JAMAC ESTATES MINOR SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 10 WEST OF THE 2ND P.M., LYING IN KNIGHT TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
06·18·2007 (DATE)
BILL FLUTY AUDITOR
3944 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 06·18·07 1:23 P M
PLAT BOOK S-
PAGE 53
INSTR# 2007R00019101
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

CURVE TABLE

C1		C5	
Δ=	4°32'13"	Δ=	8°20'46"
R=	1091.73' (R/M)	R=	1091.73' (M)
L=	86.45' (R/M)	L=	159.03' (M)
CH=	86.43' (M)	CH=	158.89' (M)
CB=	N 86°21'24" E	CB=	N 84°27'07" E
C2		C6	
Δ=	3°48'33"	Δ=	1°37'02"
R=	1091.73' (R/M)	R=	1091.73' (M)
L=	72.58' (R/M)	L=	30.81' (M)
CH=	72.57' (M)	CH=	30.81' (M)
CB=	N 82°11'00" E	CB=	N 87°48'59" E
C3		C7	
Δ=	15°48'06"	Δ=	6°43'44"
R=	594.94' (R/M)	R=	1091.73' (M)
L=	164.08' (R/M)	L=	128.22' (M)
CH=	163.56' (M)	CH=	128.14' (M)
CB=	N 72°22'41" E	CB=	N 83°38'36" E
C4			
Δ=	15°11'13"		
R=	580.88' (R/M)		
L=	153.97' (R/M)		
CH=	153.52' (M)		
CB=	N 56°53'02" E		

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 00°00'45" W	37.15' (R/M)
L2	N 00°00'45" W	68.61' (M)
L3	N 88°37'30" E	30.01' (M)
L4	S 21°56'00" W	75.55' (R)
L4	S 21°57'12" W	75.55' (M)
L5	S 42°59'00" W	42.65' (R/M)
L6	N 89°44'00" W	40.89' (R/M)
L7	N 42°59'00" E	64.49' (R/M)
L8	N 89°44'00" W	105.29' (R/M)
L9	S 42°59'00" W	62.25' (R/M)
L10	S 89°37'29" W	30.00' (M)
L11	N 88°37'30" E	32.66' (R)
L11	N 88°37'01" E	32.78' (M)

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 16, Township 6 South, Range 10 West of the 2nd P.M., lying in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a 1" brass rod at the Southwest corner of said Quarter Section; thence along the West line of said Quarter Section and the centerline of North Kentucky Avenue, North 00°00'45" West 303.00 feet to a cotton gin spike at the point of beginning; thence continue along said West line

1st: North 00°00'45" West 283.10 feet to a cotton gin spike on the South right-of-way line of a Spur Track serving the Chrysler Corporation Plat, thence along said right-of-way line for the following four (4) courses

2nd: North 88°37'30" East 493.35 feet to a 5/8" rebar with LS cap S0006; thence

3rd: Easterly 159.03 feet along a curve to the left, through a central angle of 08°20'46", having a radius of 1091.73 feet and a chord bearing and distance of North 84°27'07" East 158.89 feet to a 5/8" rebar with LS cap S0006; thence

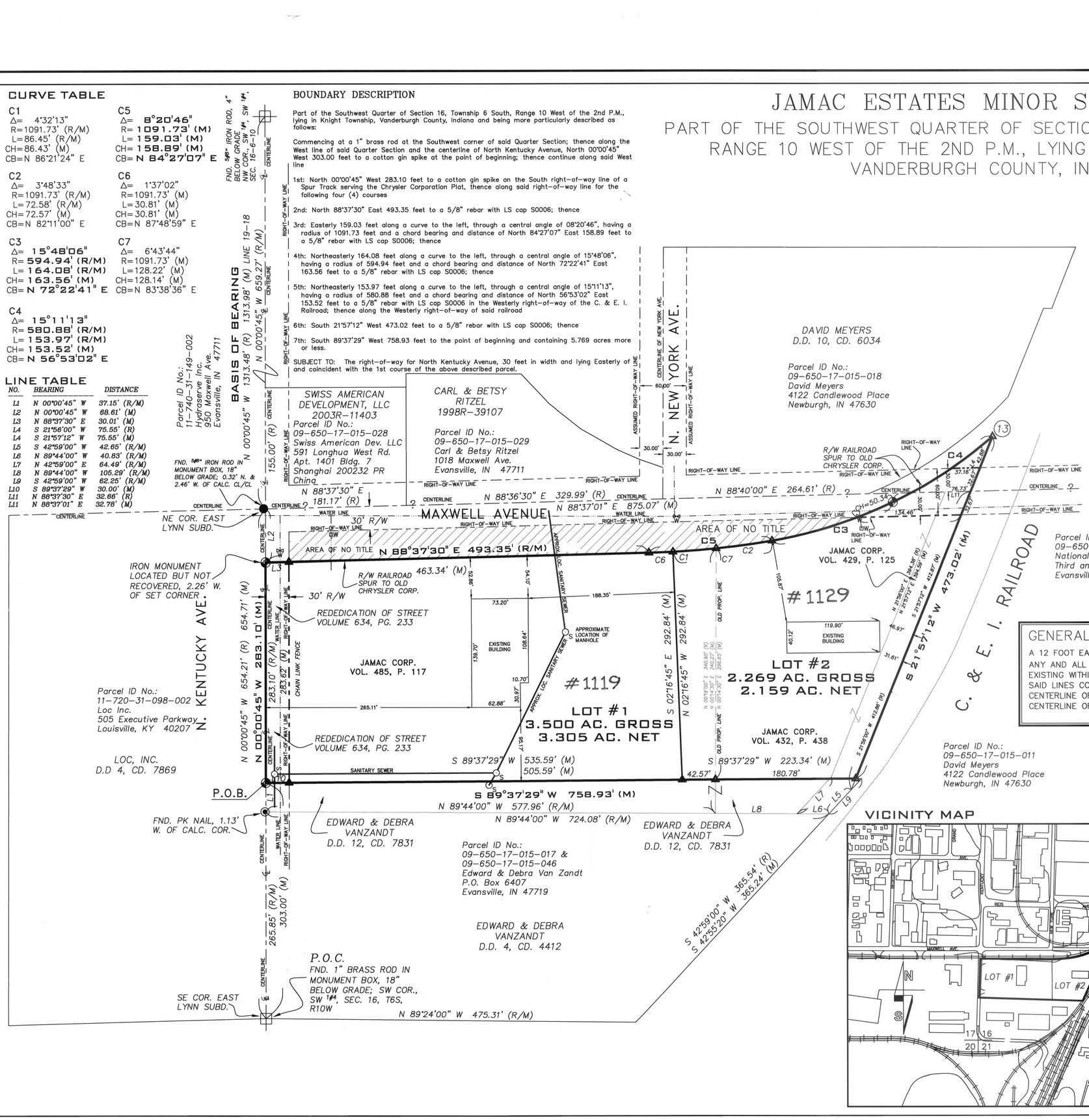
4th: Northeasterly 164.08 feet along a curve to the left, through a central angle of 15°48'06", having a radius of 594.94 feet and a chord bearing and distance of North 72°22'41" East 163.56 feet to a 5/8" rebar with LS cap S0006; thence

5th: Northeasterly 153.97 feet along a curve to the left, through a central angle of 15°11'13", having a radius of 580.88 feet and a chord bearing and distance of North 56°53'02" East 153.52 feet to a 5/8" rebar with LS cap S0006 in the Westerly right-of-way of the C. & E. I. Railroad; thence along the Westerly right-of-way of said railroad

6th: South 21°57'12" West 473.02 feet to a 5/8" rebar with LS cap S0006; thence

7th: South 89°37'29" West 758.93 feet to the point of beginning and containing 5.769 acres more or less.

SUBJECT TO: The right-of-way for North Kentucky Avenue, 30 feet in width and lying Easterly of and coincident with the 1st course of the above described parcel.



GENERAL NOTE:

A 12 FOOT EASEMENT IS HEREBY DEDICATED FOR ANY AND ALL PUBLIC WATER AND SEWER LINES EXISTING WITHIN THIS SUBDIVISION, LOCATION OF SAID LINES COULD NOT BE DETERMINED. THE CENTERLINE OF SAID UTILITIES WILL SERVE AS THE CENTERLINE OF SAID EASEMENTS.

VICINITY MAP NOT TO SCALE

THE GENERAL NOTES:

1. CLIENT: C. JAMES McCORMICK
P.O. BOX 728
VINCENNES, IN 47591

OWNERS: JAMAC CORPORATION
P.O. BOX 728
VINCENNES, IN 47591

2. UTILITIES: EVANSVILLE WATER AND SEWER ARE AVAILABLE. VECTREN GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE.

3. FLOOD PLAIN DATA: THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A" AS PER FLOOD INSURANCE RATE MAP 180257 0004 B, DATED OCTOBER 15, 1981.

4. EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, IE, RYE, RED TOP, OR WHEAT, WITHIN 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.

SURVEYOR'S CERTIFICATE:

I, DONALD E. GRIES, HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 ALL LOCATIONS NOTED.

SIGNATURE _____
DONALD E. GRIES
INDIANA REG. NO. LS29900003
DATE SURVEY WAS CONDUCTED: December 18, 2006

THIS INSTRUMENT WAS PREPARED BY DONALD E. GRIES, PLS 29900003.

AFFIRMATION STATEMENT: I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

x _____
DONALD E. GRIES, PLS
INDIANA REGISTRATION NO. LS29900003

DONALD E. GRIES REGISTERED No.LS29900003 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AND DESIGNATE IT AS

JAMAC ESTATES MINOR SUBDIVISION

x _____
REPRESENTATIVE FOR JAMAC CORPORATION: C. JAMES McCORMICK "PRESIDENT"

P.O. BOX 728
VINCENNES, IN 47591

RIGHT-OF-WAY DEDICATION: ALL ADDITIONAL ROAD RIGHTS-OF-WAY 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 "PUE" (Public Utility Easement), are herby dedicated 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.

NOTARY CERTIFICATE:

STATE OF INDIANA)
SS:
COUNTY OF VANDERBURGH)

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BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL x Patricia B. Keith
Patricia B. Keith
THIS 14th DAY OF JUNE 2007.
MY COMMISSION EXPIRES: 11/22/2014
RESIDENT OF VANDERBURGH COUNTY

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 April 10, 2007 AT Sub REVIEW.

x _____ x _____
PRESIDENT DIRECTOR — ATTEST EXECUTIVE

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

x _____ x JUNE 18, 2007
EXECUTIVE DIRECTOR — PLAT RELEASE DATE

S-53
Apc# 10-MS-2007

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
1133 WEST MILL ROAD (812) 424-2481 EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION
1119 & 1129 MAXWELL AVE.
CLIENT: C. JAMES McCORMICK
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=40'
DATE: 03/08/01
PROJECT NO.: S-9480
REVISIONS

SHEET NO.: 1 OF 1