

FILED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 JAN 08 2002  
 Suzanne M. Condit  
 AUDITOR  
 #214

# LEMOS MINOR SUBDIVISION

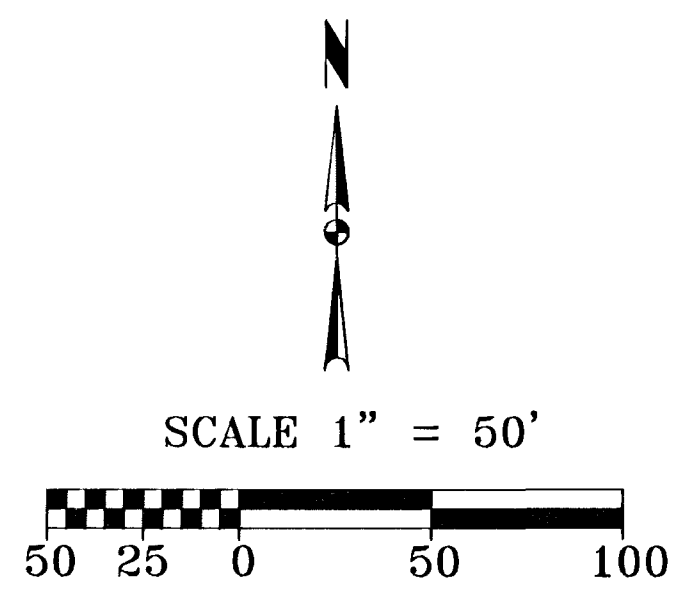
RECEIVED FOR RECORD  
 DATE 1-8-02 3:28 P.M.  
 PLAT BOOK Q-179  
 INSTR. 2002R0001252  
 BETTY KNEIGHT-SMITH RECORDER  
 VANDERBURGH COUNTY

### CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	07°40'05"	N 07°30'59" E	212.98	3123.28	425.38	424.93
C2	09°38'32"	N 03°42'20" W	17.59	31.38.28	35.18	35.18
C3	12°19'21"	S 11°51'42" E	200.77	1859.86	400.00	399.23
C4	00°33'58"	S 10°23'43" E	9.19	1859.86	18.38	18.38
C5	00°11'29"	S 18°07'18" E	3.19	1909.86	6.38	6.38
C8	27°14'48"	N 07°55'23" E	482.86	1909.86	908.22	899.68

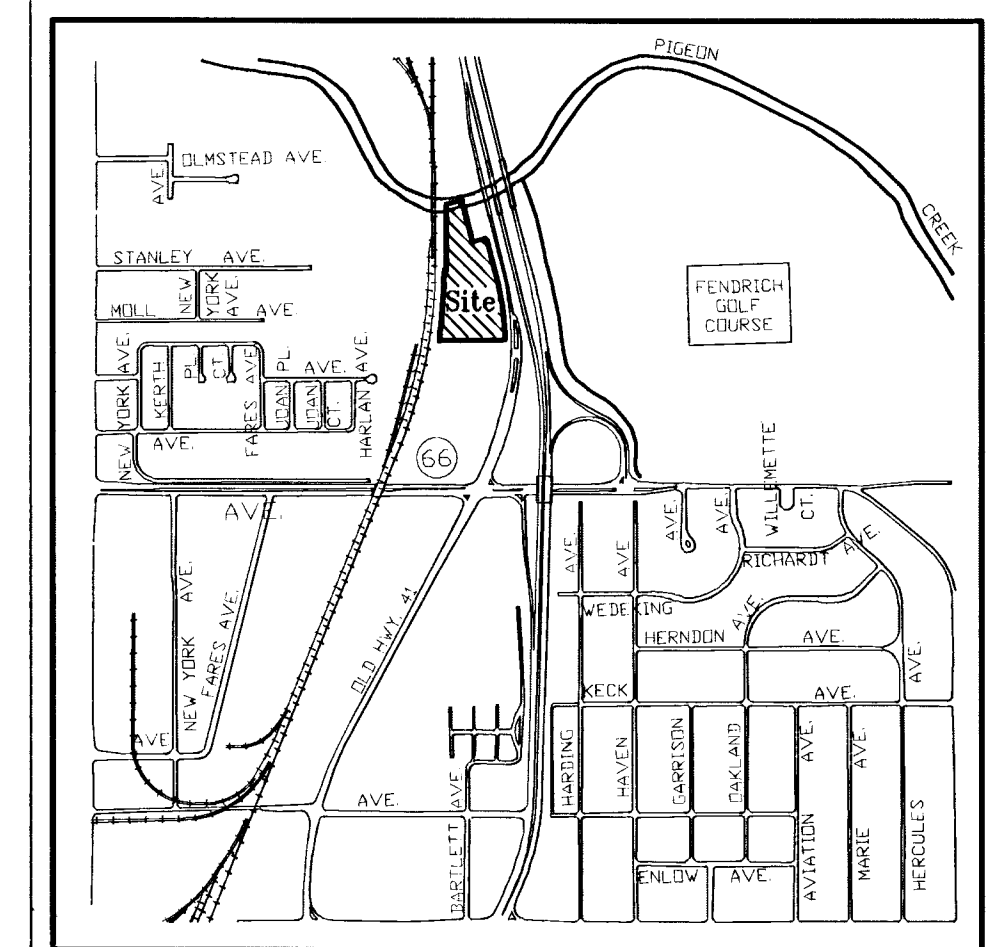
### LOT 2 AREA DATA

GROSS AREA		LEVEE R/W EASEMENT		HWY 41 R/W EASEMENT		NET AREA	
SQUARE FEET	ACRES	SQUARE FEET	ACRES	SQUARE FEET	ACRES	SQUARE FEET	ACRES
112358	2.58	25600	0.59	11474	.26	75282	1.73
Net Area=Gross Area-(Levee R/W+Hwy 41 Easement)							



### LEGEND

- POWER POLE
- EYE WIRE
- TELEPHONE JUNCTION BOX
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- AREA DRAIN
- FENCE
- CENTER LINE
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- RAILROAD TRACK
- LIMITED ACCESS RIGHT-OF-WAY
- ACCESS CONTROL LINE
- CHAIN LINK TYPE FENCE
- CL.F.
- (M)
- (R)
- (P)
- PER HIGHWAY PLANS
- POB



### BOUNDARY DESCRIPTION

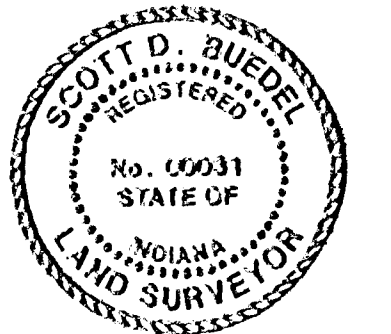
Part of the East Half of the Northwest Quarter of Section 16, Township 8 South, Range 10 West in Knight Township Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the Southeast Corner of the East Half of the Northwest Quarter of said section; thence along the south line of said half quarter section South 85 degrees 20 minutes 34 seconds West 248.53 feet to station 94+11.15 of the centerline of U.S. 41 (Line "A" per Indiana State Highway Project No. 36, dated 1936) said point being the beginning of a non-tangent curve to the left, having a central angle of 27 degrees 14 minutes 48 seconds and a radius of 1909.86 feet from which the chord bears North 07 degrees 55 minutes 23 seconds East 899.68 feet; thence along the arc of said curve and the centerline of the centerline of U.S. 41 908.22 feet to station 103+19.36; thence perpendicular to the centerline of the centerline of U.S. 41, South 84 degrees 17 minutes 59 seconds West 50.00 feet to the West 50-foot right-of-way of said U.S. 41 and being the true point of beginning; thence South 85 degrees 33 minutes 42 seconds West 403.42 feet to the East 75-foot right-of-way of the Seaboard Systems Railroad, said point being the beginning of a non-tangent curve to the left, having a central angle of 7 degrees 48 minutes 05 seconds and a radius of 3123.28 feet from which the chord bears North 00 degrees 30 minutes 59 seconds East 424.93 feet; thence along the arc of said curve and along the East 75-foot right-of-way of said railroad 425.26 feet; thence North 86 degrees 36 minutes 56 seconds East 15.00 feet to the East 90-foot right-of-way of said railroad and being the beginning of a non-tangent curve to the left, having a central angle of 00 degrees 38 minutes 32 seconds and a radius of 3138.26 feet from which the chord bears North 03 degrees 42 minutes 20 seconds West 35.18 feet; thence along the arc of said curve and along the East 90-foot right-of-way of said railroad 35.18 feet; thence continue along the East 90-foot right-of-way of said railroad North 04 degrees 01 minutes 36 seconds West 361.46 feet to the center of Pigeon Creek; thence along center of Pigeon Creek North 72 degrees 20 minutes 00 seconds East 97.64 feet to the northwest corner of a tract of land conveyed to Bluesky, Inc. in Deed Drawer 9, Card 9651 in the office of the Recorder of Vanderburgh County, Indiana; thence along the west line of said Bluesky Tract South 18 degrees 13 minutes 00 seconds East 255.00 feet; thence along the south line of said Bluesky Tract North 71 degrees 47 minutes 00 seconds East 139.98 feet to the centerline of U.S. 41, station 109+56.73; thence along said centerline South 18 degrees 13 minutes 03 seconds East 220.13 feet to centerline P.T. Station 107+36.60, said point being the beginning of a tangent curve to the right, having a central angle of 00 degrees 11 minutes 29 seconds and a radius of 1909.86 feet from which the chord bears South 18 degrees 07 minutes 18 seconds East 6.38 feet; thence along the arc of said curve and along the centerline of said U.S. 41 6.38 feet; thence South 71 degrees 51 minutes 40 seconds West 50.00 feet to the beginning of a non-tangent curve to the right, having a central angle of 12 degrees 19 minutes 21 seconds and a radius of 1859.86 feet from which the chord bears South 11 degrees 51 minutes 42 seconds East 399.23 feet; thence along the arc of said curve and the West 50-foot right-of-way of said U.S. 41, 400.00 feet to the true point of beginning and containing a Gross Area of 5.534 acres.

### SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, 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 on August 14, 2001, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 15<sup>th</sup> day of October, 2001.



Scott D. Buedel  
 No. 00031  
 Indiana Registration No. S00031

### GENERAL NOTES

ACCESS: Access to Lot 2 is through the Perpetual Ingress & Egress Easement across Lot 1.

FLOOD HAZARD STATEMENT: A small portion of the within described tract of land, approximately 75 feet south from the centerline of Pigeon Creek, does lie within that Special Flood Zone A, as said tract plots on Community Panel No. 180257 0004 B for the City of Evansville, Indiana, dated October 15, 1981.

UTILITIES: Municipal water and gas exist on the property. Sanitary sewer serving the property is through a private 8" force main located on the railroad property. Agreement for force main is recorded in Misc. Book 9, Page 369. This private force main connects to the city sewer system on the west side of the railroad tracks. Users of this force main, being Lot 1 and Lot 2 and their assigns, shall hold the city harmless for any failure that might occur within this force main system. The owners of Lot 1 & 2 shall maintain the private sewer as stated in the original agreement with the railroad.

TEMPORARY EROSION CONTROL: (during construction) Slopes of 0% - 6% shall be mulched and seeded with a cover crop, i.e., eye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and seeding.

Slopes of more than 6% shall be mulched and seeded and shall have 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.

EROSION CONTROL FOR DITCHES: Ditch Construction will be in accordance with the Vanderburgh County Drainage Ordinance.

MINIMUM FLOOR ELEVATION: First Floor elevations shall be approved by the Vanderburgh County Building Commissioner.

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

PROPERTY CORNER MARKERS: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "MORLEY & ASSOC. ID #0023."

### Owners Certificate Location Map

Strips of land, of the dimension shown, and marked "P.U.E." are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, with the right to trim or remove, at the discretion of the public utility, trees, bushes, underbrush and obstructions. No structure other than those existing utilities and improvements shown on this plat, shall be located within said easements. 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 Lemos Minor Subdivision.

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.

George Yeramos LLC (Owner)  
 2508 Highway 41 North  
 Evansville, IN 47711

### NOTARY CERTIFICATE

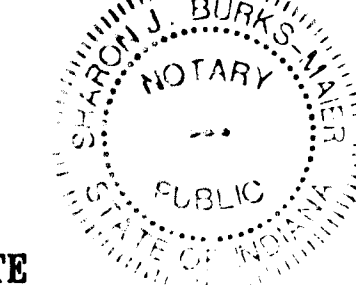
STATE OF INDIANA, COUNTY OF VANDERBURGH ) ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivisor, George Yeramos, who acknowledge the execution of the foregoing plat with the declarations and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein.

Witness my hand and seal this 8<sup>th</sup> day of November, 2001.

My Commission Expires: 4-11-07

Thomas J. Burks-Maier  
 Notary Public

Sharon E. Burks-Maier  
 (Typed or printed name)



### 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 3, 2001.

Mark L. Bullock  
 Executive Director

PLAT RELEASE DATE: Jan. 8, 2002  
 Executive Director

## Q-179

**Morley and Associates Inc.**  
 600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713  
 PHONE: (812) 464-9585 FAX: (812) 464-2514

### Secondary Plat

Proj. No.: 3715-4B, Filename: minor.dwg, 10/15/01, B.A.S.  
 AEC # 31-HS-2001-Q-179

