RECEIVED FOR RECORD
11:30 A.M.
DECEMBER 18 1987
Plat Book N
Page 126
BOB STEELE, RECORDER
VANDERBURGH COUNTY

87-28822

BROOKVIEW HEIGHTS
SECTION 1

OWNER(S)' 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 BROOKVIEW HEIGHTS SECTION 1. All easement shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated to public use are hereby dedicated to public use.

BUSSING & ASSOCIATES

W. C. Bussing, Jr., Gen. Ptr.

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(s) the execution of the foregoing plat with the the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 17th day of December, 1987.

My Commission Expires:
2-10-89

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

Notary Resides in
Vanderburgh
County, Indiana

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION CERTIFICATE

Under the 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, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on AUGUST 5, 1987.

President

Plat Release Date DECEMBER 18, 1987

Director

Director

GENERAL NOTES

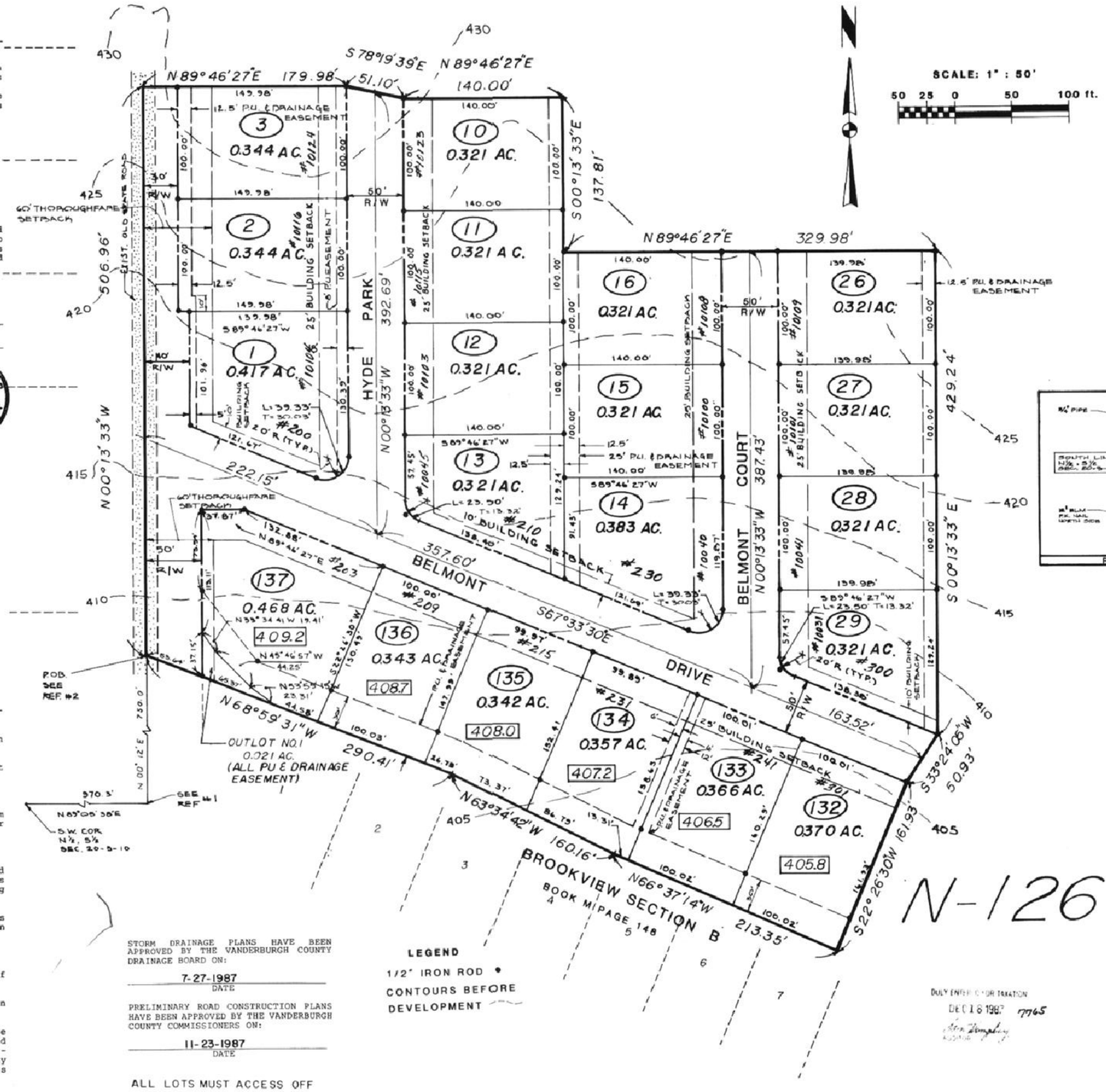
1. Zoning: subject property and all adjacent property is zoned Agricultural.
2. Flood Plain Data: The 100 year flood elevations are designated on the affected lots by [ ]
3. Utilities: Sewer, water, telephone, and electric are available at the site.
4. Road Grades: Maximum road grades shall not exceed 10%.
5. Minimum First Floor Elevation: First floor grades shall be a minimum of two feet above the 100 year flood elevation. Actual first floor grades may need to be higher for proper drainage around house.
6. Temporary Erosion Control (during construction):

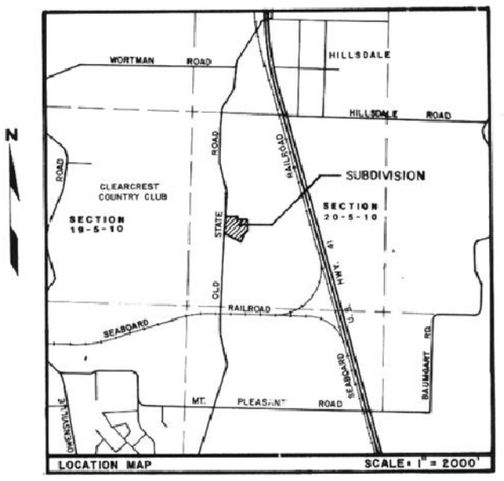
   Slope of 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping.

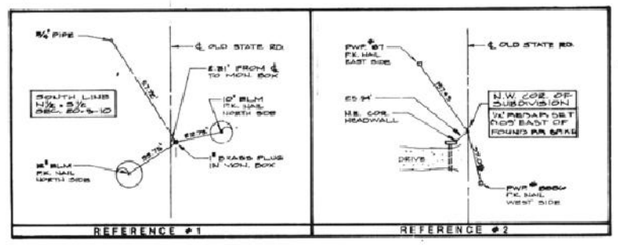
   Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.
7. Erosion Control for Ditches:

   Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance.

   Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat within 45 days of disturbance.
8. Drainage Easements: Drainage easements are reserved for drainage purposes only; encroachment within open channels or underground conduits by any permanent structures, trees, shrubs, flowers, gardens, or vegetation other than grass is prohibited and the property owner(s) shall keep all drainage easements clear of any obstructions to the free flow of storm water.
9. Easements: All easements, unless otherwise indicated, are public utility and drainage easements. All easement widths are shown hereon.







BOUNDARY DESCRIPTION

Part of the North Half of the South Half of Section 20, Township 5 South, Range 10 West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point in the center of Old State Road which is located by commencing at the southwest corner of the North Half of the South Half of said Section; thence north 89 degrees 05 minutes 38 seconds east along the south line of the North Half of the South Half of said section for 970.3 feet to a point in the center of said road; thence north 00 degrees 12 minutes east along said road for 750.0 feet to the point of beginning, said point being the northwest corner of Brookview Section "B" as per plat thereof recorded in Plat Book M, page 148 in the office of the Recorder of Vanderburgh County, Indiana, from said point of beginning north 00 degrees 13 minutes 33 seconds west 506.96 feet; thence north 89 degrees 46 minutes 27 seconds east 179.98 feet; thence south 78 degrees 19 minutes 39 seconds east 51.10 feet; thence north 89 degrees 46 minutes 27 seconds east 140.00 feet; thence south 00 degrees 13 minutes 33 seconds east 137.81 feet; thence north 89 degrees 46 minutes 27 seconds east 329.98 feet; thence south 00 degrees 13 minutes 33 seconds east 429.24 feet; thence south 33 degrees 24 minutes 05 seconds west 50.93 feet; thence south 22 degrees 26 minutes 30 seconds west 161.93 feet; thence north 66 degrees 37 minutes 14 seconds west 213.35 feet; thence north 63 degrees 34 minutes 42 seconds west 160.16 feet; thence north 68 degrees 59 minutes 31 seconds west 290.41 feet and to the point of beginning, containing 9.088 acres.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, do hereby certify that I am a professional registered land surveyor, licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed by me on July 15, 1987, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 17th day of December, 1987.

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

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

87-1416

STORM DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:
7-27-1987
DATE

PRELIMINARY ROAD CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
11-23-1987
DATE

ALL LOTS MUST ACCESS OFF OF INTERIOR ROADS

DULY ENTERED FOR TAXATION
DEC 18 1987
7765

N-126

Restrictions see misc dr 2 cd 7566 Date 12-22-87 Instr. 87-28986 Attest BOB STEELE RECORDER VANDERBURGH CO.
Patti Gullatte DRVC

Flood elevation see misc. dr 3 cd 5294
Date 2-13-91 Instr. 91-03078
Attest: BOB STEELE RECORDER VANDERBURGH CO. Patti Gullatte DRVC