

# Carneal Commercial Section 2A Secondary Plat

### General Notes

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

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

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

Zoning: The subject property is currently zoned C-2

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

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 County Drainage Board.

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 County Drainage Board 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 monumented are marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Bench Mark Data  
TBM#1 - R/R spike in PWP #88-333 at the SW. corner of Fickas and Green River Road. Elev. = 381.21

RECEIVED FOR RECORD  
at 12:21 P.M.  
March 20 1998  
Plat Book P  
Page 145  
BETTY J. HERMANN RECORDER  
VANDERBURGH COUNTY  
C# 0052

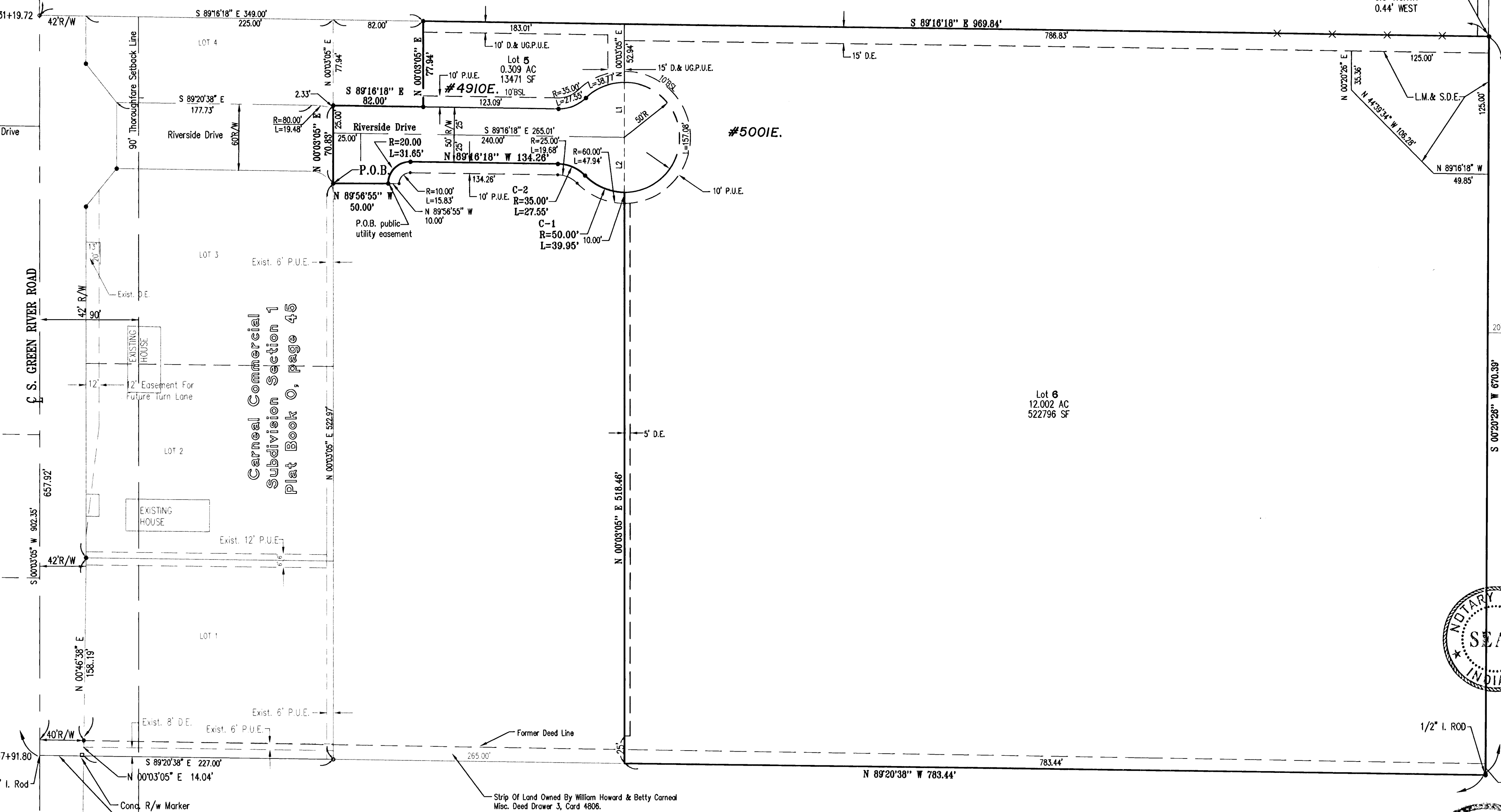
POLLACK AVE.  
L.PIN IN MON BOX (END)  
N.W. COR. SEC. 1-17S-R10W.  
1 1/4" LIPIE (END)  
N.W. COR. S.W. 1/4,  
N.W. 1/4, SEC. 1-7-10.

1/4, 1/4 SECTION LINE  
S 89°18'27" E 1320.00' RECORD 1320.64' MEAS.

NUMBER	Data Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C-1	45°46'34"	N 67°03'38" W	21.11	50.00	39.95	38.89
C-2	45°05'57"	N 68°43'19" W	14.53	35.00	27.55	26.84

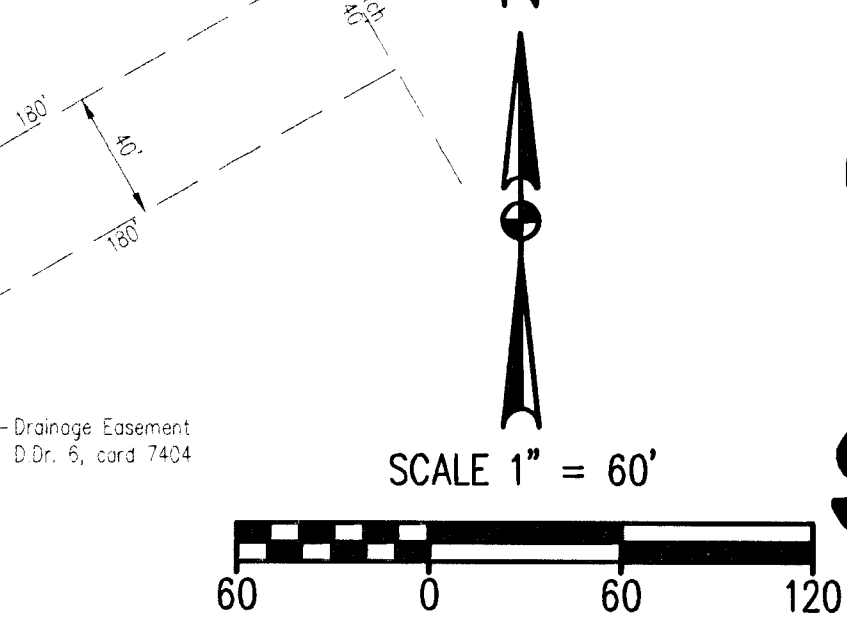
NUMBER	Direction	Distance
L1	N 00°03'05" E	50.00'
L2	N 00°03'05" E	50.00'



38+80 Relocated Fickas Road  
TEM  
R/R Spike in Pwp # 88-333 SW. Corner Fickas & Green River Road. Elev. = 381.21  
SW. Cor. NW. 1/4, Sec. 1-7-10. No Monument Found 42+05.25

1824  
DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.  
MAR 20 1998  
Suzanne M. Conrad  
AUDITOR

P-145



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 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.E." (Drainage Easement), are hereby 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 Drainage Board 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 "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 major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Drainage 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. The County Commissioners or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

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), 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 9<sup>th</sup> day of March, 1998  
My Commission Expires: 2-25-2001  
Notary Resides in Vanderburgh County, Indiana  
Notary Public: Joan M. Morley (typed or printed name)

Area Plan Commission Certificate  
Under the authority provided by the Acts of 1981, Public Law #309, on 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, Dec. 3, 1997.

Secondary Plat complies with the Ordinance and is released for Recording.  
Attest Executive Director: Barbara L. Cunningham  
PLAT RELEASE DATE: March 20, 1998

### LOCATION MAP SCALE 1" = 2000'

#### Boundary Description

Part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 7 South, Range 10 West in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:  
Commencing at the northwest corner of the northwest quarter of section 1-7-10; thence along the west line thereof, South 00 degrees 03 minutes 05 seconds West 902.35 feet to the southeast corner of the William Howard & Betty Carneal property, per property line agreement recorded in Miscellaneous Drawer 3, Card 4806 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line of said Carneal property, South 89 degrees 20 minutes 38 seconds East 267.00 feet to the southeast corner of Carneal Commercial Subdivision Section 1 as per plat recorded in Plat File O, Page 45; thence along the east line thereof North 00 degrees 03 minutes 05 seconds East 522.97 feet to the point of beginning; thence North 00 degrees 03 minutes 05 seconds East 70.83 feet; thence South 89 degrees 16 minutes 18 seconds East 82.00 feet; thence North 00 degrees 03 minutes 05 seconds East 77.94 feet to the northeast corner; thence South 89 degrees 16 minutes 18 seconds East 969.84 feet; thence South 00 degrees 20 minutes 28 seconds West 670.39 feet; thence North 89 degrees 20 minutes 38 seconds West 783.44 feet; thence North 00 degrees 03 minutes 05 seconds East 518.46 feet to a point on a non-tangent curve to the right, having a central angle of 45 degrees 46 minutes 34 seconds and a radius of 50.00 feet from which the chord bears North 67 degrees 03 minutes 38 seconds West 38.89 feet, thence along the arc of said curve 39.95 feet to the beginning of a tangent curve to the left having a central angle of 45 degrees 05 minutes 57 seconds and a radius of 35.00 feet from which the chord bears North 45 degrees 43 minutes 19 seconds West 28.45 feet; thence along the arc of said curve 31.65 feet; thence North 89 degrees 16 minutes 18 seconds East 134.26 feet to the beginning of a tangent curve to the left, having a central angle of 90 degrees 40 minutes 37 seconds and a radius of 20.00 feet from which the chord bears South 45 degrees 23 minutes 24 seconds West 28.45 feet; thence along the arc of said curve 31.65 feet; thence North 89 degrees 16 minutes 18 seconds East 134.26 feet to the point of beginning containing 12.77 acres (556,165 square feet).

also, a public utility easement more particularly described as follows:  
Commencing at the southeast corner of Carneal Commercial Subdivision Section 1 as per plat recorded in Plat File O, Page 45; thence along the east line thereof North 00 degrees 03 minutes 05 seconds East 522.97 feet; thence South 89 degrees 56 minutes 55 seconds East to the point of beginning and the beginning of a tangent curve to the right having a central angle of 90 degrees 40 minutes 37 seconds and a radius of 20.00 feet from which the chord bears North 45 degrees 23 minutes 24 seconds East 28.45 feet; thence along the arc of said curve 31.65 feet; thence South 89 degrees 16 minutes 18 seconds East 134.26 feet to the beginning of a tangent curve to the right, having a central angle of 45 degrees 05 minutes 57 seconds and a radius of 35.00 feet from which the chord bears South 67 degrees 03 minutes 38 seconds West 38.89 feet; thence along the arc of said curve 39.95 feet; thence South 00 degrees 03 minutes 05 seconds West 10.00 feet to a point on a non-tangent curve to the right, having a central angle of 45 degrees 46 minutes 34 seconds and a radius of 50.00 feet from which the chord bears North 67 degrees 03 minutes 38 seconds West 38.89 feet; thence along the arc of said curve 47.94 feet to the beginning of a tangent curve to the left, having a central angle of 45 degrees 05 minutes 57 seconds and a radius of 25.00 feet from which the chord bears North 66 degrees 43 minutes 19 seconds West 19.17 feet; thence along the arc of said curve 19.68 feet; thence North 89 degrees 16 minutes 18 seconds West 134.26 feet to the beginning of a tangent curve to the left, having a central angle of 90 degrees 40 minutes 37 seconds and a radius of 10.00 feet from which the chord bears South 45 degrees 23 minutes 24 seconds West 14.23 feet; thence along the arc of said curve 15.83 feet; thence North 89 degrees 56 minutes 55 seconds West 10.00 feet to the point of beginning Containing 0.05 acres (2256 sq.ft.).

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.

Witness my hand and seal this 9<sup>th</sup> day of March, 1998  
Notary Public: Joan M. Morley  
Surveyor: Danny K. Leek, R.L.S., Indiana Registration No. S0480, Morley and Associates, Inc., 600 S.E. Sixth Street, Evansville, IN. 47713

