98-10867

AREA PLAN COMMISSION OFFICIAL FORM

MS-266

RECEIVED FOR RECORD
at 9:08 A M.
April 7, 1998
Plat Drawer MS
Card 266
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
CTRL.# 0001

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 07 1998

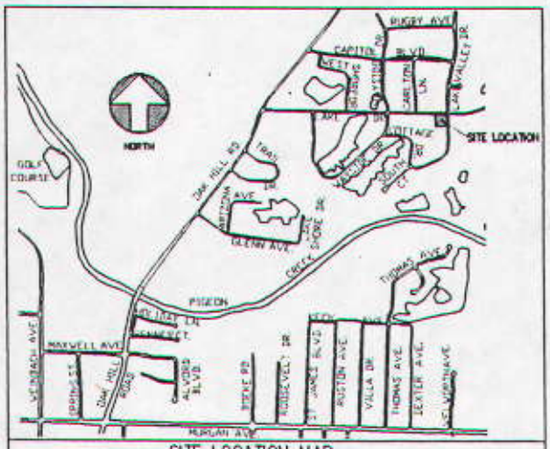
Suzanne M. Crouch
AUDITOR
2263

DO NOT WRITE IN SPACE ABOVE THIS LINE

Minor Replat of Lot 12 in Lakewood Hills Subdivision

N

SCALE 1" = 60'



SITE LOCATION MAP
NO SCALE

Note: Contours scaled from Vanderburgh County Topographic Map No. 196 and are not based on an actual survey.

Note: The subject real estate does not lie within the 100 year flood zone A, as said tract plots on Community Panel No. 180257 0005 B, for Vanderburgh County, Indiana, dated October 15, 1981.

Capitol Elms Subdivision Replat Section "E" I-208

Capitol Elms Subdivision Replat Section "H" I-208

SSMH
RIM ELEV = 386.74
I.E. = 375.45

90' R/W

P.O.B.
1/2"Pipe (fnd 3"D)
Used this survey

SSMH
RIM ELEV = 384.43
I.E. = 376.05

SE. Cor, SE 1/4, NE 1/4
Section 15-T6S-R10W
1/2" pipe 5.03'S & 3.10'E

℄ Lake Drive

400' of 12" Concrete Pipe

1/2"Pipe(fnd 2"D)
0.00'N & 0.04'W

1/2"Pipe(fnd 6"D)
0.10'N & 0.00'W

South 35.26'(R)

541.29'(R) 541.31'(C)
S 88°42'30" E 204.43'(C) 204.45'(R)
119.43'

N 88°42'30" W 336.86'(C)

100.00'
1/2"Pipe(fnd 3"D)
0.18'S & 0.32'W
bent southwest

85.00'

3011

15' BSL
30' BSL

Concrete
Sidewalk

T=19.56'
R=20.00'
L=30.97'

247.64'(M)
246.84'(R)
5/8"I.Rod(fnd)
0.39'S & 0.74'E

1/2"Pipe(fnd)
0.07'S

1/2"Pipe(fnd)
0.04'E

Lakewood Hills Subdivision
Plat Book "I", Page 61

N 01°16'35" E 136.15'(C & R)

N 01°17'2" E 134.41'

Lot 12-B
0.26 AC
11498 SF

Existing
1-Sty
House

Lot 12-A
0.43 AC
18596 SF

3072

Sidewalk

30' BSL

12' P.U.E.

℄ Cottage Drive

S 00°00'46" W 111.99'(C) 111.55'(R)

85.00'

141.94'

N 89°52'41" W 226.94'(C) 227'(R)

3/4"Pipe(fnd 6"D)
0.03'W & 0.02'N

3/4"Pipe(fnd 2"D)
0.36'W & 0.21'N

50' R/W

Existing
1-Sty
House

236.15' (R & C)

100.00'(R & C)

100.00'(R & C)

1/2"Pipe(fnd 2"D)
0.21'N & 3.16'E

N 89°52'23" W 229.14'(C) 229.3'(R)

3/4"Pipe(fnd)
0.00'W & 0.15'N

3/4"Pipe(fnd)

12' P.U.E.

3/8"Pipe(fnd)
0.35'N & 0.00'E

100.00'(R)

AREA PLAN COMMISSION OFFICIAL FORM

BOUNDARY DESCRIPTION

Lot 12 in Lakewood Hills Subdivision, as per plat thereof, recorded in Plat Book I, page 51 in the office of the Recorder of Vanderburgh County, Indiana, and more particularly described as follows:

Part of the Northeast Quarter of the Southeast Quarter of Section 15, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana, described as follows:

Beginning at a 1/2" Iron Diameter Pipe marking the Northwest corner of Lot 12; said point being South 35.26 feet and North 88 degrees 42 minutes 30 seconds West 541.29 feet from the northeast corner of the Southeast Quarter of the Northeast Quarter of Section 15-6-10; thence along the north line of said Lot 12 South 88 degrees 42 minutes 30 seconds East 204.43 feet to the point of curvature of a curve to the right, concave to the southwest having a central angle of 88 degrees 43 minutes 16 seconds and a radius of 20.00 feet from which the chord bears South 44 degrees 20 minutes 52 seconds East 27.97 feet; thence along the arc of said curve 30.97 feet to a point on the east line of said Lot 12; thence along the east line thereof South 00 degrees 00 minutes 46 seconds West 111.99 feet to the Southeast corner of Lot 12; thence along the south line thereof North 89 degrees 52 minutes 41 seconds West 226.94 feet to the southwest corner of said Lot 12; thence along the west line thereof North 01 degrees 16 minutes 35 seconds East 136.15 feet to the point of beginning, containing 0.69 acres (30,093 sq. ft.).

GENERAL NOTES

Utilities: Water and sanitary sewers are available for both parcels of property.

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

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

Flood Plain Data: Per F.I.R.M. Panel 180257 0005 B, dated October 15, 1981, Vanderburgh County, Indiana, no part of the proposed site is within the designated Special Flood Hazard Zone "A".

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."

SURVEYORS 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, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

DATE APRIL 3, 1998

Danny K. Leek

Danny K. Leek, P.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 S. E. Sixth Street
Evansville, IN 47713
(812) 464-9585

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Jesse Haven Fuquay & Patricia S. Fuquay, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS Minor Replat of Lot 12 in Lakewood Hills Subdivision

Jesse Haven Fuquay
Jesse Haven Fuquay
3072 Cottage Drive
Evansville, IN 47711
Owner

Patricia S. Fuquay
Patricia S. Fuquay
3072 Cottage Drive
Evansville, IN 47711
Owner

Strips of ground, of the width shown on this plat and marked "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 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" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.
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.

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF April 1998.

MY COMMISSION EXPIRES: 2-25-2001

Joan M. Morley
NOTARY PUBLIC

RESIDENT OF Vand. COUNTY

Joan M. Morley
PRINTED

Joan M. Morley
Notary Public, State of Indiana
Vanderburgh County
My Commission Exp. 02/25/2001

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 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 ON _____ 199__.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE April 7, 1998

PRESIDENT Richard H. Brown, Jr.

(ASSIST.) EXECUTIVE DIRECTOR Blaine Oliver