Theater Drive Commercial Park
Section 2

RECEIVED FOR RECORD
DATE 07-01-03 10:51 A
PLAT BOOK R-
PAGE 63
INSTR # 2003R00030068
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 01 2003

Bill Fehrs
AUDITOR
#4587

1/4, 1/4 LINE

N.W. Cor., S.W. 1/4 Sec. 13-T6S-R10W Aluminum Mon.

Sta. 113+36.03 Line "A" Green River Road Proj. M-E-340(6)

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	88°47'04"	N 44°40'40" E	29.37	30.00	46.49	41.97

M-9

1

Hirsch Commercial Subdivision Section 1 Plat Book P, Page 15

N 00°17'44" E 474.48'

Smythe Drive
(Existing)

65' R/W

N 89°04'12" E 220.58'

10' D.E.

C1

L=46.49'
R=30.00'

N 89°04'12" E
45.09'

1335.35'(M&C)

10' Easement for Sanitary Sewer Deed Drawer 8, Page 3094

C-4

90' R/W

45' 45'

Green River Road

N 00°17'44" E 196.49'

90' Thoroughfare Setback Line

#2201

Lot 1
65,415 Sq Ft (Gross)
1.50 Acres (Gross)
56,546 Sq Ft (Net)
1.30 Acres (Net)

F.P.G.=386.00

S 00°17'44" W 227.90'

N 00°17'08" E 196.80'

20' D.E.

45' R/W
D. Vol. 546, Pg. 188

C-2

Future Development
Parent Tract Record Deed : Doc. No. 03-11624

N 00°17'44" E
1/4 1/4 Sec.

N 00°17'08" E
Line "A"

20'x40' Ingress-Egress Easement Plat Book Q, Page 177

40'

P.O.B.

20' 20'

45.12'

249.88'

S 89°27'59" W 295.00'

20' 20' S 00°17'08" W

6' D.E.

40'
N 89°27'53" E

N 00°17'44" E 664.38'

Lot 2

Theater Drive Commercial Park-Section 1
Plat Book Q, Page 177

C-4

1/4 1/4 Section Line

P.O.C.

S.W. Cor. N.W. 1/4, S.W. 1/4 Sec. 13-T6S-R10W Iron Rod in Monument Box

Hirsch Minor Sub. No. 1
Plat Book M9, Page 58

8

Hirsch Commercial Subdivision Section 1
Plat Book P, Page 15

N

SCALE 1" = 30'

30 0 30 60 90

LEGEND

FPG – Flood protection Grade (Minimum Floor Elevation)
BM – Bench Mark
R – Radius
L – Length
D.E. – Drainage Easement
D. Dr. – Deed Drawer
Pg. – Page
Cd. – Card
Sq. Ft. – Square feet
P.O.C. – Point of commencement
POB POINT OF BEGINNING
——— Section line
——— Center line
——— R/W Right-of-way line
- - - - - - Easement line

GENERAL NOTES

Zoning: Proposed Lot 1 is currently zoned C-4. The abutting property is zoned as shown hereon.

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0050 B, dated March 19, 1982, this proposed subdivision is within Zone B, area between limits of the 100 year flood and 500 year flood.

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.

Minimum First Floor Elevation: First floor grades shall be set to allow for proper drainage around building. All first floor grades shall conform to local and state enforced building codes. The Building Commissioner has established a minimum first floor elevation of 386.00.

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

Utilities: Water and sanitary sewers are available on site.

Access: Lot 1 shall access Green River Road from Ingress-Egress Easement at common line between Lots 1 and 2 or from Smythe Drive.

Easements: Existing recorded easements are as shown hereon.

The location of existing underground utilities must be determined by the utility prior to beginning any type of construction.

Temporary Erosion Control: (during construction)

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.

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:

1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
2. Keeping all parts of the storm water drainage system operating as designed and as constructed, and free of all trash, debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property
6. NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the Board of Public Works.

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."

BENCH MARK INFORMATION
BM#1 – N.E. CORNER AMERITECH CONCRETE PAD AT THE SOUTHEAST CORNER OF HIRSCH MINOR SUB. NO. 1 ELEVATION = 386.88

SITE DRAINAGE

Preliminary drainage plans were approved by the City of Evansville Board of Public Works on: July 1, 1999.

The Owner/Developer of Lot 1 must design a new drainage plan and submit it to the Board of Public Works Drainage Board or their representative for approval prior to the issuance of a building permit for Lot 1.

The plan must meet the following criteria:

1) It shall be prepared in accordance with the requirements of the Vanderburgh County Drainage Ordinance.(Latest revision)

2) It must be approved by the Evansville-Vanderburgh Area Plan Commission Site Review Committee and the Board of Public Works.

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 **Theater Drive Commercial Park Section 2.**

Strips or areas of land, of the dimensions shown on this plat and marked **"D.E."** (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

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.

Developer
Neville Investments L.P.
P.O.Box 5589
Evansville, IN 47715

By: James K. Neville
P.O. Box 5589
Evansville, IN 47715
Title: General Partner

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(s) and Subdivider(s), the above James K. Neville 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 30th day of June 2003

My Commission Expires:
5-3-2009

Joan M. Morley
Notary Public
Joan M. Morley
(typed or printed name)

Notary Resides 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 July 2, 1999.

President

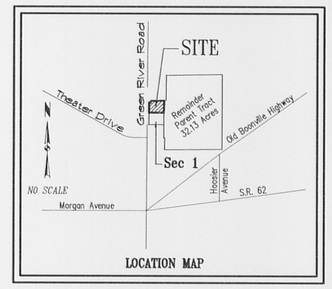
Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: July 1, 2003

EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN COMMISSION



LOCATION MAP

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, and being more particularly described by metes and bounds as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 13, Township 6 South, Range 10 West; thence along the west line thereof North 00 degrees 17 minutes 44 seconds East 664.38 feet to the true point of beginning, said point also being the northwest corner of Theater Drive Commercial Park Section 1, as recorded in Plat Book Q, Page 177 in the office of the Recorder of Vanderburgh County, Indiana; thence continue along said quarter quarter line, North 00 degrees 17 minutes 44 seconds East 196.49 feet to a corner of Hirsch Commercial Subdivision, Section 1, recorded in Plat Book "P", Page 15 in the office of said Recorder; thence the following three calls along the boundary line of said Hirsch Commercial Subdivision 1) North 89 degrees 04 minutes 12 seconds East 45.09 feet to the east 45 foot right-of-way line of Green River Road and being the beginning of a non-tangent curve to the right having a central angle of 88 degrees 47 minutes 04 seconds and a radius of 30.00 feet, from which the chord bears North 44 degrees 40 minutes 40 seconds East 41.97 feet; 2) thence along the arc of said curve 46.49 feet; 3) thence North 89 degrees 04 minutes 12 seconds East 220.58 feet; thence parallel with the west line of said quarter quarter section, South 00 degrees 17 minutes 44 seconds West 227.90 feet to the northeast corner of Theater Drive Commercial Park Section 1, as recorded in Plat Book Q, Page 177 in said office of the Recorder; thence along the north line thereof South 89 degrees 27 minutes 59 seconds West 295.00 feet to the point of beginning containing 65,415 square feet (1.50 acres)

Also a 20 foot by 40 foot easement for ingress and egress on Lot 2 of Theater Drive Commercial Park Section 1, Plat Book Q, Page 177.

Subject to a 20 foot by 40 foot ingress and egress per plat of Theater Drive Commercial park, Section 1, recorded in Plat Book "Q", Page 177 in the office of the Recorder of Vanderburgh County, Indiana.

Subject to a 10 foot wide easement for sanitary sewer lying east of and adjoining the east right-of-way line of North Green River Road as per document recorded in Deed Drawer B, Card 3094 in the office of the Recorder of Vanderburgh County, Indiana.

Subject to 45 foot right-of-way for North Green River Road along the westernmost side of the subject property per Deed Volume 546, Page 188.

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

Witness my hand and seal this 18 day of June 2003

STATE OF INDIANA LAND SURVEYOR

Danny K. Leek, P.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

R-63

Morley and Associates inc.
600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713
PHONE: (812) 464-9585 FAX: (812) 464-2514

Secondary Plat

Proj. No.: J:\4154\Lot1-rev-sec2-plt.dwg 6/9/2003 BAS
APC 14-3-99