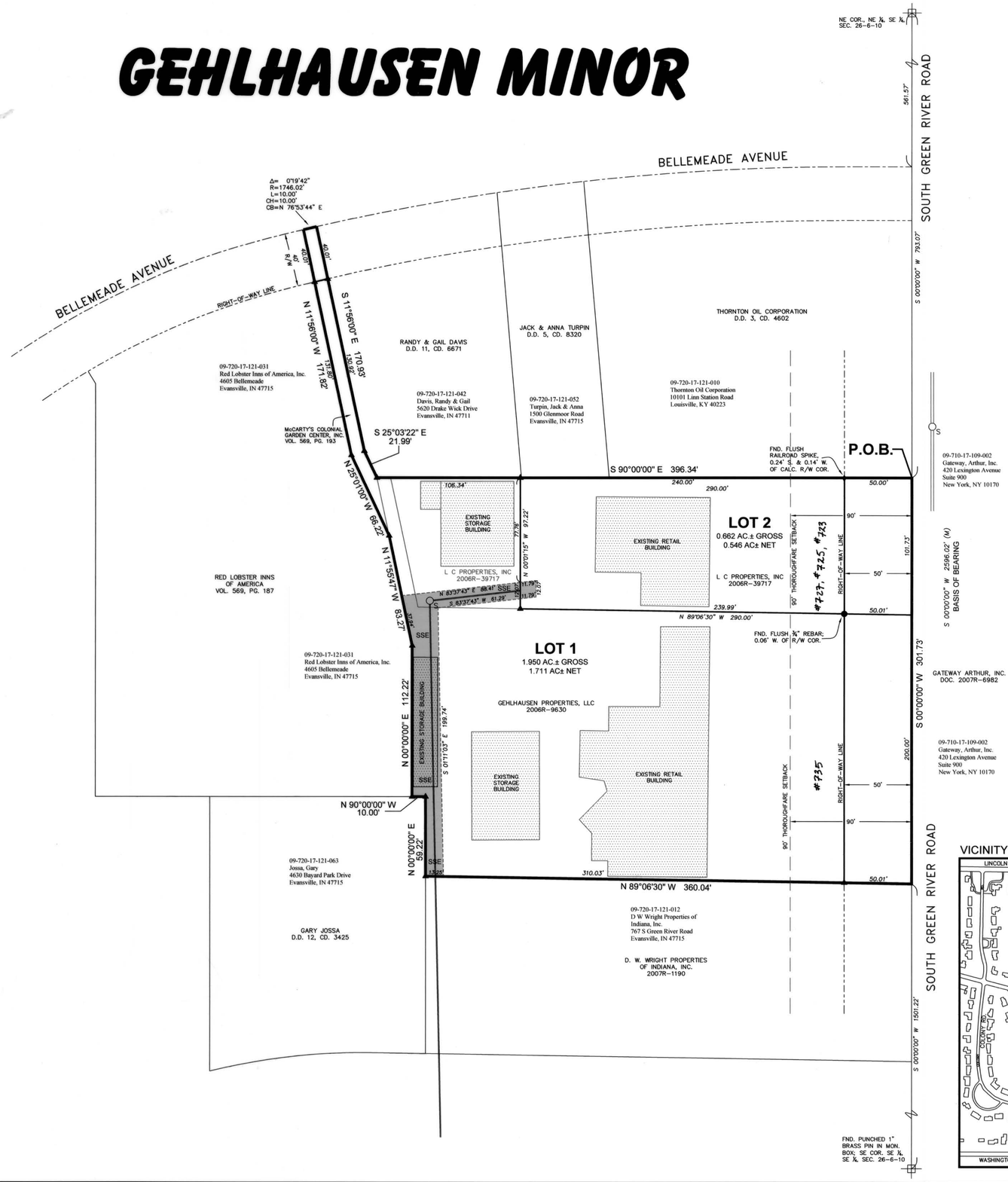
GEHLHAUSEN MINOR



NORTH

SCALE: 1"=40'

0' 20' 40' 80'

LEGEND:

- ▲ SET 5/8" REBAR LS29900003
- ◉ SET MAG NAIL
- FND.=FOUND
- I.D.=INSIDE DIAMETER
- O.D.=OUTSIDE DIAMETER
- A.G.=ABOVE GRADE
- B.G.=BELOW GRADE

BOUNDARY DESCRIPTION

Part of the East Half of the Southeast Quarter of Section 26, 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:

Beginning at a point in the East line of said Half Quarter Section and the centerline of South Green River Road, said point being South 00° 00'00" West 793.07 feet from the Northeast corner of said Half Quarter Section; thence continue along said East line and centerline

1st: South 00° 00'00" West 301.73 feet; thence

2nd: North 89° 06'30" West 360.04 feet; thence parallel with the East line of said Half Quarter Section

3rd: North 00° 00'00" East 59.22 feet; thence

4th: North 90° 00'00" West 10.00 feet; thence parallel with the East line of said Half Quarter Section

5th: North 00° 00'00" East 112.22 feet; thence

6th: North 11° 55'47" West 83.27 feet; thence

7th: North 25° 01'00" West 66.22 feet; thence

8th: North 11° 56'00" West 171.82 feet to the centerline of Bellemeade Avenue; thence along said centerline

9th: Northeasterly 10.00 feet along a curve concave to the Southeast, through a central angle of 00° 19'42", having a radius of 1746.02 feet and a chord bearing and distance of North 76° 53'44" East 10.00 feet; thence

10th: South 11° 56'00" East 170.93 feet; thence

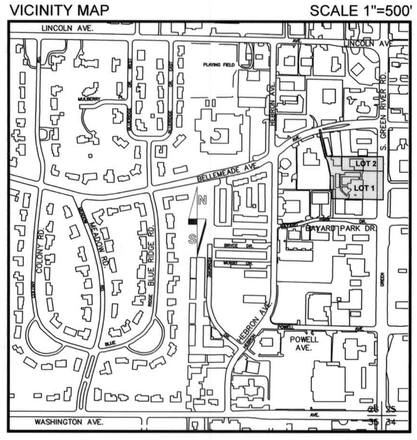
11th: South 25° 03'22" East 21.99 feet; thence

12th: South 90° 00'00" East 396.34 feet to the point of beginning and containing 2.612 acres more or less.

SUBJECT TO: The right-of-way for South Green River Road, being 50 feet in width and lying Westerly of and coincident with the 1st course of the above described parcel.

ALSO SUBJECT TO: The right-of-way for Bellemeade Avenue, being 40 feet in width and lying Southerly of and coincident with the 9th course of the above described parcel.

VICINITY MAP SCALE 1"=500'



THE GENERAL NOTES:

1. OWNERS: GEHLHAUSEN PROPERTIES, LLC
735 SOUTH GREEN RIVER ROAD
EVANSVILLE, IN 47714

L C PROPERTIES, INC.
8100 E. 22ND ST., N. BLDG. 900
WICHITA, KS 67226

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
APRIL 30 2009 (DATE)
BILL FLUTY AUDITOR
196 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 04.30.09 1:19 PM
PLAT BOOK S-
PAGE 133
INSTR# 2009R00010835
Z Tuley RECORDER
VANDERBURGH COUNTY

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

3. FLOOD PLAIN DATA: NO PORTION OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A OR B" AS PER FLOOD INSURANCE RATE MAP 180257 0008 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.

5. ALL LOT CORNERS SHALL BE MARKED WITH A ⅝" REBAR, 24" IN LENGTH AND WITH AN IDENTIFICATION CAP "DONALD E. GRIES, LS29900003" UNLESS OTHERWISE NOTED.

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.

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.

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

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

SIGNATURE
DONALD E. GRIES
INDIANA REG. NO. LS29900003
DATE SURVEY WAS CONDUCTED: SEPTEMBER 03, 2008

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 **GEHLHAUSEN MINOR**

RIGHT-OF-WAY DEDICATION: ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

Sanitary Sewer Easement: Strips or areas of land, of the dimensions shown on this plat and marked **SSE** (Sanitary Sewer Easement), are herby dedicated for the installation, maintenance, operation, enlargement and repair of sanitary sewer facilities, below ground, with the right to trim or remove, at the discretion of the Evansville Water and Sewer Department, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such sanitary sewer facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Evansville Water and Sewer Department, without liability, in the use of said easements by said utility.

Cross Access Easement: The owners, of both Lots 1 and 2 as platted herewith, shall grant commercial traffic access to cross over the existing parking lots, curb cuts along Green River Road and all other aisles or traveled ways for the unloading and loading of goods. No obstructions may be placed within the traveled ways to prevent the traffic from using any shared access area. This easement is for the benefit of the owners, their successor's and assign's.

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.

Charles E Haury
CHARLIE HAURY "PRESIDENT, GEHLHAUSEN PROPERTIES, LLC."
735 S. GREEN RIVER RD.
EVANSVILLE, IN 47714

Paul L Cooley
PAUL L. COOLEY "OWNER, L C PROPERTIES, INC."
8100 E. 22ND ST., N. BLDG. 900
WICHITA, KS 67226

NOTARY CERTIFICATE:

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed Charlie Haury, as Owner of the real estate shown and described hereon and acknowledged the exceution of this plat to be their voluntary act and deed.

Witness my hand and seal this 27th day of April, 2009.
My commission expires 11/22/2014
Signature: Patricia E. Keith
Printed Name: Patricia E. Keith
Notary Resides in Vanderburgh County, IN

NOTARY PUBLIC SEAL INDIANA

NOTARY CERTIFICATE:

STATE OF Kansas)
) SS:
COUNTY OF Sedgwick)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed Paul L. Cooley, as Owner of the real estate shown and described hereon and acknowledged the exceution of this plat to be their voluntary act and deed.

Witness my hand and seal this 22nd day of April, 2009.
My commission expires 01-06-2018
Signature: Susan Fritzemeyer
Printed Name: Susan Fritzemeyer
Notary Resides in Wichita, KS County, Sedgwick

SUSAN FRITZEMEYER Notary Public - State of Kansas My Appt. Expires 01-06-2018

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 SUBDIVISION REVIEW HELD ON OCTOBER 14, 2008 (at subdivision review).

PRESIDENT

ATTEST EXECUTIVE DIRECTOR

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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

EXECUTIVE DIRECTOR

April 30, 2009
PLAT RELEASE DATE

S-133

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

GEHLHAUSEN MINOR
735 S. GREEN RIVER ROAD
CLIENT: GEHLHAUSEN PROPERTIES, LLC
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=40'
DATE: 09/08/08
PROJECT NO.: S-8848
REVISIONS
SHEET NO.: 1 OF 1

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