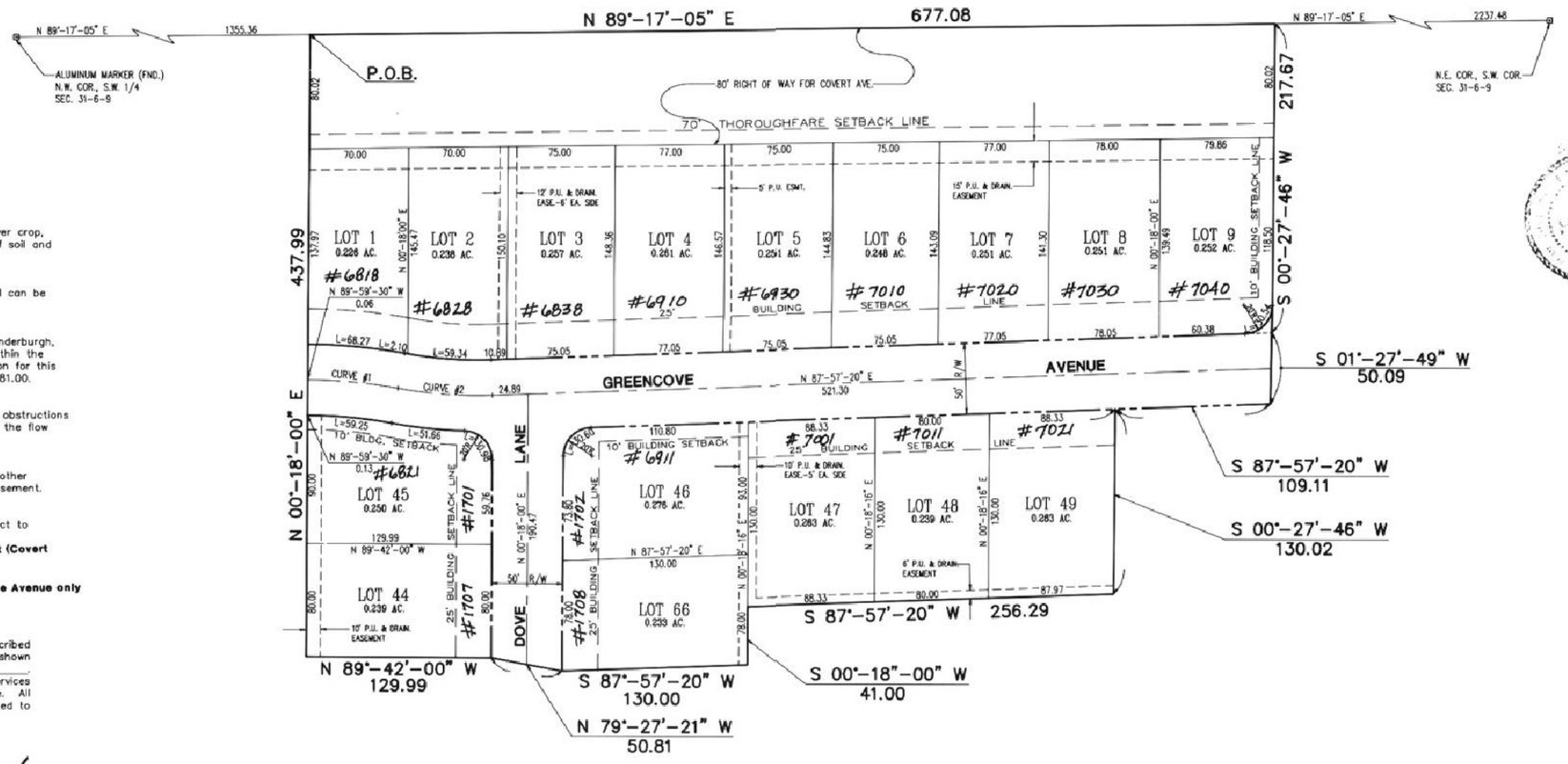
AUDUBON ESTATES
SECTION C

MAY ENGINEER FOR TRANSFER PURPOSES ONLY
10-FINAL ACCEPTANCE FOR TRANSFER
NOV 12 1990
AUDITOR
#6157

#90-22503
RECEIVED FOR RECORD
8:58 A.M.
Nov. 12 1990
0-24
24

0-24

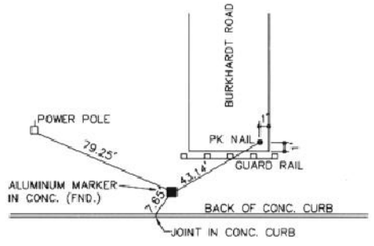




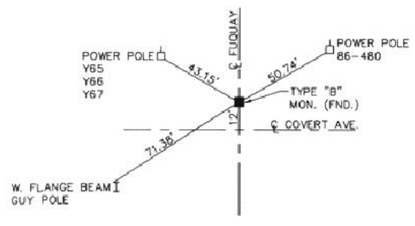
CURVE DATA

CURVE #	RADIUS	TANGENT	CHORD	DEGREE OF CURVE	LENGTH
CURVE #1	348.81	32.00	63.73	16-25-33	63.82
CURVE #2	305.82	33.59	66.78	18-44-06	66.91

MONUMENT REFERENCES



COVERT AVENUE
N.W. COR., S.W. 1/4, SEC. 31-6-9



N.E. COR., S.W. 1/4, SEC. 31-6-9

GENERAL NOTES

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.

Utilities:
Sewers, water, and electric are available near the site and can be extended to serve this development.

Flood Plain Data:
Per F.I.R.M. Panel No. 180256 0050 B dated 3/19/82, Vanderburgh, County, Indiana, no portion of the proposed subdivision is within the designated 100 year flood zone. The 100 year flood elevation for this subdivision, based on the aforementioned F.I.R.M. panel, is 381.00.

Public Drainage Easement:
The individual lot owners shall not construct or place any obstructions within any public drainage easement which will interfere with the flow of surface water along the drainage easement.

Structures:
No portable or permanent storage sheds, dog houses, or other permanent or portable building shall be placed within any easement.

Fences:
Any fence constructed within any other easement is subject to the rights of ingress and egress by the utilities.
No fences shall be constructed within the rear easement (Covert Avenue side) on Lots 1 thru 9

Vehicular Access to Lots 1 thru 9 shall be by Greencove Avenue only

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 Audubon Estates Section "C". 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.

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

O.W. Kattmann Jr.
120 Main St.
Evansville, IN 47708

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 1st day of November 1990

My Commission Expires:
2-10-93

Notary Resides in Vanderburgh County, Indiana

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 6-4-1986

President
Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE 11-12-90
Barbara L. Cunningham
Executive Director

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 31, Township 6 South, Range 9 West in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the Northwest Corner of the Southwest quarter of said section, said point being an aluminum marker set during the Covert Avenue Improvement Project; thence north 89 degrees 17 minutes 05 seconds east along the north line of said quarter section 1355.36 feet to the point of beginning; thence continue north 89 degrees 17 minutes 05 seconds east 677.08 feet; thence south 00 degrees 27 minutes 46 seconds west 217.67 feet; thence south 01 degrees 27 minutes 49 seconds west 50.09 feet; thence south 87 degrees 57 minutes 20 seconds west 109.11 feet; thence south 00 degrees 27 minutes 46 seconds west 130.02 feet; thence south 87 degrees 57 minutes 20 seconds west 256.29 feet; thence south 00 degrees 18 minutes 00 seconds west 41.00 feet; thence south 87 degrees 57 minutes 20 seconds west 130.00 feet; thence north 79 degrees 27 minutes 21 seconds west 50.81 feet; thence north 89 degrees 42 minutes 00 seconds west 129.99 feet; thence north 00 degrees 18 minutes 00 seconds east 437.99 feet to the point of beginning, containing 6.213 acres.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, hereby certify that I am a land surveyor, licenced in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me on _____, _____, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 2nd day of Nov., 1990

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

James Q. Morley
Indiana Registration No. 12629

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

8-24-87
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

11-23-87
DATE

LOCATION MAP



Restrictions see misc. dr: 3 pg 4831
Instr # 90-23732 Date 11-29-90
Attest BOB STEELE RECORDER
VANDERBURGH CO.
Patti A. Gullatte DRVC