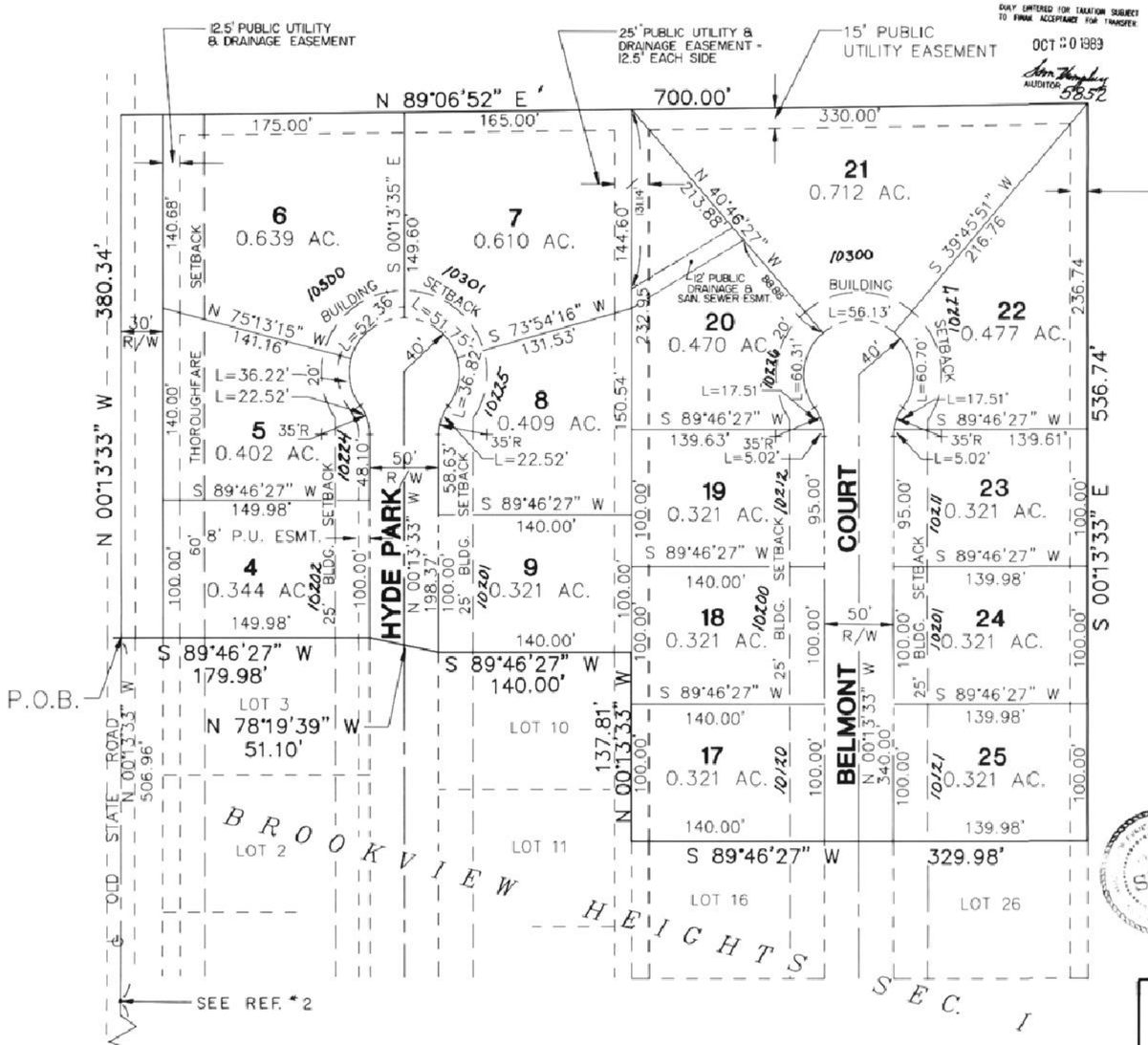
BROOKVIEW HEIGHTS
SECTION II N-192

89-20742
RECEIVED FOR RECORD
at 1:26 P.M.
OCT. 30 1989
Plat Book N
Page 192
BOB STEELE, RECORDER
VANDERBURGH COUNTY

SCALE: 1" : 50'
50 25 0 50 100 ft.

AG



For restrictions See misc. dr. 3 cd. 2915
Instr. 89-20856 Date 10-31-89
attest: BOB STEELE RECORDER
VANDERBURGH CO.
Patti Gullatte DRVC.

Flood elevation See misc dr 3
cd 5294 Instr. 91-03078 Date 2-13-91 (2-13-91)
ATTEST: BOB STEELE RECORDER
VANDERBURGH CO.
Pam Gullatte DRVC

GENERAL NOTES

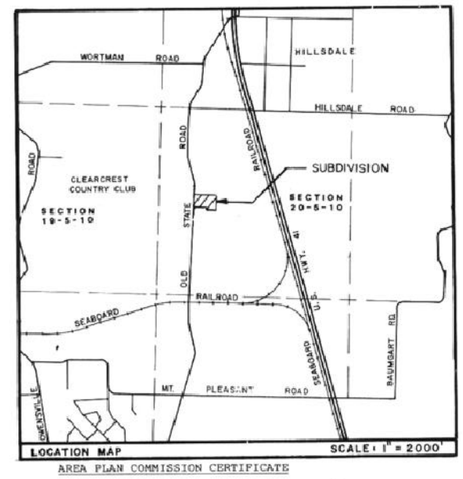
1. Zoning: subject property and all adjacent property is zoned Agricultural.
2. Flood Plain Data: Per F.I.R.M. Panel No. 180256 0025 B dated March 19, 1982, Vanderburgh County, Indiana, no portion of the proposed subdivision is within the designated 100 year flood zone.
3. Utilities: Sewer, water, telephone, 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 set to allow for proper drainage around the houses. All first floor grades shall conform to local and state enforced building codes.
6. Temporary Erosion Control (during construction):

   Slopes 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 control 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.
9. 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. Public utilities shall have the right to make perpendicular crossing of said drainage easements, but only in a manner that will not impede in any way the flow of surface water.
10. Easements: All easements, unless otherwise indicated, are public utility and drainage easements. All easement widths are shown hereon.
11. Access to Lots 4-6 shall be from Hyde Park only.

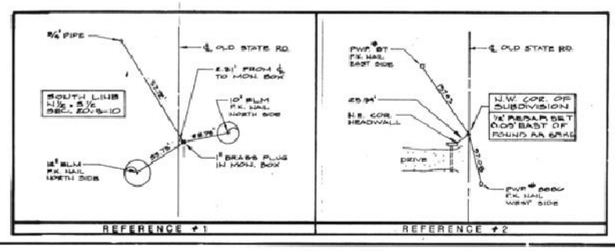


AREA PLAN COMMISSION CERTIFICATE

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 SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on Aug. 5, 1987.

Alfred H. Lewis, Jr. — President
Barbara R. Cummings — Executive Director

PLAT RELEASE DATE: Oct. 30, 1989
Barbara R. Cummings — Executive Director



BOUNDARY DESCRIPTION

Part of the North One-half of the South One-half and part of the South One-half of the North One-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 southwest corner of Brookview Heights-Section 1, as per plat thereof recorded in Plat Book N, page 126 in the office of the Recorder, Vanderburgh County, Indiana; thence north 00 degrees 13 minutes 33 seconds west 506.96 feet to the northwest corner of said Brookview Heights-Section 1 and to the true point of beginning; thence north 00 degrees 13 minutes 33 seconds west 380.34 feet; thence north 89 degrees 06 minutes 52 seconds east 700.00 feet; thence south 00 degrees 13 minutes 33 seconds east 536.74 feet; thence south 89 degrees 46 minutes 27 seconds west 329.98 feet; thence north 00 degrees 13 minutes 33 seconds west 137.81 feet; thence south 89 degrees 46 minutes 27 seconds west 140.00 feet; thence north 78 degrees 19 minutes 39 seconds west 51.10 feet; thence south 89 degrees 46 minutes 27 seconds west 179.98 feet and to the true point of beginning, containing 7.340 acres.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, 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 on JULY 15, 1987, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 23rd day of October, 1989.

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

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

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 II. All easements 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 are hereby dedicated to public use.

BUSSING & ASSOCIATES

W. C. Bussing, Jr., Gen. Ptr.
3 S. Brentwood
Evansville, IN 47715

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 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 23rd day of October, 1989.

My Commission Expires:
2-10-93

Terry A. Campbell
Notary Public

Notary Resides in
VANDERBURGH
County, Indiana

TERRY A. CAMPBELL
(typed or printed name)

SEAL

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
7-27-87
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
11-23-87
DATE