

CARNEAL COMMERCIAL SUBDIVISION SECTION I

RECEIVED FOR RECORD
 at 8:55 A.M.
 July 23 1991
 Plat Book 0
 Page 45
 BOB STEELE, RECORDER
 VANDERBURGH COUNTY
 91-16693

0-45

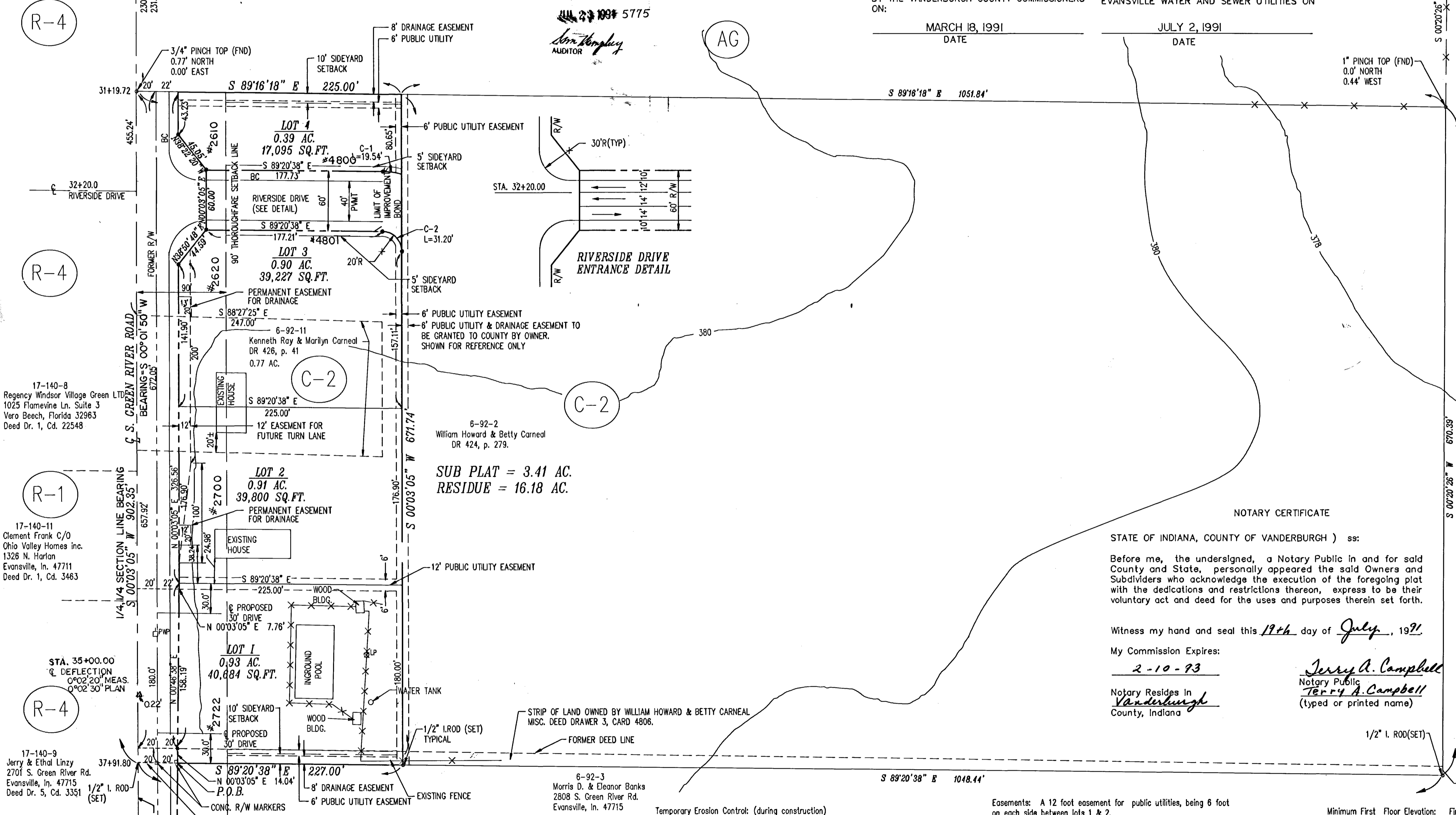
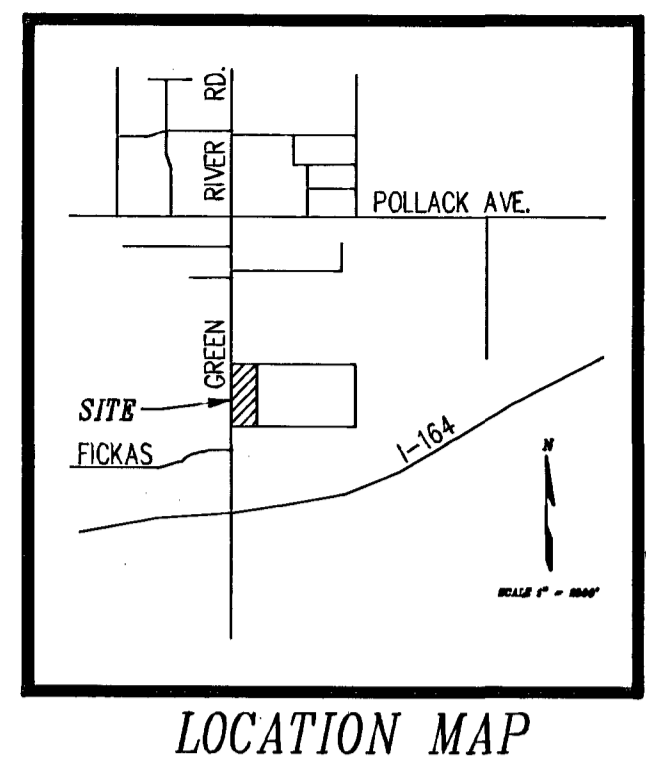
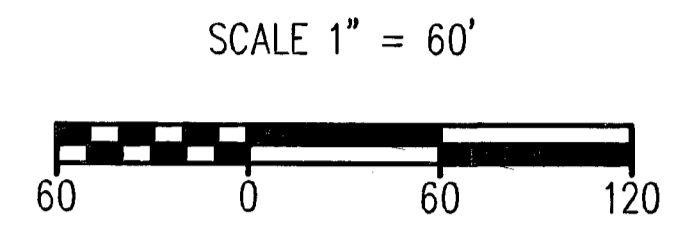
COUNTY
 STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
 JANUARY 28, 1991
 DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
 MARCH 18, 1991
 DATE

PRIMARY APPROVAL
 FEBRUARY 6, 1991
 DATE

SANITARY SEWER PLANS WERE APPROVED BY THE STATE OF INDIANA & APPROVED FOR CONSTRUCTION BY THE EVANSVILLE WATER AND SEWER UTILITIES ON:
 JULY 2, 1991
 DATE

3/4" LIPIE (FND)
 S.E. COR. N.W. 1/4,
 N.W. 1/4 SEC. 1-7-10.
 0.04' NORTH
 0.64' EAST



1 1/4" LIPIE (FND)
 N.W. COR. S.W. 1/4,
 N.W. 1/4, SEC. 1-7-10.
 28+89.45
 DEFLECTION OF
 00° 01' 20" RT. MEAS.
 00° 01' 20" RT. PLAN
 SEE CONSTRUCTION
 PLANS M-E-340(4)

230.27 RECORD
 231.04 MEAS.

31+19.72

32+20.0
 RIVERSIDE DRIVE

17-140-8
 Regency Windsor Village Green LTD
 1025 Flamevine Ln. Suite 3
 Vero Beach, Florida 32963
 Deed Dr. 1, Cd. 22548

17-140-11
 Clement Frank C/O
 Ohio Valley Homes Inc.
 1326 N. Harlan
 Evansville, In. 47711
 Deed Dr. 1, Cd. 3463

17-140-9
 Jerry & Ethal Linzy
 2701 S. Green River Rd.
 Evansville, In. 47715
 Deed Dr. 5, Cd. 3351

38+80 RELOCATED
 FITCHAS ROAD

TBM
 R/R SPIKE IN PWP # 88-333 S.W.
 CORNER FITCHAS & GREEN RIVER ROAD.
 ELEV. = 381.21

S.W. COR., N.W. 1/4,
 SEC. 1-7-10.
 NO MONUMENT FOUND
 42+05.29

R-4

R-4

R-1

R-4

R-1

SUB PLAT = 3.41 AC.
 RESIDUE = 16.18 AC.

GENERAL NOTES

Zoning: Lots 1 through 4 are currently zoned C-2. The residue property currently zoned C-2. The abutting property is zoned as shown hereon.

Flood Plain Data: Tract of land is not with the 100 year flood hazard zone as parcel plots by scale on flood insurance rate map for Vanderburgh County Indiana Community Panel Number 180256 0050B, Dated March 19, 1982.

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

Access: Only Lot No.1 shall have direct access onto South Green River Road.

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.

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:

Slopes of 0% - 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.

Easements: A 12 foot easement for public utilities, being 6 foot on each side between lots 1 & 2.

A 6 foot wide easement for public utilities along the north side of lot 4; also along the south side of lot 1; also along the east side of lots 1 thru 4.

A 8 foot wide easement for drainage along the north side of lot 4; also along the south side of lot 1.

A varying width easement for future turn lane access along the west side of lots 2 & 3 as shown on plat.

Subject to a permanent drainage easement as shown on plat.

Existing easements of record

A 90 foot thoroughfare setback (building line easement) across the west side of lots 1 thru 4 as measured from the center of South Green River Road and shown hereon.

Road Grades: Maximum road grades will not exceed 10%.

Minimum First 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.

The location of existing underground utilities must be determined by the utility prior to beginning any type of construction.

Subject to building and setback requirements as per local ordinances.

Above ground parts of utilities are not to be located within the banks of the drainage swales of ditches. Sewer manholes are to be located back of top bank of the drainage easements.

Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

BOUNDARY DESCRIPTION
 CARNEAL COMMERCIAL SUBDIVISION SECTION I

A part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 7, Range 10 West in Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at a 1 1/4" pipe found marking the northwest corner of the southwest quarter of the northwest quarter of Section 1, Township 7 South, Range 10 West; thence along the west line thereof south 00 degrees 03 minutes 05 seconds west 902.35 feet to a 1/2" iron rod (set) at the southwest corner of the William & Betty Carneal property as per deed recorded in Misc. Deed Drawer 3, Card 4806 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line thereof south 89 degrees 20 minutes 38 seconds east 40.00 feet to a point on the east right-of-way line of Green River Road, said point being the true point of beginning; thence along said east right-of-way north 00 degrees 03 minutes 05 seconds east 14.04 feet; thence continue along said right-of-way north 00 degrees 38 minutes 38 seconds east 158.19 feet; thence continue along said east right-of-way north 00 degrees 03 minutes 05 seconds east 326.56 feet; thence continue along said right-of-way north 38 degrees 56 minutes 48 seconds east 44.59 feet; thence continue along said right-of-way north 00 degrees 03 minutes 05 seconds east 60.00 feet; thence continue along said right-of-way north 38 degrees 22 minutes 20 seconds west 45.05 feet; thence continue along said right-of-way north 00 degrees 03 minutes 05 seconds east 43.23 feet; thence south 89 degrees 16 minutes 18 seconds east 225.00 feet; thence south 00 degrees 03 minutes 05 seconds west 671.74 feet; thence north 89 degrees 20 minutes 38 seconds west 227.00 feet to the point of beginning, containing 3.41 acres (148,692 sq.ft.)

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, 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 11/7, 90, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 19th day of July, 1991



Danny K. Leek, L.S.
 Indiana Registration No. 50480

OWNERS' CERTIFICATE

The Undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designates the same as CARNEAL COMMERCIAL SUBDIVISION SECTION I. 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 reserved for the installation, maintenance, operations, enlargement and repair of utility facilities, whether above ground or below ground. No structures other than such utility facilities shall be erected within said strips of land. Any fences erected within or across said easements shall be subject to the rights of the utilities to access and use these easements.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface water and/or subsurface water drainage in addition to public utilities; provided, 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.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water.

William Howard Carneal Betty Carneal
 William Howard Carneal Betty Carneal

Kenneth Ray Carneal Marilyn Carneal
 Kenneth Ray Carneal Marilyn Carneal

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 FEBRUARY 19, 1991.

Robert H. Bana, Jr. *Barbara L. Lunn*
 Robert H. Bana, Jr. Barbara L. Lunn
 President Executive Director

PLAT RELEASE DATE July 23, 1991

Barbara L. Lunn
 Executive Director

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 Subdividers 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 19th day of July, 1991.

My Commission Expires: 2-10-93

Notary Resides in Vanderburgh County, Indiana

Jerry A. Campbell
 Notary Public
Terry A. Campbell
 (typed or printed name)

