COBBLESTONE SUBDIVISION

0-16

90-14999

1:11 JULY 25 90

0 16

STEELE VANDERBURGH CO.

ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

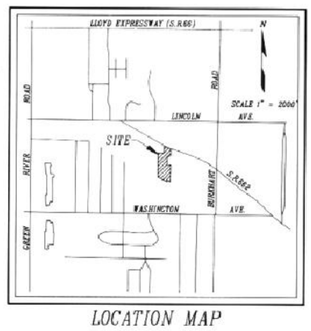
OCT 25 1990

Tom Humphrey AUDITOR

A153

SCALE 1" = 50'

50 0 50 100



LOCATION MAP

GENERAL NOTES

Flood Plain Data: Per F.I.R.M., City of Evansville, Vanderburgh County, Indiana, Panel Number 180157 0008 B, dated October 15, 1981, no portion of the proposed subdivision is within the designated 100 year flood zone.

Zoning: The subject property and all abutting property is zoned R-1.

Utilities: Water and sanitary sewers will be extended to the site.

Access: All lots must access onto Cobblestone Drive. Cobblestone Road is a private road not dedicated for public use.

Lot 1 and Common Area No. 1 shall not have direct access to Newburgh Road.

Easements:

A 10 foot strip of land which is held in trust, owned by Dan Buck, which adjoins the west line of subject property, is to be used as a drainage and public utility easement.

A 10 foot easement for drainage and utilities along the east side of the above stated 10' strip.

A 12 foot easement for drainage and utilities along the east side and west side.

A 20 foot easement for drainage and utilities along the south side.

A 12 foot easement for drainage and utilities along the north side of lots 2 & 4; also, along the west side of lots 1 & 2 & north side lot 16.

The Common Area adjoining lot 12 is reserved as a public utility and drainage easement for lots within the sub-division.

Above ground parts of utilities are not to be located within the banks of the drainage swales or ditches. Sewer manholes are to be located back of top of bank of the drainage easements.

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.

Road, Lake, Street and Common Area Maintenance: The homeowners association will maintain the road, lake, strikes and common areas in the herein platted sub-division.

Temporary Erosion Control: (during construction)

Slopes of 0%-4% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and shaping.

Slopes of more than 4% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place early upon disturbance of soil and must remain in place until final grading and shaping.

Sediment basin to be constructed prior to beginning street construction or site grading start-out.

Erosion Control for Ditches:

Slopes of 0%-8% shall be seeded or stabilized with an erosion control mat at completion of ditch grading.

Slopes over 8% require rip-rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Road Grades: Maximum road grades will not exceed 10%.

Minimum First Floor Elevation: First floor elevations shall be approved by the Vanderburgh County Building Commissioner.

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

GENERAL NOTES

A 12 foot easement for drainage and public utility between lots 2 & 3, 5 & 6, 6 & 7, 8 & 9, 10 & 11, 14 & 15.

A 10 foot easement for drainage and public utilities along the east side of Common Area.

Lots 11 & 12 Driveway must have drainage hump 5" higher than gutter elevation.

17-115-16
John J. Daus, Jr.
5701 Lincoln Avenue
Evansville, IN 47715

N.E. CORNER, N.W. 1/4, S.E. 1/4, SECTION 25-6-10 IRON PIPE FOUND

17-115-15
Sarah W. Kissel
5300 Lincoln Avenue
Evansville, IN 47715

17-115-6
James O. Barrow
5900 Newburgh Road
Evansville, IN 47715

17-115-7
Robert e. & Dorothy Hollman
1419 S. Plaza Drive
Evansville, IN 47715

13-146-3
Robert E. & Marilyn B. Beck
6000 Old Newburgh Road
Evansville, IN 47715

17-115-21
John William Deppe &
Shari Lynn Barnett
5801 Lincoln Avenue
Evansville, IN 47715

11-166-5
Denis H. & Margaret B. Haire
800 Canterbury Drive
Evansville, IN 47715

11-166-4
Richard T. & Marilyn Swanson
804 Canterbury Drive
Evansville, IN 47715

11-166-3
Richard M. & Dorothy A. Rheinhardt
213 Charmwood Court
Evansville, IN 47715

11-166-2
John H. Jr. & Dorothy M. McNutt
812 Canterbury Drive
Evansville, IN 47715

11-166-1
Carl R. Jr. & Sarah H. Kingston
816 Canterbury Drive
Evansville, IN 47715

15-104-9
John E. & Evelyn D. Knapp
818 Canterbury Drive
Evansville, IN 47715

17-116-7
Faith Fellowship Outreach, Inc.
5808 Crossfield
Evansville, IN 47715

11-120-1
Barbara Alexander
6005 Newburgh Road
Evansville, IN 47715

17-115-19
Pat O'Brien
4201 Fulton Avenue
Evansville, IN 47714

15-106-3
Lavon K. Hart
901 York Road
Evansville, IN 47715

16-83-6
John F. & Mary Heumann
812 York Road
Evansville, IN 47715

15-106-4
Robert W. & Elizabeth Schulte
900 York Road
Evansville, IN 47715

NEWBURGH ROAD

R-1

LOT 1 0.31 ACRES 13,429.84 SQ.FT. #701

LOT 2 0.30 ACRES 13,161.48 SQ.FT. #705

LOT 3 0.27 ACRES 11,303.37 SQ.FT. #709

LOT 4 0.38 ACRES 16,781.45 SQ.FT. #713

LOT 5 0.27 ACRES 11,687.88 SQ.FT. #717

LOT 6 0.26 ACRES 10,946.51 SQ.FT. #801

LOT 7 0.27 ACRES 11,834.88 SQ.FT. #805

LOT 8 0.24 ACRES 10,321.62 SQ.FT. #809

LOT 9 0.24 ACRES 10,460.54 SQ.FT. #813

LOT 10 0.29 ACRES 12,838.92 SQ.FT. #817

LOT 11 0.29 ACRES 12,466.79 SQ.FT. #821

LOT 12 0.98 ACRES 16,599.25 SQ.FT.

LOT 13 0.19 ACRES 8,423.43 SQ.FT. #824

LOT 14 0.23 ACRES 9,975.66 SQ.FT. #816

LOT 15 0.23 ACRES 10,227.52 SQ.FT. #812

LOT 16 0.25 ACRES 10,741.97 SQ.FT. #808

LOT 17 0.25 ACRES 10,757.78 SQ.FT. #804

LOT 18 0.25 ACRES 10,848.49 SQ.FT. #712

JOHN & MARGARET JOHNSON AREA = 0.52 ACRES

COMMON AREA NO. 1 0.04 ACRES 1,583.95 SQ.FT.

COMMON AREA NO. 2 0.36 ACRES 15,781.45 SQ.FT. 10' STRIP TO BE CONVEYED TO DEVELOPMENT OWNERS ASSOCIATION OR TO OWNERS OF ABUTTING LOTS WITHIN THE ADJOINING SUBDIVISION

COMMON AREA NO. 3 DRAINAGE AND PUBLIC UTILITY EASEMENT 0.09 ACRES 4,054.66 SQ.FT.

COMMON AREA NO. 4 FOR WATER RETENTION 0.50 ACRES 21,761.79 SQ.FT.

COBBLESTONE DRIVE

COBBLESTONE COURT

CENTERBURY PLAT BOOK M, PAGE 20

ST. MICHAELS COURT SUBDIVISION PLAT BOOK "J", PAGE 20.

CURVE #1 L=50.26

CURVE #2 L=44.42

CURVE #3 L=60.70

CURVE #4 L=60.70

CURVE #5 L=60.34

CURVE #6 L=60.32

R/W CURVE #7 L=112.88

12' DRAINAGE & PUBLIC UTILITY EASEMENT

10' DRAINAGE AND PUBLIC UTIL. ESM'T.

12' PUBLIC UTILITY AND DRAINAGE ESM'T.

6' EITHER SIDE (TYP.)

20' BLDG. SET BACK

35' BLDG. SET BACK

1/4 SECTION LINE

P.O.B.

STONE (FOUND) S.E. COR. N.W. 1/4, S.E. 1/4, SECTION 25-6-10

3/4" REBAR W/METAL CAP STAMPED "VESTER & ASSOC. INC. PATRICK CUNNINGHAM-RLS 30332."

S.W. CORNER, S.E. 1/4, SECTION 25-6-10 STOVE BOLT (FOUND)

S.E. COR.,S.W. 1/4, S.E. 1/4, SECTION 25-6-10

S.E. COR.,S.E. 1/4, SECTION 25-6-10 R/R SPIKE (FOUND)

3/4" REBAR (FOUND) S.W. COR. YORK COURT SUB. PLAT BOOK "M", PAGE 158.

OUT LOT 3 .035 AC. YORK COURT M-168

CENTERLINE FORMER E.S.&N. RAILWAY

SOUTH LINE OF THE FORMER E.S.&N. RAILWAY

ROYAL AVE.

WASHINGTON AVE.

CITY

STORM DRAINAGE PLANS WERE APPROVED BY THE BOARD OF PUBLIC WORKS ON:

7-25-90
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE BOARD OF PUBLIC WORKS ON:

7-25-90
DATE

OWNERS' 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 COBBLESTONE SUBDIVISION. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage.

Dan Buck, President
DAN BUCK GENERAL CONTRACTOR INC.
600 S.E. 8TH STREET
EVANSVILLE, IN. 47713

Dan Buck, Trustee
DAN BUCK, TRUSTEE

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

Witness my hand and seal this 16 day of July, 1990

My Commission Expires: 4-10-93

Notary Resides In Vanderburgh County, Indiana

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

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 PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on JUNE 6, 1990

President

Executive Director

PLAT RELEASE DATE July 25, 1990

Executive Director

BOUNDARY DESCRIPTION FOR COBBLESTONE SUBDIVISION

Part of the East Half of the West Half of the Southeast Quarter of Section 25, Township 6 South, Range 10 West; also, part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 6 South, Range 10 West in Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at a stone (found) marking the southeast corner of the Northwest Quarter of the Southeast Quarter of Section 25-6-10; thence along the east line thereof north 50.00 feet; thence parallel with the south line of said quarter quarter section north 88 degrees 25 minutes 10 seconds west 100.00 feet; thence parallel with the east line of said quarter quarter section north 217.59 feet; thence north 69 degrees 33 minutes 36 seconds east 106.68 feet to the east line of said quarter quarter section; thence along the east line thereof north 199.54 feet to the centerline of Newburgh Road; thence along said centerline north 88 degrees 03 minutes 00 seconds west 108.27 feet (108.1 feet record); thence continue along said centerline north 84 degrees 47 minutes 00 seconds west 100.00 feet; thence south 00 degrees 03 minutes 21 seconds east 200.00 feet; thence parallel with the south line of the Northwest Quarter of the Southeast Quarter of Section 25-6-10 north 88 degrees 25 minutes 10 seconds west 176.83 feet; thence south 00 degrees 03 minutes 21 seconds west 690.07 feet to the south line of the former ES&N Rollway, said point being marked with a 3/4 inch rebar with metal cap stamped "Vester & Associates, Inc.-Patrick Cunningham-RLS-30332"; thence along said south line south 62 degrees 32 minutes 49 seconds east 604.48 feet to a 3/4 inch rebar (found) marking the southwest corner of York Court Subdivision, as per plat thereof recorded in Plat Book M, page 158 in the office of the Recorder of Vanderburgh County, Indiana; thence parallel with the west line of the Southeast Quarter of the Southeast Quarter of Section 25-6-10 north 01 degrees 25 minutes 49 seconds east 22.26 feet to the centerline of the former ES&N Railway; thence along said centerline north 62 degrees 32 minutes 49 seconds west 202.70 feet to the west line of the Southeast Quarter of the Southeast Quarter of Section 25-6-10; thence along said west quarter quarter section line north 01 degrees 25 minutes 49 seconds west 458.08 feet to the true point of beginning, containing 6.78 acres.

Subject to a 30 foot wide right-of-way for Newburgh Road along the northeasterly side.

SURVEYOR'S 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 on Nov 16 1989, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 16th day of July, 1990

Danny K. Leek, LS
Indiana Registration No. S0480

S0480 STATE OF INDIANA LAND SURVEYOR

Restrictions See misc dr. 3 cd 4182
Instr #90-16217 Date 8-10-90
Attest: BOB STEELE RECORDER
VANDERBURGH CO.
Patti Hullatte DRVC

Agreement on Lot 16
See Misc Dr 3 cd 0864, 9-2-98
#1998 R000 29747
Attest: BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
By: Rebecca J. Kachanuk, DRVC

2nd Amended Restrictions
See Misc Dr 3 cd 5628, 8-14-98
#98-17338
Attest: BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
By: Rebecca J. Kachanuk, DRVC

For easement Applying to Lot 6
See Deed Drawer 6 card 350

For easement Applying to Lot 8
See Deed Drawer 6 card 351

For ratification + confirmation See misc. dr. 3 cd 4358
Date 9-10-90 Instr 90-18807
Attest: BOB STEELE RECORDER
VANDERBURGH CO.
By Patti Hullatte DRVC

For Restrictions Applying To This Plat
See Misc Dr 3 Cards 4592
490-30551 Date Oct. 17, 1990
Attest: BOB STEELE RECORDER
VANDERBURGH CO.
By Debra Burke, DRVC

For easement Applying to Lot 12 & 13
See Deed Drawer 1 card 332

For easement Applying to Lot 14 Cobblestone Dr.
See Deed Drawer 1 card 333

For ratification + confirmation See misc. dr. 3 cd 4940
Instr: 90-24749 Date: 12-18-90
Attest: BOB STEELE RECORDER
VANDERBURGH CO.
Patti Hullatte DRVC