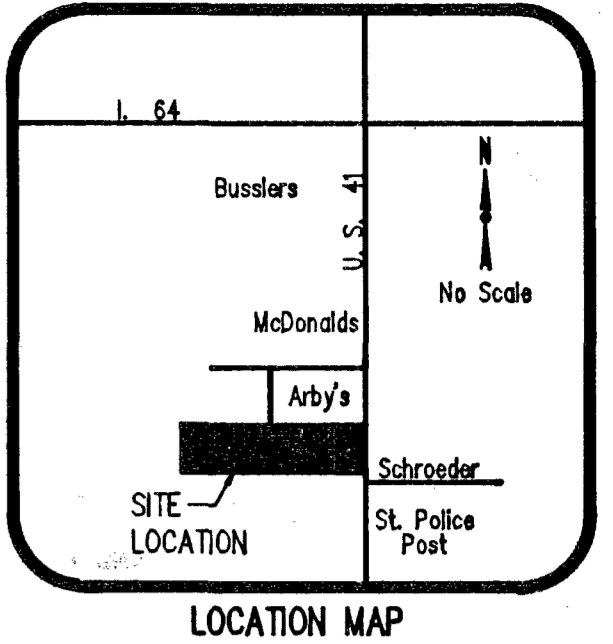


# ELPERS COMMERCIAL SUBDIVISION

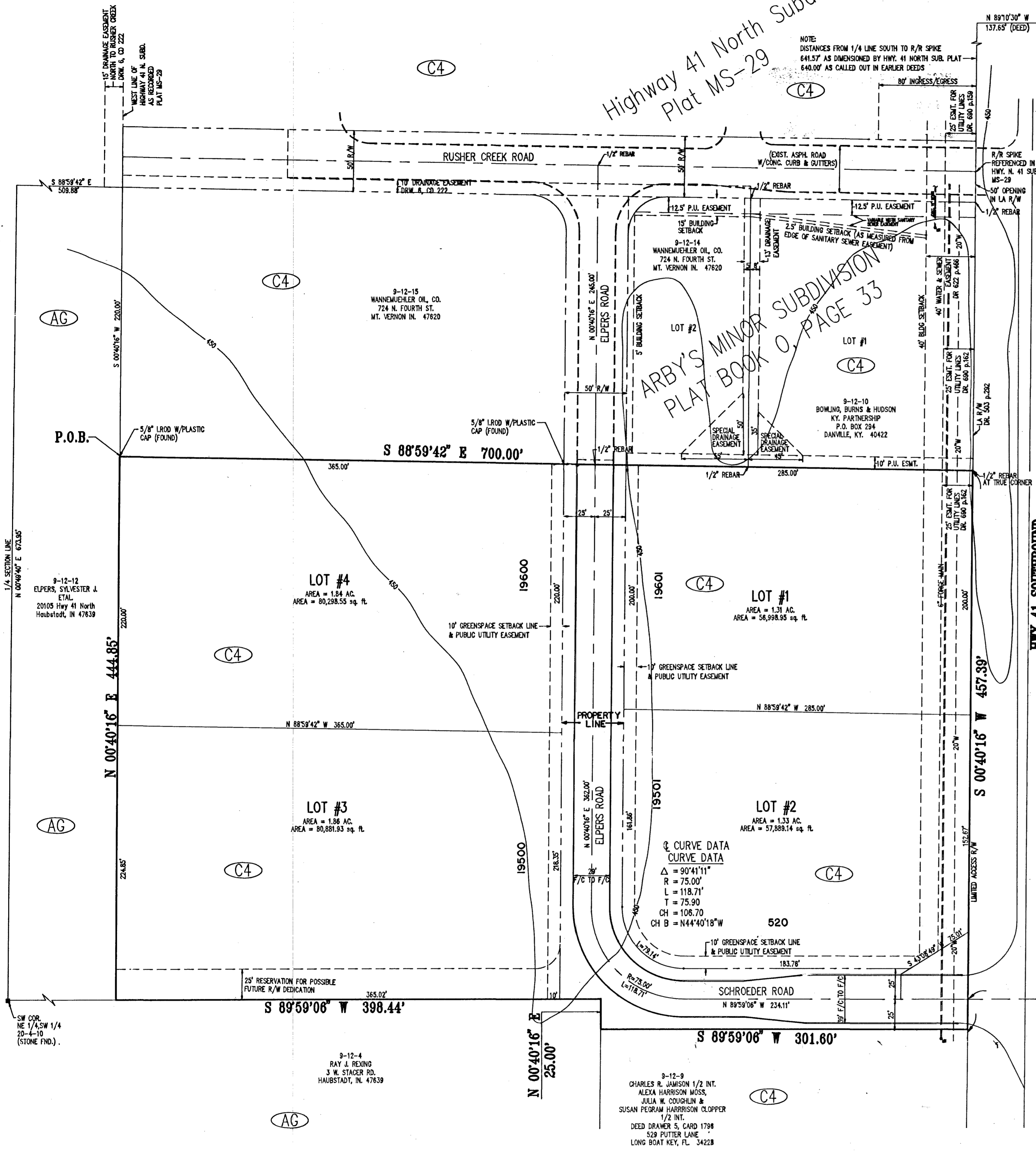


SCALE 1" = 50'



**0-145**

Highway 41 North Subd.  
Plat MS-29



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ADJUSTMENT FOR TRANSFER.  
MAR 01 1994  
94-05777  
ALDOR  
1150  
94-05777

RECEIVED FOR RECORD  
3:22 P.M.  
MARCH 1 1994  
PLAT BOOK 0  
PAGE 145  
J. HERMANN RECORDER  
VANDERBURGH COUNTY



**BOUNDARY DESCRIPTION**

Part of the east half of the southwest quarter of Section 20, Township 4 South, Range 10 West in Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at a stone marking the southwest corner of the northeast quarter of the southwest quarter of Section 20-4-10; thence along the west line thereof South 00 degrees 49 minutes 40 seconds east 673.95 feet; thence South 88 degrees 59 minutes 42 seconds east 509.88 feet to the west line of Wannemuehler property; thence along the west line thereof South 00 degrees 40 minutes 16 seconds west 220.00 feet to the point of beginning; thence along the south line of said Wannemuehler property South 88 degrees 59 minutes 42 seconds east 700.00 feet to the southeast corner of Arby's Minor Subdivision as recorded in Plat Book 0, Page 33, said point also being the west limited access right-of-way line of highway 41 North; thence along said limited access right-of-way line South 00 degrees 40 minutes 16 seconds west 457.39 feet; thence south 89 degrees 59 minutes 06 seconds west 301.60 feet; thence north 00 degrees, 40 minutes, 16 seconds east 25.00 feet; thence south 89 degrees 59 minutes 06 seconds west 398.44 feet; thence north 00 degrees 40 minutes 16 seconds east 44.85 feet to the true point of beginning containing 7.22 acres.

Subject to all easements of record which affect this property.

**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 JANUARY 9, 1994.

*John H. Bana, Jr.* President  
*Brenda R. Cunningham* Executive Director  
PLAT RELEASE DATE: 3-1-94

**STORM DRAINAGE PLANS** WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: Dec 28, 1993 meeting was canceled; approval as per memo dated Jan. 4, 1994

**ROAD CONSTRUCTION COST ESTIMATES** WERE APPROVED BY THE VANDERBURGH COUNTY ENGINEER ON: Feb. 28, 1994

**OWNER'S CERTIFICATE**

The undersigned owners of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as ELPERS COMMERCIAL SUBDIVISION, Elpers Drive and Schroeder Road from Elpers Drive to U.S. Hwy 41 North 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 "Drainage Easement" as 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.

By: *Sylvester J. Elpers*  
Sylvester J. Elpers  
20105 Highway 41 North  
Haubstadt, IN 47639

*James R. Elpers*  
James R. Elpers  
1121 Schroeder Road  
Evansville, IN 47711

*Patricia A. Elpers*  
Patricia A. Elpers  
20105 Highway 41 North  
Haubstadt, IN 47639

*Charles R. Jamison*  
Charles R. Jamison  
529 Putter Lane  
Long Boat Key, FL 34228

*Alexa Harrison Moss*  
Alexa Harrison Moss  
c/o Charles R. Jamison

*Julia W. Coughlin*  
Julia W. Coughlin  
c/o Charles R. Jamison

*Susan Pegram Harrison Clopper*  
Susan Pegram Harrison Clopper  
c/o Charles R. Jamison

Owners of south 25 feet of Schroeder Road only.

**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 25<sup>th</sup> day of February, 1994.

My Commission Expires: 9-16-94  
*Deborah V. Masterson*  
Notary Public  
Vanderburgh County, Indiana  
(typed or printed name)



**GENERAL NOTES**

**Zoning:** The subject property is zoned C-4 Commercial. The adjacent property is zoned as noted.

**Flood Plain Data:** None of the proposed subdivision lies within the designated 100 year flood zone as said parcel plots by scale on Flood Insurance Rate Map for Vanderburgh County Indiana Community Panel Number 180256 0015 C, dated August 5, 1991.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPD). Additional information may be obtained from the Vanderburgh County Building Commissioner.

**Minimum First Floor Elevation:** First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

**Utilities:** Sewer, water, gas, telephone, and electric are available at the site.

**Road Grades:** Maximum road grades will not exceed 8.0%

**Temporary Erosion Control:** (during construction)

- 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 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:**

- Slopes of 0% to 2% shall be mulch and seeded 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.

**Storm Water Detention:** The developer of each lot shall detain water on each site in accordance with a drainage plan prepared for each lot and approved by the Vanderburgh County Drainage Board.

**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, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 25 day of February, 1994.

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

