AREA PLAN COMMISSION OFFICIAL FORM

MS-277

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 16 1999

Suzanne M. Crouch
AUDITOR #2495

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

1999R00012604

04-16-1999 2:26 PM

RECORDING FEE: 13.00
PAGES: 3

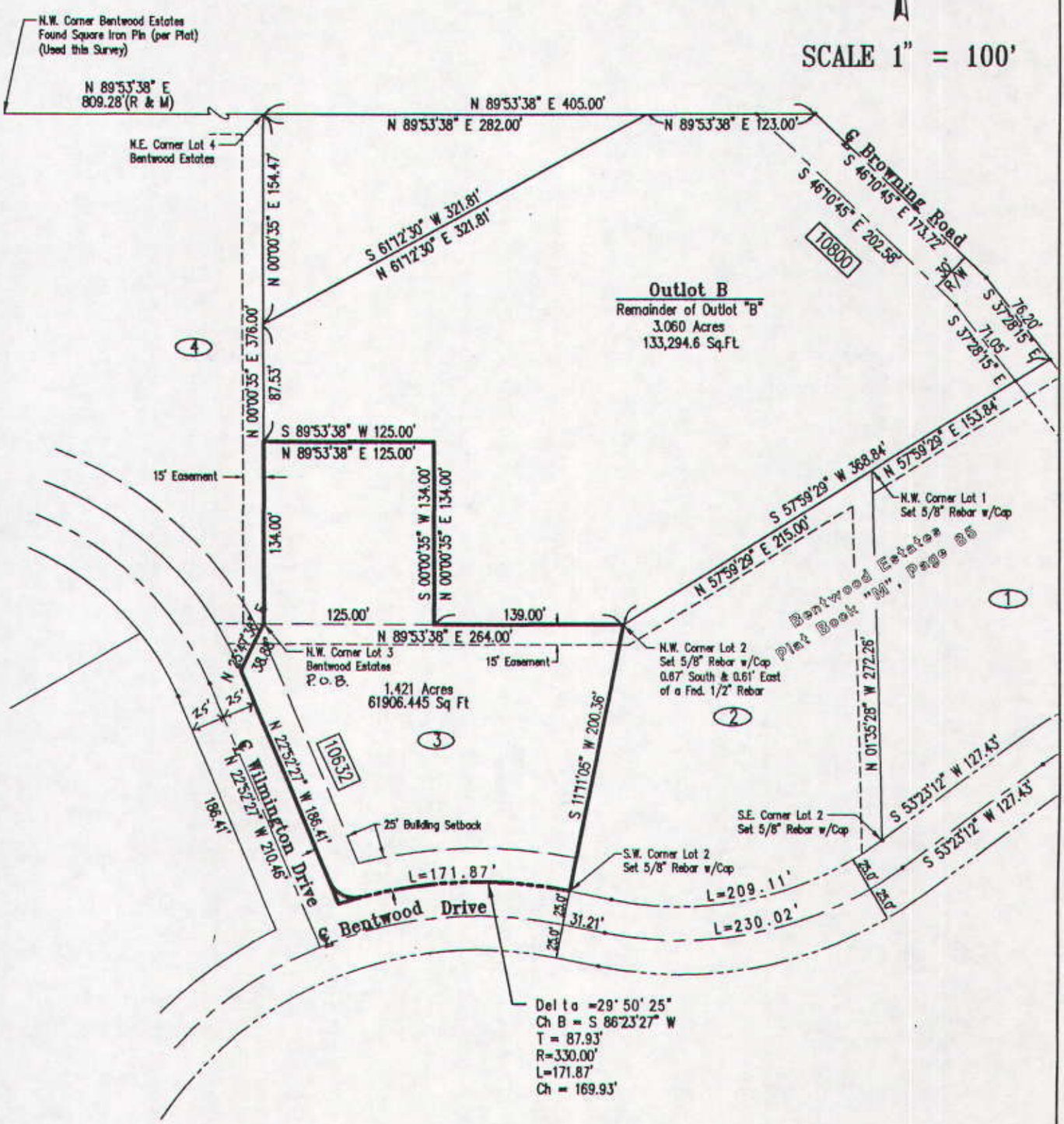
DO NOT WRITE IN SPACE ABOVE THIS LINE

Minor Re-Plat

Lot 3 and Part of Outlot "B", Bentwood Estates
Plat Book "M", Page 85

N

SCALE 1" = 100'



MS-277 6-MS-99

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 February 23, 1999

Danny K. Leek

Danny K. Leek, PLS
Indiana Registration No. S0480
Morley and Associates, Inc.
600 S. E. Sixth Street
Evansville, IN 47713
(812) 464-9585
Proj. No. 99-3335-4(A)

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

OWNERS CERTIFICATE

Kenneth and
rgaret A. Merten, 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 Lot 3 and Minor Replat - Part of Outlot B, Bentwood Estates

K. Kenneth Merten
10632 Wilmington Dr.
Evansville, IN

Margaret A. Merten
10632 Wilmington Dr.
Evansville, IN

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 23rd DAY OF February 1999.

MY COMMISSION EXPIRES: 4-11-99

RESIDENT OF Vanderburgh COUNTY

Sharon J. Burks-Maier
NOTARY PUBLIC

Sharon J. Burks-Maier
PRINTED

SHARON J. BURKS-MAIER NOTARY PUBLIC STATE OF INDIANA VANDERBURGH COUNTY

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 APRIL 7, 1999.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE April 16, 1999

PRESIDENT Richard H. Bean, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

MC 772 4-16-99

Boundary Description

Part of Section 21, Township 5 South, Range 10 West in Center Township and being part of Outlot "B" in Bentwood Estates, an addition lying near the City of Evansville, as per plat thereof, recorded in Plat Book M, Page 85 in the office of the Recorder of Vanderburgh County, Indiana.

Beginning at the southwest corner of said Outlot "B", also being the northwest corner of Lot 3, in said subdivision; thence along the west line of said Outlot "B" and the east line of Lot 4, in said subdivision, North 00 degrees 00 minutes 35 seconds East 134.00 feet; thence parallel with the south line of said Outlot "B" and the north line of Lot 3, in said subdivision, North 89 degrees 53 minutes 38 seconds East 125.00 feet; thence parallel with the west line of said Outlot "B" and the east line of said Lot 4 South 00 degrees 00 minutes 35 seconds West 134.00 feet to the north line of Lot 3; thence North 89 degrees 53 minutes 38 seconds East 139.00 feet; thence South 11 degrees 11 minutes 05 seconds West 200.36 feet to the north line of Bentwood Drive, being on a curve having a radius of 330.00 feet from which a chord bears South 86 degrees 23 minutes 27 seocnds West 169.93 feet; thence along the arc of said curve 171.87 feet to the east line of Wilmington Drive; thence along the east line thereof North 22 degrees 52 minutes 27 seconds West 186.41 feet; thence North 25 degrees 47 minutes 36 seconds East 38.88 feet to the point of beginning, containing 1.421 acres, (61,906.4 sq. ft.)

Subject to all easements and rights-of-ways of record.

GENERAL NOTES

Utilities: Water and sanitary sewers are available to the site.

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

Zoning: The subject property is currently zoned AG.

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 0025C, dated August 5, 1991.

Access: New lot will become part of Lot 3 in Bentwood Estates which Lot 3 has access to Bentwood Estates interior roadways.

Restrictive Covenants: Lot B-1 shown hereon shall be subject to the General Notes set forth on the recorded plat of Bentwood Estates. Restrictive covenants for Bentwood Estates shall not apply to this replat.

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."