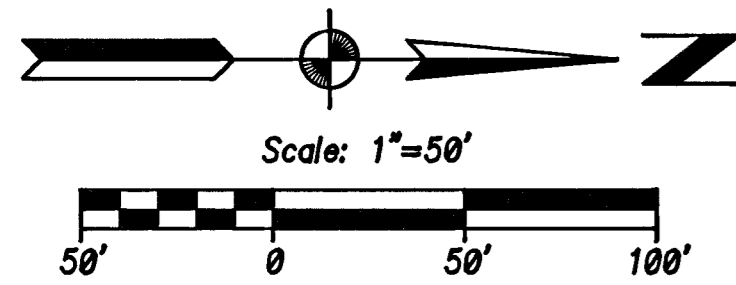
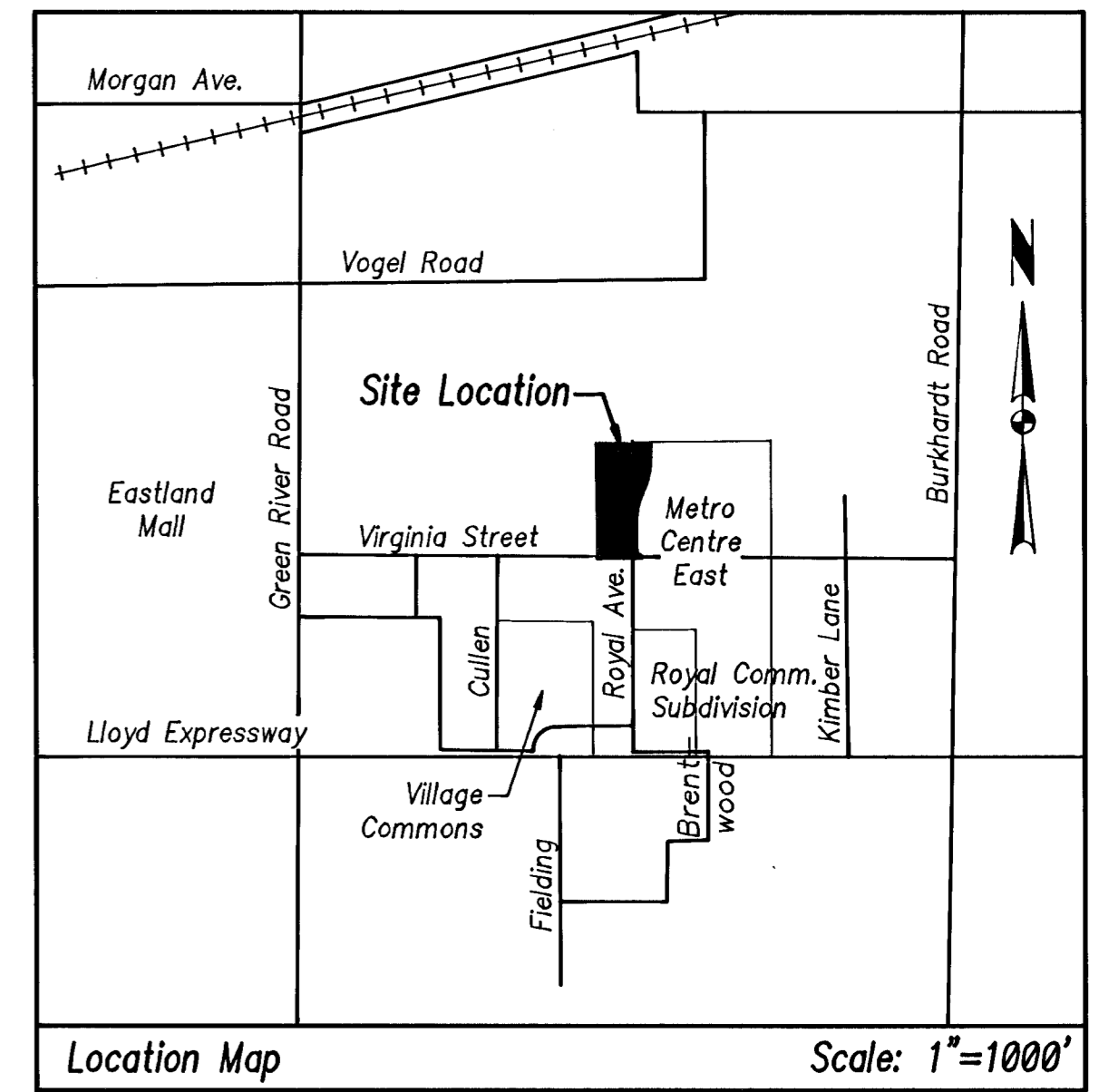
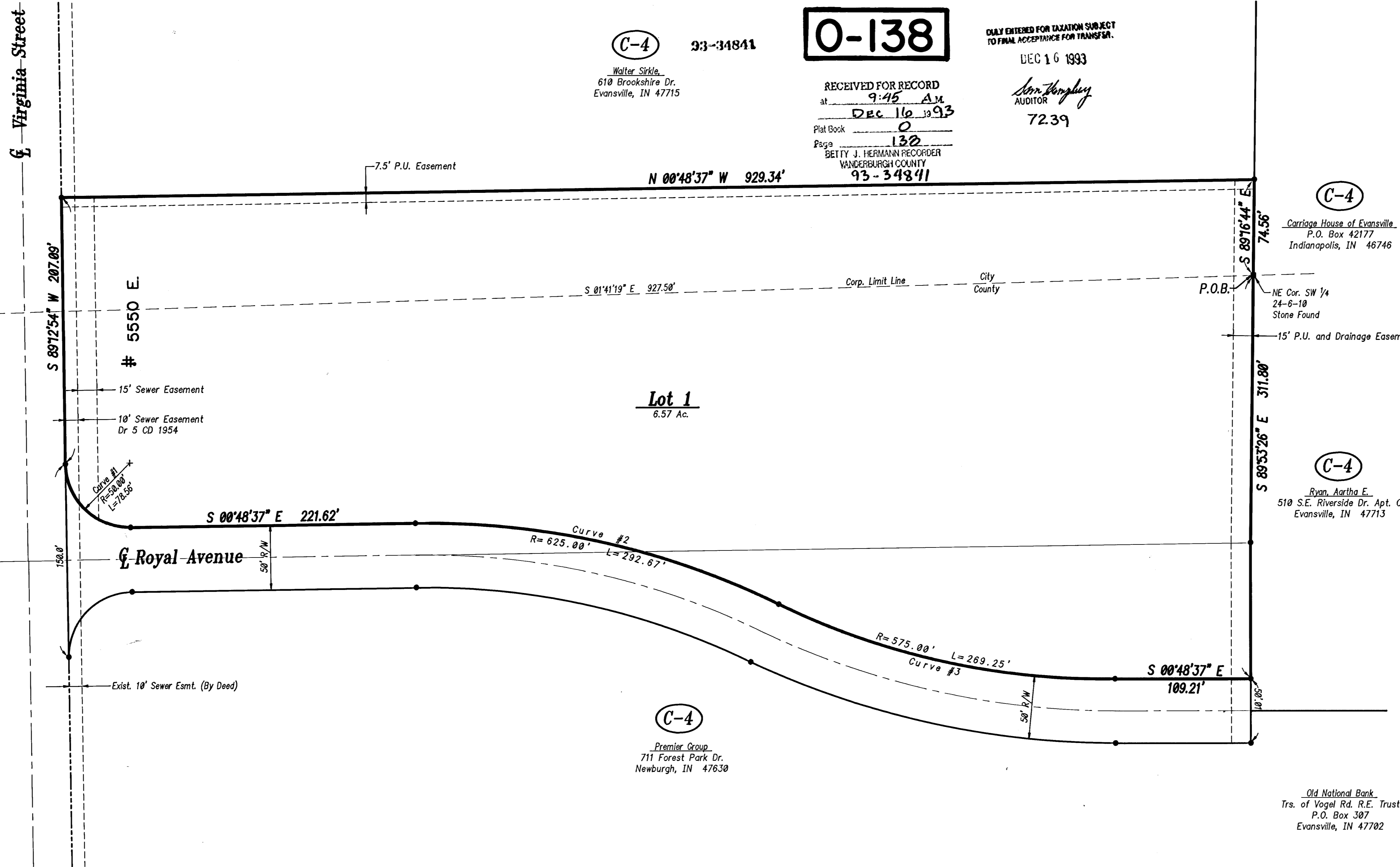


# AG Minor Subdivision



C-4  
Walter Sikla,  
610 Brookshire Dr.  
Evansville, IN 47715

Curve #	Radius	Length	Chord	Chd. Length
1	50.00'	78.56'	N 45°47'51" E	70.73'
2	625.00'	292.67'	S 12°36'17" W	290.00'
3	575.00'	269.25'	S 12°36'17" W	266.00'



0-138

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.  
DEC 16 1993

RECEIVED FOR RECORD  
at 9:45 A.M.  
DEC 16 1993  
Plat Book 0  
Page 132  
BETTY J. HERMANN RECORDER  
VANDERBURGH COUNTY  
93-34841

72.39  
AUDITOR  
S. Thompson

C-4  
Carriage House of Evansville,  
P.O. Box 42177  
Indianapolis, IN 46748

C-4  
Ryan Aartha E.,  
510 S.E. Riverside Dr. Apt. C  
Evansville, IN 47713

Old National Bank  
Trs. of Vogel Rd. R.E. Trust  
P.O. Box 307  
Evansville, IN 47702

C-4  
Premier Group,  
711 Forest Park Dr.  
Newburgh, IN 47630

C-4  
Premier Group,  
711 Forest Park Dr.  
Newburgh, IN 47630

**Surveyor's Certificate**  
I, James Q. Morley, 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 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 2nd day of November, 1993

James Q. Morley  
James Q. Morley, L.S.  
Indiana Registration No. 12629



**Boundary Description**

Part of the East Half of the Southwest Quarter and part of the West Half of the Southeast Quarter of Section 24, Township 6 South, Range 10 West, in Vanderburgh County, Indiana and more particularly described as follows:

Commencing at a stone at the northwest corner of said half, quarter section; thence south 89 degrees 53 minutes 26 seconds east (assumed bearing) along the north line of half, quarter section a distance of 311.80 feet; thence south 00 degrees 48 minutes 37 seconds east a distance of 189.21 feet to the point of curvature of curve concave to the west having a radius of 575.00 feet and from which a chord bears south 12 degrees 36 minutes 17 seconds west a distance of 266.00 feet; thence southerly along said curve a distance of 269.25 feet to the point of reverse curvature of a curve concave to the east, having a radius of 625.00 feet and from which a chord bears south 12 degrees 36 minutes 17 seconds west a distance of 290.00 feet; thence southerly along said curve a distance of 292.67 feet to the point of tangency of said curve; thence south 00 degrees 48 minutes 37 seconds east a distance of 221.62 feet to the point of curvature of curve concave to the northwest, having a radius of 50.00 feet and from which a chord bears south 45 degrees 47 minutes 51 seconds west a distance of 70.73 feet; thence southerly along said curve a distance of 78.56 feet to the point of tangency of said curve, said point being on the north right-of-way line of Virginia Street; thence south 89 degrees 12 minutes 54 seconds west along said north right-of-way line a distance of 207.00 feet; thence north 00 degrees 48 minutes 37 seconds west a distance of 929.34 feet; thence south 89 degrees 16 minutes 44 seconds east a distance of 74.56 feet to the point of beginning, containing 6.57 acres

Also, subject to a 10 foot sewer force main easement in favor of the Evansville Water and Sewer Utility across the south side of the above described real estate, as described in Deed Drawer 5, Card 1954 in the office of the Recorder of Vanderburgh County, Indiana.

**General Notes**

**Zoning:** The subject property is currently zoned C-4 and adjacent property is zoned C-4.

**Flood Plain Data:** Per F.I.R.M. Panel Number 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, no portion of the subdivision lies within the designated 100 year flood zone.

**Utilities:** Sanitary sewer, water, gas, telephone and electric are on or will be extended to the site.

**Road Grades:** Maximum road grades will not exceed 3%.

**Temporary Erosion Control:** (during construction) Slopes of 0% - 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.

**Erosion Control for Ditches:** Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance.

**Water Detention Requirements:** Water shall be detained on each lot to limit the discharge to the equipment runoff rate from a 25 year storm using a runoff coefficient of 0.2 (rational method).

**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 AG Minor Subdivision. 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 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 erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Public Utility" and "Drainage Easement" are dedicated for surface water and/or subsurface water, and for public utilities provided that such facilities are not placed in such manner as to impede the flow of water.

Individual lot owners shall maintain all easements on their lot.

Industrial Contractor, Inc.

By: Alan W. Braun  
Alan Braun, President  
401 Northwest First Street  
Evansville, IN 47713

**Notary Certificate**

STATE OF INDIANA, COUNTY OF VANDERBURGH ) ss:  
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 16 day of December, 1993

My Commission Expires: August 26, 1995  
Mona A. Perry  
Notary Public  
Notary Resides in Vanderburgh County, Indiana  
Mona A. Perry  
(Typed or printed name)



**Area Plan Commission Certificate**

Under the authority provided by the Acts of 1981, Public Law #389, 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 DEC. 16, 1993.

Approved: Stephen L. Cunningham, Executive Director  
Plat Release Date: 12-16-93  
Stephen L. Cunningham, Executive Director

Storm drainage plans were approved by the Vanderburgh County Drainage Board on:  
1988 ROYAL COMMERCIAL &  
1989 METRO CENTRE EAST  
AS PER LETTER DATED  
DEC. 7, 1993 FROM CO. SURVEYOR.  
Road construction plans were approved by the Vanderburgh County Commissioners on:  
N/A

10-23, 1993-08-16  
Project: 93-2718-1 File: PLAT.DWG