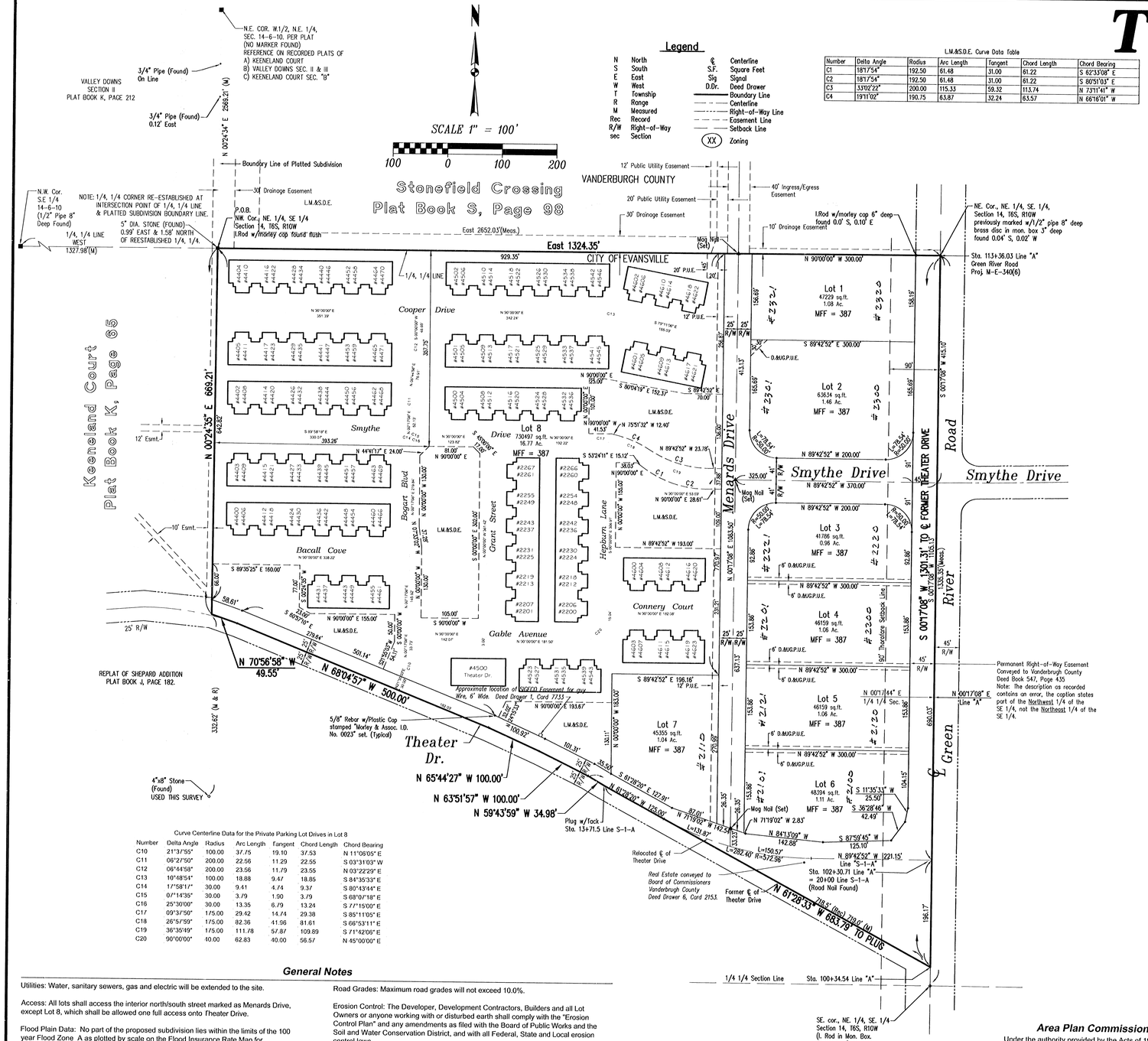
Theater Commons
Subdivision



L.M.&S.D.E. Curve Data Table

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	18°17'54"	192.50	61.48	31.00	61.22	S 82°33'08" E
C2	18°17'54"	192.50	61.48	31.00	61.22	S 80°51'03" E
C3	33°02'22"	200.00	115.33	59.32	113.74	N 73°11'41" W
C4	19°11'02"	190.75	63.87	32.24	63.57	N 66°16'01" W

Curve Centerline Data for the Private Parking Lot Drives in Lot 8

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C10	21°37'55"	100.00	37.75	19.10	37.53	N 11°06'05" E
C11	06°27'50"	200.00	22.56	11.29	22.55	S 03°31'03" W
C12	06°44'58"	200.00	23.56	11.79	23.55	N 03°22'29" E
C13	10°48'54"	100.00	18.88	9.47	18.85	S 84°35'33" E
C14	17°58'17"	30.00	9.41	4.74	9.37	S 80°43'44" E
C15	07°14'35"	30.00	3.79	1.90	3.79	S 68°07'18" E
C16	25°30'00"	30.00	13.35	6.79	13.24	S 77°15'00" E
C17	09°37'50"	175.00	29.42	14.74	29.38	S 85°11'05" E
C18	26°57'59"	175.00	82.36	41.96	81.61	S 66°53'11" E
C19	36°35'49"	175.00	111.78	57.87	109.89	S 71°42'06" E
C20	90°00'00"	40.00	62.83	40.00	56.57	N 45°00'00" E

General Notes

Utilities: Water, sanitary sewers, gas and electric will be extended to the site.

Access: All lots shall access the interior north/south street marked as Menards Drive, except Lot 8, which shall be allowed one full access onto Theater Drive.

Flood Plain Data: No part of the proposed subdivision lies within the limits of the 100 year Flood Zone A as plotted by scale on the Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0050 B, dated March 19, 1982.

However, buildings placed on the lots within this subdivision will be subject to Minimum First Floor (MFF) elevations to be determined by the Building Commissioner of Vanderburgh County according to the Floodplain Management Ordinance. At the time of recording of this plat, the Building Commissioner has determined the MFF elevation to be 387. Prior to the placement of any structures on lots within this subdivision, the Building Commissioner's office must be contacted to confirm that the MFF shown has not been modified based on new or updated hydraulic information. Actual first floor elevations may need to be higher in order to provide proper drainage around the structure.

Basements: any basements must be approved by the Vanderburgh County Building Commissioner.

First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.

Road Grades: Maximum road grades will not exceed 10.0%.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the Board of Public Works and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: 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 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.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley & Assoc., I.D. #0023."

Protective covenants recorded for subdivision: Recorded as Instrument 2009R00017493 and Instrument 2009R00013025 in the Office of the Recorder of Vanderburgh County, Indiana.

Storm Drainage plans were approved by the Board of Public Works on: October 26, 2006.

Roadway plans were approved by the Board of Public Works on: April 5, 2007.

Sanitary Sewer plans were approved by the Evansville Water and Sewer Utility Board on: February 6, 2007. Accepted on: April 7, 2009.

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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, October 12, 2009.

President

Attest Executive Director

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

Executive Director

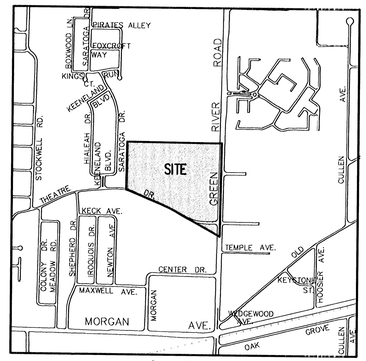
PLAT RELEASE DATE: Aug. 21, 2009

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Aug. 21, 2009 (DATE)
BILL FLUTY AUDITOR
43108 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 08-21-09 2:57 PM
PLAT BOOK "S"
PAGE 141
INSTR# 2009R0002263?
Z TULEY RECORDER
VANDERBURGH COUNTY

S-141
Apc # 15-S-2006



Location Map

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 Commons Subdivision*".

All road right-of-ways shown and not previously dedicated are hereby dedicated to public use, except those drives shown on Lot 8 which are private.

Strips or areas of land, of the dimensions shown on this plat and marked "**P.U.E.**" (*Public Utility Easement*), are hereby dedicated to public utilities 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.

Strips or areas of land, of the dimensions shown on this plat and marked "**D.&U.G.P.U.E.**" (*Drainage & Underground Public Utility Easement*) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Board of Public Works or a public utility without liability, in the use of said easements.

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.

Strips or areas of land, of the dimensions shown on this plat and marked "**L.M.&S.D.E.**" (*Lake Maintenance & Storm Drainage Easement*) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Board of Public Works. Fences may not be extended into the Lake Maintenance and Storm Detention Easement.

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 & Owner:
Spurling Development LLC.
3201 N. Green River Road
Evansville, IN. 47715

Timothy W. Spurling, Member

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 Owners and Subdividers, 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 21st day of August, 20 09

My Commission Expires:

11-12-16

Notary Resides in Posey County, Indiana

Jennifer L. Ladnier
Notary Public
Jennifer L. Ladnier
(Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

Boundary Description

Part of the Northeast Quarter of the Southeast Quarter of Section 14, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 14-T6S-R10W; thence along the north line thereof, East 1324.35 feet to the Northeast corner of said quarter quarter section, being the centerline of Greenriver Road; thence along the east line of said quarter quarter section and centerline of road, South 00 degrees 17 minutes 08 seconds West a distance of 1301.31 feet to the former centerline of Theater Drive; thence along said former center line North 61 degrees 28 minutes 33 seconds West 683.79 feet to a brass plug on the centerline of Theater Drive; thence along said centerline North 59 degrees 43 minutes 59 seconds West 34.98 feet; thence continue along said centerline North 63 degrees 51 minutes 57 seconds West 100.00 feet; thence continue along said centerline North 65 degrees 44 minutes 27 seconds West 100.00 feet; thence continue along said centerline North 68 degrees 04 minutes 57 seconds West a distance of 500.00 feet; thence continue along said centerline North 70 degrees 56 minutes 58 seconds West a distance of 49.55 feet to the west line of said quarter quarter section, also being the east line of Keeneland Court Subdivision; thence along said quarter quarter section line and east line of said subdivision North 00 degrees 24 minutes 35 seconds East a distance of 669.21 feet to the point of beginning, containing 29.24 acres.

Subject to the right-of-way for Green River Road along the east side.

Subject to the right-of-way for Theater Drive along the southwesterly side.

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 as noted.

Witnessed my hand and seal this 21 day of August 2009.

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Danny K. Leek P.L.S.
Indiana Registration No. S0480
Morley and Associates Inc.
4800 Rosebud Lane
Newburgh In 47630
(812) 464-9585

Affirmation Statement

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature:

Secondary Plat

Designed By: D.K.Leek	Job Number: 6342
Drawn By: J.E.Wood	Date: 8/21/2009
Filename: 6342 Secondary Plat.dwg	

Morley and Associates Inc.
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Surveying
Architecture
Construction Management
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Henderson, Ky (270) 830-0300
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