OAK RIDGE SUBDIVISION

SECTION "A"

86-21341

CURVE DATA - (CENTER LINE)

CURVE NO	DELTA	RADIUS	LENGTH	TANGENT	CHORD LENGTH
1	47°17'14"	250.00	206.33'	109.45'	200.52'
2	6°58'27"	280.00	30.07'	15.05'	30.05'

NOTE:

- ALL DOUBLE FRONTAGE LOTS SHALL ACCESS ON INTERIOR STREETS.
- ENCROACHMENT WITHIN OPEN DRAINAGE CHANNELS, UNDERGROUND DRAINAGE CONDUITS, OR DESIGNATED DRAINAGE EASEMENTS BY ANY FENCES, TREES, SHRUBS, GARDENS, VEGETATION OTHER THAN GRASS, OR BY PERMANENT STRUCTURES OTHER THAN THOSE DESIGNATED BY THE DRAINAGE PLAN FOR THIS SUBDIVISION IS PROHIBITED.

INCHES 0 1 2
FEET 0 50 100
SCALE: 1" = 50'

DATE: MAY 16, 1986

O½" IRON ROD UNLESS NOTED OTHERWISE

Olivet Presbyterian Church
5600 Oak Hill Road
Evansville, IN 47711

Robert & Shelia Walker
3006 St. George Road
Evansville, IN 47711

Robert & Shirley Baughn
3005 St. George
Evansville, IN 47711

Thomas & Marlene Hirsch
2923 St. George
Evansville, IN 47711

Joseph F. Mattingly
2911 St. George
Evansville, IN 47711

John & Mary Hess
2901 St. George
Evansville, IN 47711

Robert & Helen Son
2821 St. George
Evansville, IN 47711

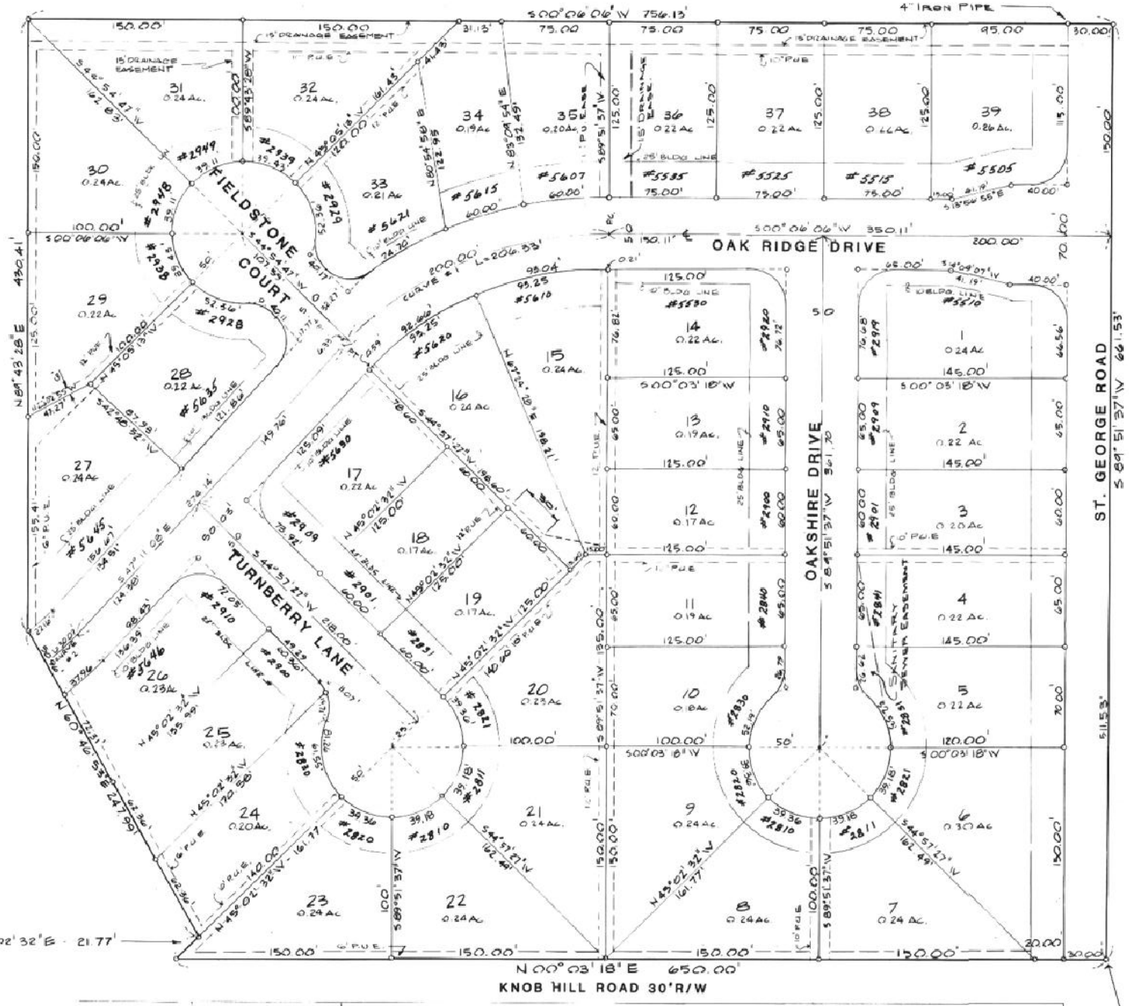
Hugh & Angela McGee
5044 Timberwood Drive
Newburgh, IN 47630

James & Karla Harper
5419 Memory Lane
Evansville, IN 47711

Barbara J. Schlotman
2741 Anthony's Drive
Evansville, IN 47711

Floyd & Patricia Wazny
3415 Lake Drive
Evansville, IN 47711

Clarence & Mildred Gentry
2728 St. George
Evansville, IN 47711



LEGAL DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 6 South, Range 10 West, Vanderburgh County, Indiana described as follows:

Beginning at an iron pin at the Southwest corner of said Quarter Quarter Section; thence along the West line of said Quarter Quarter Section

1st: North 00° 03' 18" East 650.00 feet; thence

2nd: South 45° 02' 32" East 21.77 feet; thence

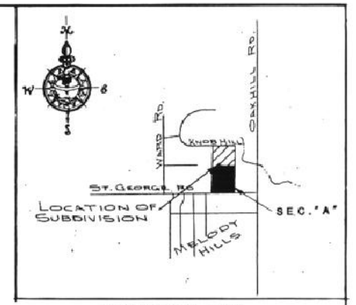
3rd: North 60° 46' 52" East 247.99 feet; thence

4th: North 89° 43' 28" East 430.41 feet; thence

5th: South 00° 06' 06" West 756.13 feet to a point on the South line of said Quarter Quarter Section; thence along said South line

6th: South 89° 51' 37" West 661.53 feet to the point of beginning, containing 11.14 acres, more or less.

Maintenance of the drainage easements and roadway islands is to be the responsibility of the HOMEOWNER'S ASSOCIATION to be formed by the Owner/Developer of the subdivision.



LOCATION MAP
SCALE: 1" = 2000'

General Notes

1. Owner/Developer: Alfred Bauer; Alfred Bauer Construction Co.; 1801 Theater Drive; Evansville, IN 47715; 812/477-4080
2. Utilities: Water, gas, electric and sanitary sewers are available at site.
3. Erosion Control: Slopes of 0I to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.
4. Zoning: All surrounding property and subdivision are zoned R-1.
5. Flood Plain Data: Property is located outside the 100 year flood zone according to FIRM Panel 25 of 100 dated March 19, 1982 for Vanderburgh County, Indiana.
6. Soil Classification:
   HoB2 - Hosmer silt loam, 2 to 6% slopes — He - Henshaw silt loam
   HoB3 - Hosmer silt loam, 2 to 6% slopes — Bd - Birds silt loam
7. Minimum finished floor elevation shall be 386.0 feet according to the Vanderburgh County Building Commissioner.
8. No buildings, fences, structures, shrubs or trees shall be placed within drainage easement on the plat.
9. All cul-de-sac radii are 50 feet.
10. All roadway intersection radii are 25 feet.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "Public Utility Easement" (P.U.E.) are hereby reserved for the use of public utilities for the installation of water, sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. Strips of ground of the width as shown on this plat and marked "Drainage Easement" are hereby reserved for surface water drainage. However, all other public utilities shall have the right to make crossings of said drainage easements but only in a manner that will not impede in any way the flow of surface water. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the right of the public utilities.

Alfred H. Bauer — ALFRED H. BAUER
Martha I. Bauer — MARTHA I. BAUER

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 foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 9th day of —, 1986.

My Commission expires 7-13-88. Jennifer Price Notary Public
JENNIFER PRICE Printed Name
A resident of VANDERBURGH County

NOTARY PUBLIC SEAL INDIANA

County

Storm drainage plans have been approved by Vanderburgh County Drainage Board on APRIL 28TH, 1986.

Street plans have been approved by Vanderburgh County Commissioners on JUNE 16TH, 1986.

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138-Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana. The plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on MAY 7, 1986.

President [redacted]
Secretary Barbara B. Cunningham

Plat Release-County Auditors Certificate Received.

Date AUGUST 20, 1986

SURVEYOR'S CERTIFICATE

I, Ralph A. Easley, Jr., hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on ; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL
Ralph A. Easley, Jr.
Indiana Reg. No. S 0006

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

5043

RECEIVED FOR RECORD
at 1:15 P.M.
AUGUST 20 1986
N
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RECORDER
VANDERBURGH COUNTY

Restrictions for Misc. dr. Rec. card 5046 Instr. 87-00800
Date: 1-8-87
Attest BOB STEELE RECORDER
VANDERBURGH CO.
Patti Hullette DRYC

N-33

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING — LAND SURVEYING
1133 W. MILL ROAD — EVANSVILLE, INDIANA 47710