DAYS OF DISTURBANCE OF SOIL, AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6% SHALL HAVE STRAW BALES, AND/OR EROSION CONTROL BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL, AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

3. FLOOD PLAIN DATA: ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE CITY OF EVANSVILLE, INDIANA, PANEL No. 180257 0008 B, DATED OCTOBER 15, 1981, THE SUBJECT PROPERTY, DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE, AS PLOTTED BY SCALE.

OWNER'S CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS: VOWELL MINOR SUBDIVISION

Bob Vowell

BOB VOWELL
6472 NEWBURGH ROAD
EVANSVILLE, IN

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

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 FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF July, 2001.

MY COMMISSION EXPIRES: 4-29-07

Kristy C. Stutsman
NOTARY PUBLIC

Kristy C. Stutsman
PRINTED NAME

A RESIDENT OF Warrick COUNTY, STATE OF IN

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW No. 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 MARCH 7, 20 01.

Mark Foster
PRESIDENT

Barbara L. Cunningham
EXECUTIVE DIRECTOR

July 12, 2001
PLAT RELEASE

Barbara L. Cunningham
EXECUTIVE DIRECTOR

OFFICIAL SEAL

SURVEYOR'S CERTIFICATION

I, RODNEY K. YOUNG, REGISTERED LAND SURVEYOR 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 SEPTEMBER 7, 2000 AND THAT ALL MONUMENTS SHOWN EXIST AT LOCATIONS AS NOTED.

DATE OF CERTIFICATION : JULY 11, 2001

Rodney K Young
RODNEY K. YOUNG, P.L.S.
INDIANA REGISTRATION NO. 910019

RODNEY K. YOUNG REGISTERED No. 910019 STATE OF INDIANA LAND SURVEYOR

Q-142

U.S. SURVEYOR™
AES GROUP INC.™
605 STATE STREET
NEWBURGH, INDIANA 47630
1-800-TO SURVEY
http://www.USSURVEYOR.COM

PREPARED FOR:
BOB VOWELL
6472 NEWBURGH ROAD
EVANSVILLE, IN
477-2615

PROJECT LOCATION:
VANDERBURGH COUNTY, INDIANA

PROJECT ADDRESS:
6472 NEWBURGH ROAD
EVANSVILLE, IN

JOB NUMBER: SS13942
FILE: SS13942.DWG_4

PROJECT NAME:
VOWELL MINOR SUBDIVISION

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LEGEND
(R) = RECORDED DATA
(M) = MEASURED DATA
(C) = CALCULATED DATA
● MONUMENT FOUND, AS NOTED
□ MAGNAIL SET FLUSH WITH PAVEMENT
○ SET 5/8" REBAR W/LS CAP "AES 0002"

Ratification
FOR ~~AFFIDAVIT~~ APPLYING TO THIS ~~LEASE~~ Plat
SEE MISC. DRAWER 6 CARD 8868
#2002R0000 4290 DATE 1-29-2002
ATTEST: BETTY KNIGHT-SMITH, DRVC
BY Rebecca J Machanuk DRVC

APC# 37-MS-2000 Q-142