Knight Fire Minor Subdivision

RECEIVED FOR RECORD
DATE 08/24/06 2:58 P M
PLAT BOOK S-20
PAGE
INSTR # 2006R00029368
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 24 2006
AUDITOR
5718

NOTE : Basis of Bearings this survey, Survey recorded as Doc. No. 2002R-29769

P.O.C.
Fnd. 1" Pipe w/5/8" L Rod inside Northwest Corner Section 6-T7S-R9W (Used this survey)

Pollack Avenue

15.36 Chains (1013.76') per Surv. Plat E. Page 132
N 89°42'20" E 1013.76'(C) 1015.90' (R)

Interstate 164

Fnd. Brass Plug in Concrete P.C. Sta. 629+19.84 Line "B" I-164-1(49)14 (Used this survey)

Fnd. Brass Plug in Concrete M.P.O.C. Station 639+59.29 Line "B" I-164-1(49)14 (Used this survey)

℄ I-164 Per IDOT Project No. I-164-1(49)14

LA-R/W & A.C.L.

N 89°42'20" E 4262.59'(M)
2131.29'(C)

Fnd., Morley Cap 0.05' N. & 0.02' E. of the Calc. Corner

N 89°42'20" E 1117.53' (C)
16.9 Chains-1115.4' (R-Surv. Plat E, Pg. 132)

40' R/W

Section 31-T6S-R9W
Section 6-T7S-R9W

N.E. Cor., W.1/2 W.1/2 Sec. 6-T7S-R9W Fnd. PK Nail 0.40' N. & 1.77' E. of Calc. Corner

Fnd., Morley Cap 0.02' N. & 0.03' W. of the Calc. Corner

20' R/W Comm. Rec. "R" Pg. 32 June 1873

S 89°42'20" W 2131.29'(C)

Fnd. 1 3/4" Brass Mon. N.E. Corner, N.W. 1/4 Sec. 6-T7S-R9W (Used this survey)

Fnd. PK Nail N.E. Corner, N.E. 1/4 Sec. 6-T7S-R9W

S 89°58'06" W 2646.66'(M)

20' R/W Comm. Rec. "R" Pg. 32 June 1873

Pollack Avenue

Area conveyed to the State Deed Dr. 3, Cd. 10,241

N 85°30'26" E 99.62'

N 85°30'26" E 63.42'

N 89°42'56" E 136.87'

35.20'(C)

P.O.B.

S.I.G.E.Co. Esmt. D.Dr. 4, Cd. 3588

54.98'

48.98'

OE

35'

N 86°38'55" E 200.52'

#6949

Section 1-T7S-R10W
Section 6-T7S-R9W

625.00

185.00'(R&C)

N 75°02'26" E 401.76'

PR "S-4-B"

C2

Area conveyed to the State Deed Dr. 3, Cd. 10,241

OE

N 57°06'38" E 118.06'

N 80°17'01" W 352.08'(C) 370.2'(R)

10'

15'

60.50'(R&C)
S 75°15'59" W

From previous research of Levee condemnation documents the 40' Right-of-Entry was mainly for the construction of the Levee. The Right-of-Entry may or may not exist. No termination date or release of the 40' Right-of-Entry was found.

40' Right of Entry

N 80°17'01" W 517.54'

N 80°17'01" W 720.00'(R&C)

N 00°46'18" E 281.28'
226.30'

Lot 1
60,557 SQ. FT.
1.39 ACRES

S 00°46'18" W 321.10'
273.20'

N 80°17'01" W 202.46'

Fnd. Morley Cap (Typ.)

Z

N 00°39'00" E 3816.86'

P.O.T. Station 623+00.00 Line "B" I-164-1(49)14 Fnd. Brass Plug in Conc. 0.50' S. & 0.45' W. of the Calc. car.

LA R/W

S 00°46'18" W 990.38'(C) 988.41'(R)

6-33-15
S.I.G.E.Co.
P.O. Box 569
Evansville, IN 47741
D.Dr. 4, Cd. 8909

PR "S-8-B"

N 37°34'19" E 191.98'

N 34°17'17" E 314.83'

Limits of 100 Year Flood Zone (Zone A) as Scaled From Community Panel No. 180256 0050 B of the Flood Insurance Rate Maps for Vanderburgh Co., IN dated March 19, 1982.

Centerline of levee

110' R/W

Circuit Order Book I-3, Pg. 238

Centerline of levee

110' R/W

Texas Gas Trans. Corp DD 4, card 5610

Texas Gas Trans. Corp. (D.Dr. 4, Card 5610) (Approximate Location-Based off location of Markers)

50'

Texas Gas Trans. Corp. (D.Dr. 4, Card 5611)

Fnd. J.Q. Morley Cap (12" Deep) 0.83' S.& 0.21' E. of the Calc. Cor.

C1

Boundary Curve Table
remaining Westbrook Corp. Property

NUMBER	C1	C2
DELTA ANGLE	26°26'55"	07°59'59"
CHORD DIRECTION	N 14°06'17" E	N 85°53'01" E
TANGENT	181.25	53.58
RADIUS	686.20	766.20
ARC LENGTH	316.76	106.98
CHORD LENGTH	313.96	106.89

Limits of 100 Year Flood Zone (Zone A) as Scaled From Community Panel No. 180256 0050 B of the Flood Insurance Rate Maps for Vanderburgh Co., IN dated March 19, 1982.

Remaining Westbrook Corporation Property
17.57 Acres

S 00°46'18" W 510.01'
40 Chains (R- Surv. Plat E. Pg. 132) 2646.00' to Stone (C)

East line, W. 1/2, W. 1/2 Sec. 6-T7S-R9W
West line, E. 1/2, W. 1/2 Sec. 6-T7S-R9W

Fnd. 3"x11" Stone on East Line, West Half, West Half, Sec. 6-T7S-R9W (Used this survey) Shown as stone on Surveyor's Plat E, Page 132

N 73°23'21" W 205.20'

S 77°25'57" W 130.49'

S 47°45'28" W 109.14'

N 78°42'30" W 87.09'

S 86°40'01" W 285.71'

Found Morley Cap (Typical)

S 51°54'48" W 198.38'

N 00°52'49" E 199.39'

N 12°31'12" E 71.48'

N 89°42'51" E 15.86'

S 89°42'20" W 190.74'

1179.74'(M)

N 00°46'38" E 47.87'

Fnd. 5/8" LRod (Bent) 0.12' E. of Range Line

Iron Axle (Found) (Used to re-establish Range line)

Comm. Rec. O-1, Pg. 529 April 5, 1906

30' R/W
15' 15'

Fnd. 3/4" Sq. Bolt(2" Deep) Sta. 60+00 Line "S-8-B" St. Proj. I-164-1(49)14 (Used this survey to re-establish centerline of Lenn Road to re-establish right-of-ways per deed.

Bolt is 0.73' right of Calc. ℄ Lenn Rd. & 0.44' right of Re-established Line PR S-8-B per Highway plans.

Lenn Road

N

SCALE 1" = 60'

60 0 60 120

LEGEND

Guy	GUY WIRE
∅ UP	UTILITY POLE
GM	GAS MARKER
	R = RECORD
	C = CALCULATED
P.O.B.	POINT OF BEGINNING
△	FND. MORLEY CAP
LA/RW	LIMITED ACCESS RIGHT-OF-WAY

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Community Panel Number 180256 0050 B, dated March 19,1982, no part of the proposed subdivision is within the Special Flood Hazard Zone A (100 year flood zone)

Minimum First Floor Elevation: First floor elevations shall be approved by the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around buildings. All first floor grades shall conform to local and state enforced building codes.

Utilities: Municipal water and sanitary sewer exist within the Right-of Way of Pollack Avenue and are available to be extended to the subject property.

Erosion Control:
The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with applicable Vanderburgh County Ordinances.

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.
Slopes of more than 6% shall be mulched and seeded and shall have 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.

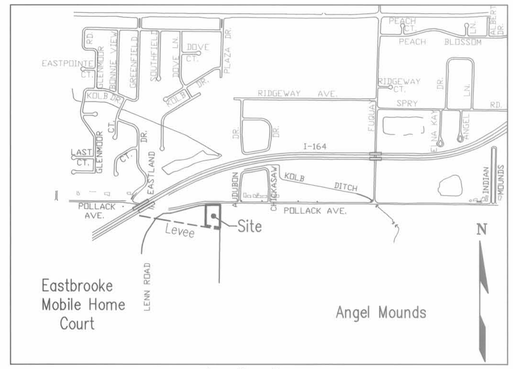
Erosion Control for Ditches:
Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

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

Property Corner Markers: All corners are marked with a 5/8" steel rebar with plastic cap stamped "Morley & Assoc, ID#0023.

Survey of subject tract is recorded in Doc. # 2002R00018591

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.
(Name)



Location Map
Scale: 1"=1000'

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 **Knight Fire Minor Subdivision**

Owner: Knight Township Fire Department

By: Chris Wathen 03-30-06
Chris Wathen, chief — Date
2646 N. Burkhardt Road
Evansville, IN 47715

Notary Certificate

STATE OF IN , COUNTY OF Warrick) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, Chris Wathen

who acknowledged 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 30th day of March, 2006.

My Commission Expires:
9-2-09

Notary Public
Kristy M. Sawyer
(typed or printed name)

Notary Resides in Posey County, Indiana

NOTARY PUBLIC SEAL INDIANA

BOUNDARY DESCRIPTION

Part of the West Half of the West Half of Fractional Section 6, Township 7 South, Range 9 West in Knight Township, Vanderburgh County, Indiana being more particularly described as follows:

Commencing at the northwest corner of said West Half, thence along the north line thereof, North 89 degrees 42 minutes 20 seconds East 2131.29 feet to the northeast corner of the West Half of the West Half of said Fractional Section 6; thence along the east line thereof, South 00 degrees 46 minutes 18 seconds West 35.20 feet to a point on the south line of the right-of-way conveyed to the State of Indiana, as recorded in Deed Drawer 3, Card 10,241, said point being the true point of beginning; thence continuing along the east line South 00 degrees 46 minutes 18 seconds West 321.10 feet to a point on the north 25 foot Levee right-of-way line as recorded in Circuit Order Book I-3, Page 238; thence along the north line thereof, North 80 degrees 17 minutes 01 seconds West 202.46 feet, said point being 200.00 feet west of, as measured perpendicular to, the east line of the West Half of the West Half of said Fractional Section 6; thence parallel with and 200.00 feet west of the east line of said West Half, West Half Fractional Section, North 00 degrees 46 minutes 18 seconds East 281.28 feet to a point on said south right-of-way conveyed to the State of Indiana; thence along the south line thereof, North 85 degrees 30 minutes 26 seconds East 63.42 feet; thence continuing along said south right-of-way line, North 89 degrees 42 minutes 56 seconds East 136.87 feet to the point of beginning containing 60,557 square feet (1.39 acres).

Subject to a S.I.G.E. Co. Easement recorded in Deed Drawer 4, Card 3588.

Subject to all other easements 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, on August 12, 2002, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 22ND day of FEBRUARY, 2006.

Scott D. Buedel, P.L.S.
Indiana Registration No. 29900031

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

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, November 12, 2002 at Subdivision Review.

President

Attest Executive Director

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN OFFICIAL SEAL

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

Executive Director

PLAT RELEASE DATE: Aug. 24, 2006

S-20

APC# 40-MS-2002

Morley and Associates inc.
4800 Rosebud Lane, Newburgh, IN 47630
PHONE: (812) 464-9585 FAX: (812) 464-2514

Secondary Plat
Proj. No.: J:\5461\fire-minor.dwg 2/20/06