

RECEIVED FOR RECORD  
 at 12:11 P.M.  
 Oct. 6 1994  
 Plat Book 2  
 Page 179  
 BETTY J. HERMANN RECORDER  
 VANDERBURGH COUNTY

94-26109

0-179

**CURVE DATA TABLE**

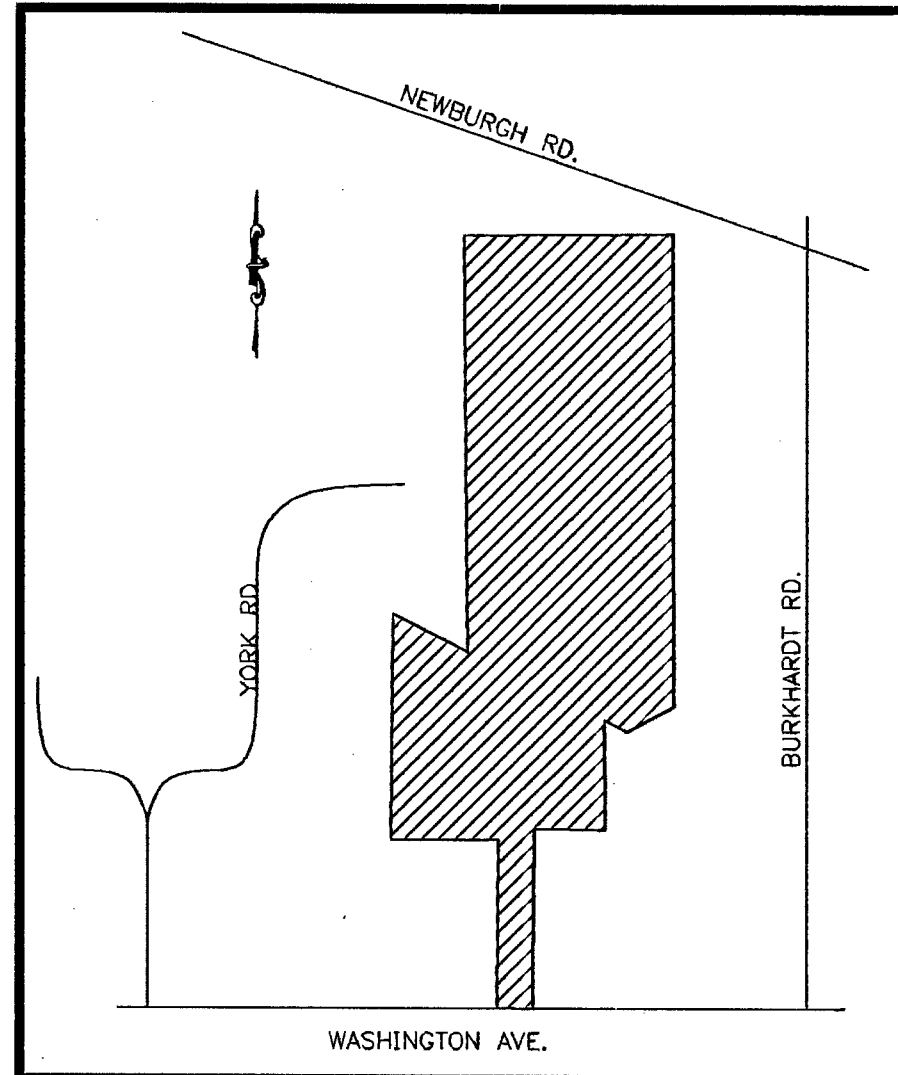
CURVE	RADIUS	LENGTH	CHORD	BEARING
CURVE 1	166.82'	27.93'	27.90'	N05°25'17"E
CURVE 2	166.85'	27.93'	27.90'	N05°25'20"E
CURVE 3	200.85'	78.97'	78.46'	N11°53'22"E
CURVE 4	395.54'	121.05'	120.57'	N14°23'08"E
CURVE 5	60.00'	26.43'	26.21'	S18°14'08"W
CURVE 6	45.00'	181.00'	81.42'	N84°22'33"W

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL SURVEY TRANSFER.

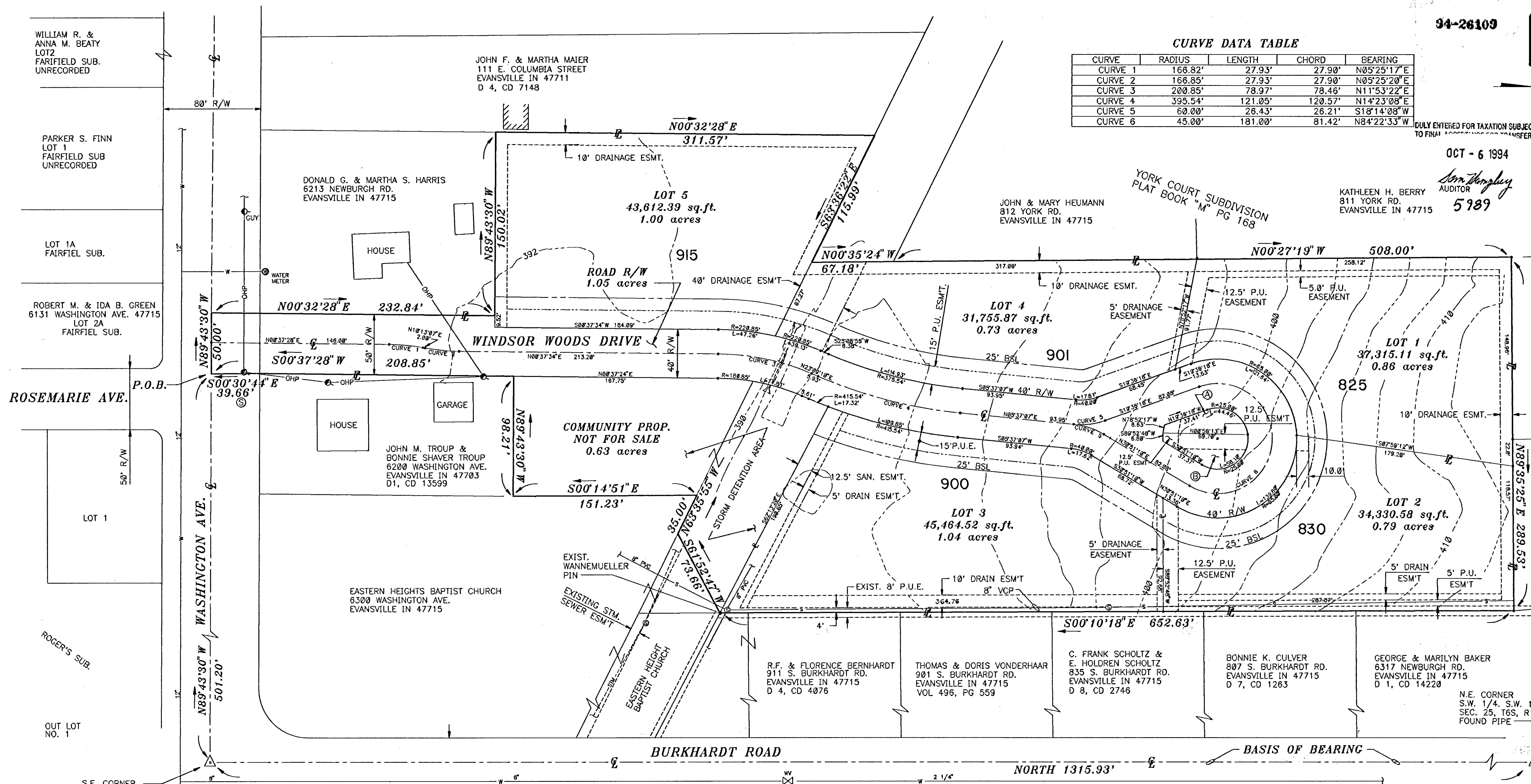
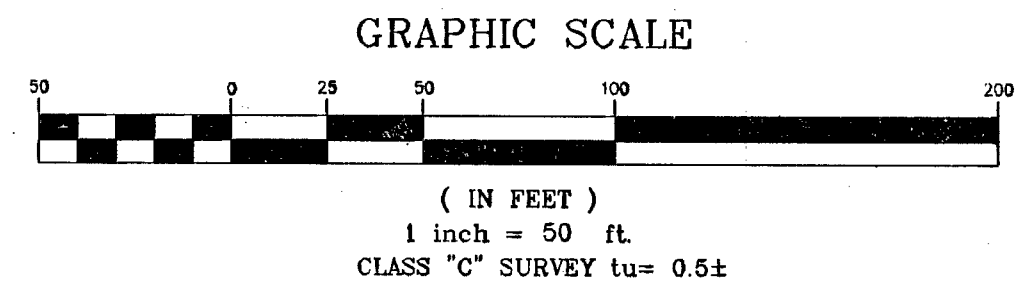
OCT - 6 1994

KATHLEEN H. BERRY  
 811 YORK RD.  
 EVANSVILLE IN 47715  
 5989

- Ⓐ. CENTER OF CUL-DE-SAC PART OF LOT #1.
- Ⓑ. CENTER OF CUL-DE-SAC PART OF LOT #2.



VICINITY PLAN  
 SCALE: NONE



**PROJECT BOUNDARY**

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 10 WEST IN THE CITY OF EVANSVILLE, VANDERBURGH COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

1. THENCE, N89°43'30"W, 501.20 FT., CONTIGUOUS WITH THE CENTER OF SAID RIGHT OF WAY, TO THE POINT OF BEGINNING;
  2. THENCE, CONTINUING N89°43'30"W, 50.00 FT.;
  3. THENCE, N00°32'28"E, 232.84 FT.;
  4. THENCE, N89°43'30"W, 150.02 FT.;
  5. THENCE, N00°32'28"E, 311.57 FT., TO THE SOUTH RIGHT OF WAY LINE OF THE ABANDONED EVANSVILLE SUBURBAN AND NEWBURGH RAILWAY;
  6. THENCE, S63°36'22"E, 115.99, CONTIGUOUS WITH SAID LINE;
  7. THENCE, N00°35'24"W, 67.18 FT., TO A PIPE;
  8. THENCE, N00°27'19"W, 508.00 FT.;
  9. THENCE, N89°35'25"E, 289.53 FT., TO A PIN WITH A WANNEMULLER CAP;
  10. THENCE, S00°10'18"E, 652.63 FT., TO A PIN WITH A WANNEMULLER CAP; SAID PIN MARKING THE S.W. CORNER OF BERNHARDT PROPERTY;
  11. THENCE, S61°52'47"W, 73.66 FT., TO THE SOUTH RIGHT OF WAY LINE OF THE ABANDONED EVANSVILLE SUBURBAN AND NEWBURGH RAILWAY;
  12. THENCE, N63°35'55"W, 35.00 FT., CONTIGUOUS WITH SAID SOUTH RIGHT OF WAY;
  13. THENCE, S00°14'51"E, 151.23 FT.;
  14. THENCE, N89°43'30"W, 98.21 FT.;
  15. THENCE, S00°37'28"W, 208.85, TO AN EXISTING IRON PIPE;
  16. THENCE, S00°30'44"E, 39.66 FT., TO THE POINT OF BEGINNING CONTAINING 6.087 ACRES.
- SUBJECT TO A 40' RIGHT OF WAY FOR WASHINGTON AVENUE.  
 SUBJECT TO AN 8 FT SANITARY SEWER EASEMENT AS RECORDED IN VOLUME 496, PG 560, A STORM SEWER EASEMENT AS RECORDED IN VOLUME 514, PG 91.

SUBJECT TO ALL OTHER EASEMENTS, COVENANTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.  
 I DONALD RAY ADLER, CERTIFY THAT I AM A LAND SURVEYOR, REGISTERED IN THE STATE OF INDIANA AND THAT THIS PLAT AND ALL CORNERS SHOWN REPRESENT A SURVEY COMPLETED UNDER MY SUPERVISION ON JUNE 9, 1994.

- NOTES**
1. HARRIS SUBDIVISION PROPERTY IS ZONED R-1
  2. SURVEYOR: THREE I ENGINEERING, INC. DONALD RAY ADLER 2425 W. INDIANA STREET EVANSVILLE, INDIANA 44412
  3. OWNER & DEVELOPER: MR DONALD HARRIS 6213 NEWBURGH RD EVANSVILLE, INDIANA 47715
  4. SEWER AND POWER ARE ACCESSIBLE TO SITE.
  5. FLOOD ZONE "C" NOT IN THE 100 YEAR FLOOD PLANE PER EVANSVILLE BUILDING COMMISSION.
  6. EVANSVILLE WATER AND SEWER DISTRICT.
  7. SUBDIVISION LOT OWNERS WILL MAINTAIN ALL COMMUNITY PROPERTY.

**EASEMENT DEDICATION**

ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE. STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT", ARE HEREBY DEDICATED FOR 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 ERRECTED WITHIN SAID STRIPS OF LAND AND ANY FENCE LOCATED WITHIN SAID STRIPS OF LAND IS SUBJECT TO REMOVAL BY PUBLIC UTILITY WITHOUT LIABILITY IN THE USE OF SAID EASEMENTS BY SAID UTILITY.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER; PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES; AND PROVIDE THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER AS TO IMPEDE THE FLOW OR WATER AND FURTHER PROVIDE THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS AND EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITIES. DRAINAGE EASEMENTS 5 FOOT WIDE ARE LOCATED TO EACH SIDE YARD SHOWN ON THIS PLAT UNLESS ADDITIONAL EASEMENTS ARE NOTED.

STRIPS OF GROUND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE AND/OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES; HOWEVER, THAT NO ABOVE GROUND PARTS OF SUCH UTILITY FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH MANNER AS TO IMPEDE THE FLOW OF WATER.

INDIVIDUAL LOT OWNERS SHALL MAINTAIN ALL EASEMENTS ON THEIR LOT. LOT OWNERS SHALL NOT CONSTRUCT OR PLACE ANY OBSTRUCTION WITHIN ANY "DRAINAGE EASEMENT" WHICH SHALL INTERFERE WITH THE FLOW OF WATER ALONG SAID EASEMENTS. IN ADDITION, INDIVIDUAL LOT OWNERS SHALL KEEP ALL "DRAINAGE EASEMENTS" CLEAR OF ANY IMPEDIMENTS WHICH MAY HAPPEN TO FALL OR ENTER THEREIN.

**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 SUBDIVIDORS WHO ACKNOWLEDGES THE EXECUTION OF THE FOREGOING PLAT WITH THE DEDICATIONS AND RESTRICTIONS THEREON, EXPRESSED TO BE THEIR VOLUNTARY ACT AN DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AN NOTARIAL SEAL THIS 21st DAY OF Sept., 1994

**A.P.C. CERTIFICATE**

UNDER AUTHORITY PROVIDED BY ACTS OF 1981 LAW NO. 309, ENACTED BY GENERAL ASSEMBLY OF THE STATE OF INDIANA THIS PLAT HAS BEEN APPROVED BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON 10-6-94.

*Robert H. Bann, Jr.* PRESIDENT  
*Barbara P. Cunningham* EXECUTIVE DIRECTOR

10-6-94  
 PLAT RELEASE

**OWNER'S CERTIFICATE**

THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS HARRIS SUBDIVISION. ALL EASEMENTS SHOWN AND HEREBY DEDICATED FOR PUBLIC UTILITY SERVICES TO LOTS WITHIN THE SUBDIVISION AND SURFACE WATER DRAINAGE. ALL ROADS SHOWN AND PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

*Donald G. Harris* DONALD G. HARRIS  
*Martha S. Harris* MARTHA S. HARRIS

CAROLINE SHARMON  
 NOTARY PUBLIC STATE OF INDIANA  
 VANDERBURGH COUNTY  
 MY COMMISSION EXPIRES MAY 5, 1997

*Caroline Shamon*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES May 5, 1997



**NOTE**

- EROSION CONTROL:** SLOPES OF 0-6% SHALL BE MULCHED AND SEEDED i.e. RYE, RED TOP, AND WHEAT (WHICH WILL BE USED PRIMARILY FOR FALL PLANTING) WITH 45 DAYS OF DISTURBANCE OF SOIL AND THIS REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING SLOPES MORE THAN 6% SHALL HAVE STRAW BALES AND/OR EROSION BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
- DATE: 07/06/94
- TEMPORARY EROSION CONTROL:** SLOPES OF MORE THAN 6% SHALL BE MULCHED AND SEEDED AND SHALL HAVE STRAW BALES AND/OR EROSION BLANKETS IN PLACE DAILY UPON INITIATION OF GRADING.
- ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF EVANSVILLE ON**
- DATE: 09/14/94
- EROSION CONTROL FOR DITCHES:** SLOPES OF 0-2% SHALL BE MULCHED AND SEEDED WITHIN 45 DAYS OF DISTURBANCE. SLOPES OF 2-8% SHALL BE SODDED OR STABILIZED WITH AN EROSION CONTROL MAT AT COMPLETION OF DITCH GRADING. SLOPES OF OVER 8% REQUIRE RIPRAP OR OTHER APPROVED STABILIZATION AT COMPLETION OF DITCH GRADING IF THE TOTAL DITCH LENGTH AT THAT POINT IS GREATER THAN 100 FEET.

**HARRIS SUBDIVISION**

REV.	DATE	BY	ITEM



**Three I Engineering, Inc.**  
 Engineers/Architects  
 2425 W. INDIANA ST. EVANSVILLE, INDIANA  
 RICHARD F. BROERMAN, P.E. RICHARD B. ROE, P.E.  
 DAVID W. TIEKEN, P.E.  
 STEPHEN L. WUNDERLICH, P.E. THOMAS J. SOLECKI, A.I.A.

**HARRIS SUBDIVISION SITE PLAN**

DRAWN BY: W.R.G. DATE: 6-9-94 SHEET NO:  
 CKD. BY: D.R.A. SCALE: 1"=50'  
 DRAWING NO: 92-248

**C-1**

HARRIS SUB. PLAN 1"=50' V.M.B. Aug 05, 1994 - 14-32-95