

97-14575

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUN 06 1997

Suzanne M. Council  
AUDITOR  
#3229

RECEIVED FOR RECORD

at 3:44 P.M.  
June 6, 1997  
Plat Book P  
Page 106  
BETTY J. HERMAN RECORDER  
VANDERBURGH COUNTY  
CTRL. # 0136

Norfolk Southern Corp.

# Minor Replat of Lot 2 of Stanley Place Subdivision

Per Plat Recorded in Plat Book M, Page 47

### GENERAL NOTES

Utilities: Water and sanitary sewers is available at the site.

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

Zoning: The subject property is currently zoned M-1.

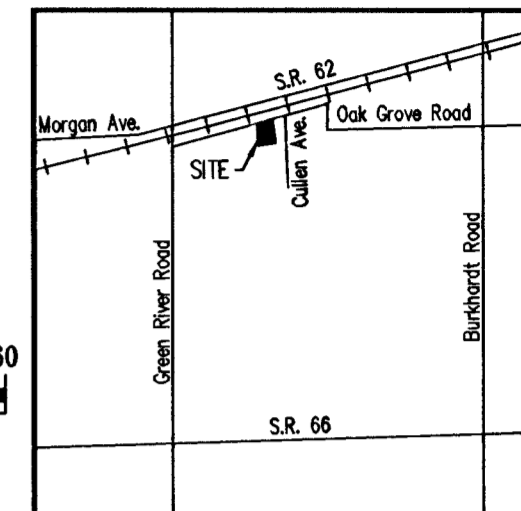
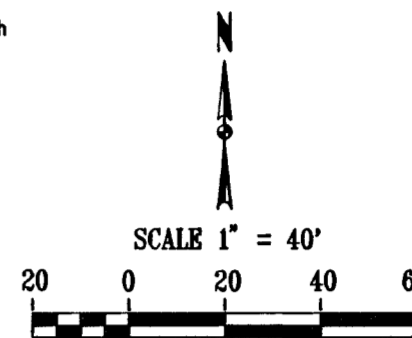
Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0050 B, dated March 19, 1982.

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.

Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes 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.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."



Location Map

### 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, 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, \_\_\_\_\_ 19\_\_

*Barbara L. Cunningham*  
Attest Executive Director

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

*Barbara L. Cunningham*  
Executive Director

PLAT RELEASE DATE: June 6, 1997



### OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as Minor Replat of Lot 2 of Stanley Place Subdivision. All roads shown and not previously dedicated are hereby dedicated to public use.

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.

Rogers Family Group LLC  
Developer:  
By: *John F. Rogers II, Manager*  
*Nona M. Rogers*  
Nona M. Rogers, Manager  
400 East Sycamore  
Evansville, IN 47713-2776

### 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 3rd day of June, 1997

My Commission Expires: 10/23/99



*Dorothea I. Tevath*  
Notary Public  
Dorothea I. Tevath  
(typed or printed name)  
Notary Resides in  
Warrick County  
County, Indiana



*Danny K. Leek*  
Danny K. Leek, R.L.S.  
Indiana Registration No. S0480

# P-106

### LEGAL DESCRIPTION

Part of the Southwest Quarter of Section Thirteen (13), Township Six (6) South, Range Ten (10) West and part of the Northwest Quarter of Section Twenty-four (24), Township (6) South, Range Ten (10) West in Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a point located by commencing at the Northwest corner of the Northwest Quarter of said Section 24; thence South 01 degree 30 minutes and 00 seconds East along the West line of the said Northwest Quarter for 169.37 feet to its intersection with the centerline of Oak Grove Road; thence North 73 degrees 54 minutes and 30 seconds East along the centerline of said Oak Grove Road for 1566.91 feet to the place of beginning; thence from said place of beginning continue North 73 degrees 54 minutes and 30 seconds East along said centerline for 117.62 feet; thence South 00 degrees 53 minutes and 19 seconds East for 353.15 feet to a point on the North line of Lot 1, in the Plat of Evansville Industrial Foundation Subdivision, as recorded in Plat Book "L", Page 24 in the office of the Recorder of Vanderburgh County, Indiana; thence South 88 degrees 25 minutes and 42 seconds West along the North line of said Lot 1 for 115.00 feet; thence North 00 degrees 37 minutes and 30 seconds West for 323.68 feet to the place of beginning, containing 0.89 acres.

### 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 3rd day of JUNE, 1997