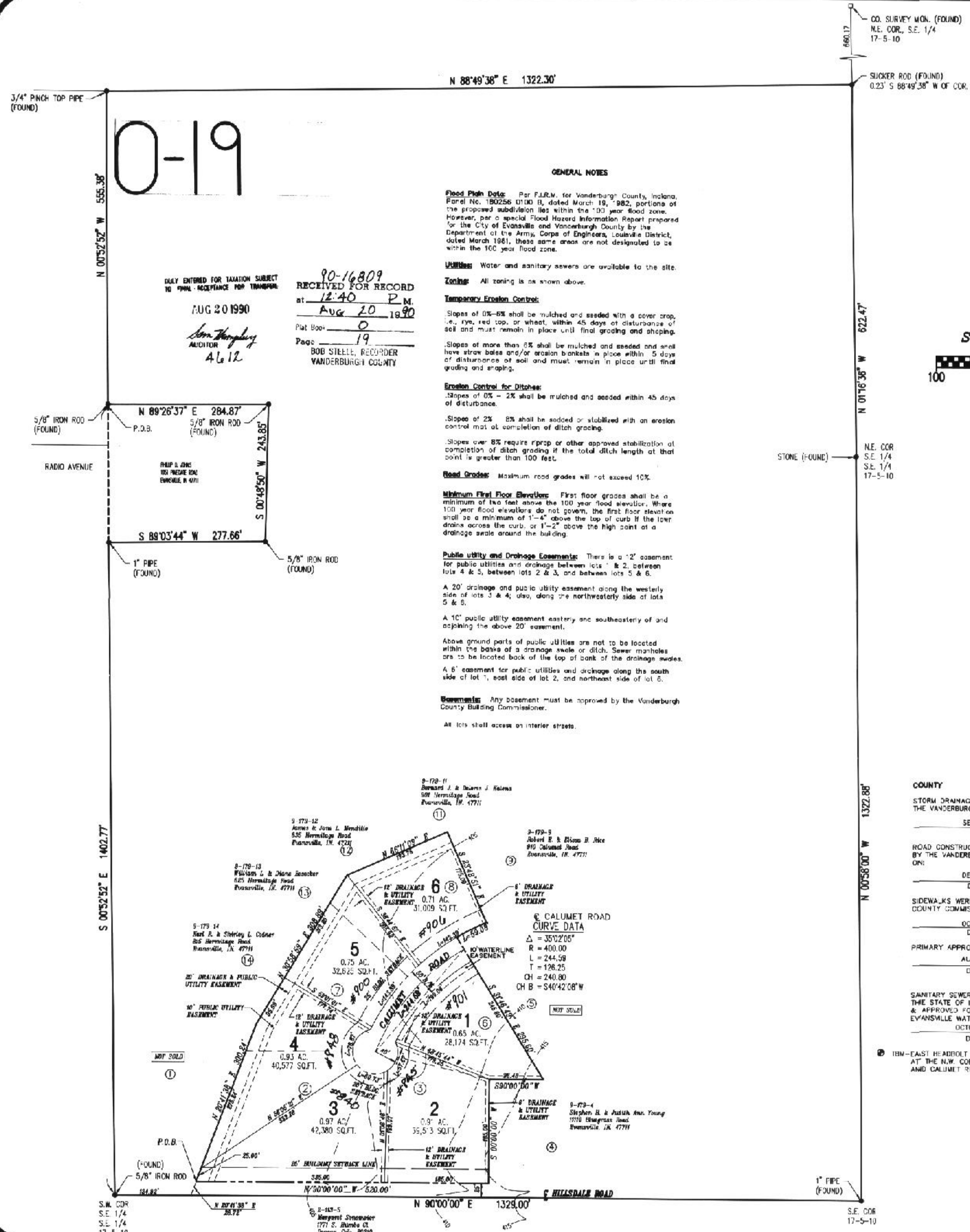
Additional restrictions see misc dr 4 cd 421
Instr.#93-08760 Date 4/15/93
Attest BETTY J. HERMANN RECORDER
VANDERBURGH CO.
"Patti Gillatte DRVC"

Ratification
See Misc 5 Cd 5326, July 10, 1998
#98-22971
Attest BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY By: Rebecca J Wachaniel DRVC

REPLAT OF LOTS 2, 3, 6, 7, 8 IN BLUEGRASS FARMS SUBDIVISION I

AS RECORDED IN PLAT BOOK N, PAGE 65.



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
AUG 20 1990
Sam Humphrey
AUDITOR
4612

90-16809
RECEIVED FOR RECORD
at 12:40 P.M.
Aug 20 1990
Plat Book O
Page 19
BOB STEELE, RECORDER
VANDERBURGH COUNTY

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel No. 180256 0100 B, dated March 19, 1982, portions of the proposed subdivision lies within the 100 year flood zone. However, per a special Flood Hazard Information Report prepared for the City of Evansville and Vanderburgh County by the Department of the Army, Corps of Engineers, Louisville District, dated March 1981, these same areas are not designated to be within the 100 year flood zone.

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

Zoning: All zoning is as shown above.

Temporary Erosion Control:

.Slopes of 0%–6% 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 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

Erosion Control for Ditches:

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

.Slopes of 2% 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.

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

Minimum First Floor Elevation: First floor grades shall be a minimum of two feet above the 100 year flood elevation. Where 100 year flood elevations do not govern, the first floor elevation shall be a minimum of 1'–4" above the top of curb if the lowr drains across the curb, or 1'–2" above the high point at a drainage swale around the building.

Public utility and Drainage Easements: There is a 12' easement for public utilities and drainage between lots 1 & 2, between lots 4 & 5, between lots 2 & 3, and between lots 5 & 6.

A 20' drainage and public utility easement along the westerly side of lots 3 & 4; also, along the northwesterly side of lots 5 & 6.

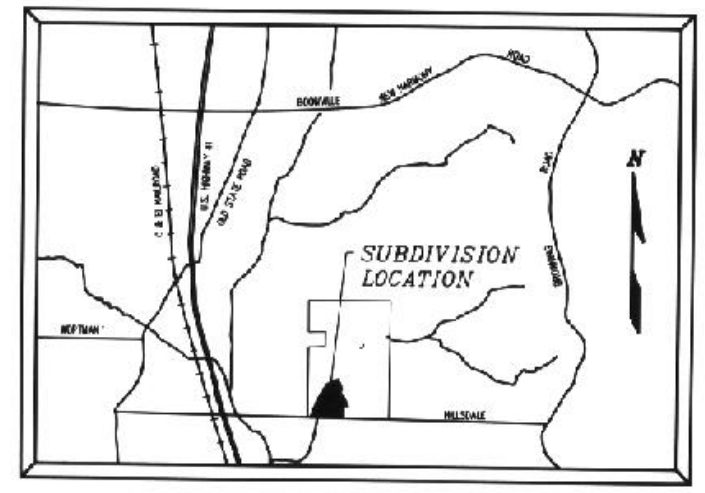
A 10' public utility easement easterly and southeasterly of and adjoining the above 20' easement.

Above ground parts of public utilities are not to be located within the banks of a drainage swale or ditch. Sewer manholes are to be located back of the top of bank of the drainage swales.

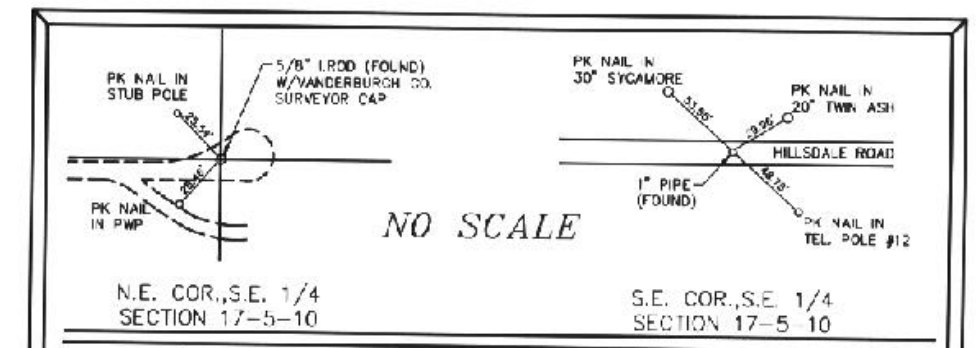
A 6' easement for public utilities and drainage along the south side of lot 1, east side of lot 2, and northeast side of lot 6.

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

All lots shall access on interior streets.



LOCATION MAP
SCALE 1" = 2000'



1/4 SECTION CORNER REFERENCES
SECTION 17, T5S, R10W

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
SEPTEMBER 3, 1986
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
DECEMBER 4, 1986
DATE

SIDEWALKS WERE WAIVED BY THE BOARD OF COUNTY COMMISSIONERS ON:
OCTOBER 13, 1986
DATE

PRIMARY APPROVAL
AUGUST 1, 1990
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE STATE OF INDIANA JUNE 8, 1986
& APPROVED FOR CONSTRUCTION BY THE EVANSVILLE WATER AND SEWER UTILITIES ON
OCTOBER 30, 1986
DATE

TBM–EAST HEADBOLT ON FIRE HYDRANT LOCATED AT THE N.W. CORNER OF BLUE GRASS ROAD AND CALUMET ROAD. ELEVATION = 415.28

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 REPLAT OF LOTS 2,3,6,7 & 8 IN BLUE GRASS FARMS SUBDIVISION I.
All easements shown are hereby dedicated for public utility services to lots within the subdivision and surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use.

Daniel Nelson Buck
P.O. Box 3132
Evansville, IN. 47731

Debra Ann Buck

Alfred E. Buck
11322 Blue Grass Road
Evansville, IN. 47711

Betty M. Buck

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 14th day of August, 1990

My Commission Expires:
2-10-93

Notary Resides in VANDERBURGH County, Indiana

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

NOTARY PUBLIC SEAL INDIANA

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. 1, 1990

President
Executive Director

PLAT RELEASE DATE Aug. 20, 1990
Executive Director

BOUNDARY DESCRIPTION

REPLAT OF LOTS 2, 3, 6, 7, & 8
BLUE GRASS FARMS SUBDIVISION I

Part of Blue Grass Farms Subdivision I, as per plat thereof recorded in Plat Book N, page 65 in the office of the Recorder of Vanderburgh County, Indiana, said subdivision being located in the Southeast Quarter of the Southeast Quarter of Section 17, Township 5 South, Range 10 West, and being more particularly described as follows:

Commencing at a 5/8 inch iron rod (found) marking the southwest corner of said quarter quarter section; thence along the south line thereof east 134.92 feet; thence north 20 degrees 41 minutes 38 seconds east 26.72 feet to the southwest corner of Lot 2 in said subdivision, said point being the true point of beginning; thence continue north 20 degrees 41 minutes 38 seconds east 300.24 feet to the northeast corner of Lot 1 in said subdivision; thence north 30 degrees 58 minutes 59 seconds east 308.89 feet to the south-most corner of Lot 12 in said subdivision; thence north 65 degrees 11 minutes 09 seconds east 193.75 feet to the north-most corner of Lot 8 in said subdivision; thence south 23 degrees 48 minutes 51 seconds east 175.00 feet to the north right-of-way line of Calumet Road, said point being on a curve left, concave to the southeast having a central angle of 07 degrees 57 minutes 57 seconds and a radius of 425.00 feet from which the chord bears south 62 degrees 12 minutes 10 seconds west 59.04 feet; thence along the arc of said curve 59.08 feet to the point of intersection with the northeasterly line of Lot 6 extended northwesterly; thence along said line south 31 degrees 46 minutes 49 seconds east 295.50 feet to the southeast corner of said Lot 6; thence along the south line thereof west 96.48 feet to the northeast corner of Lot 3 in said subdivision; thence along the east line thereof south 185.00 feet to the southeast corner; thence along the south line of Lot 3 and Lot 2 West 520.00 feet to the point of beginning, containing 5.27 acres.

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 JULY 25, 1990, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 14th day of August, 1990

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

Danny K. Leek L.S.
Indiana Registration No. S0480