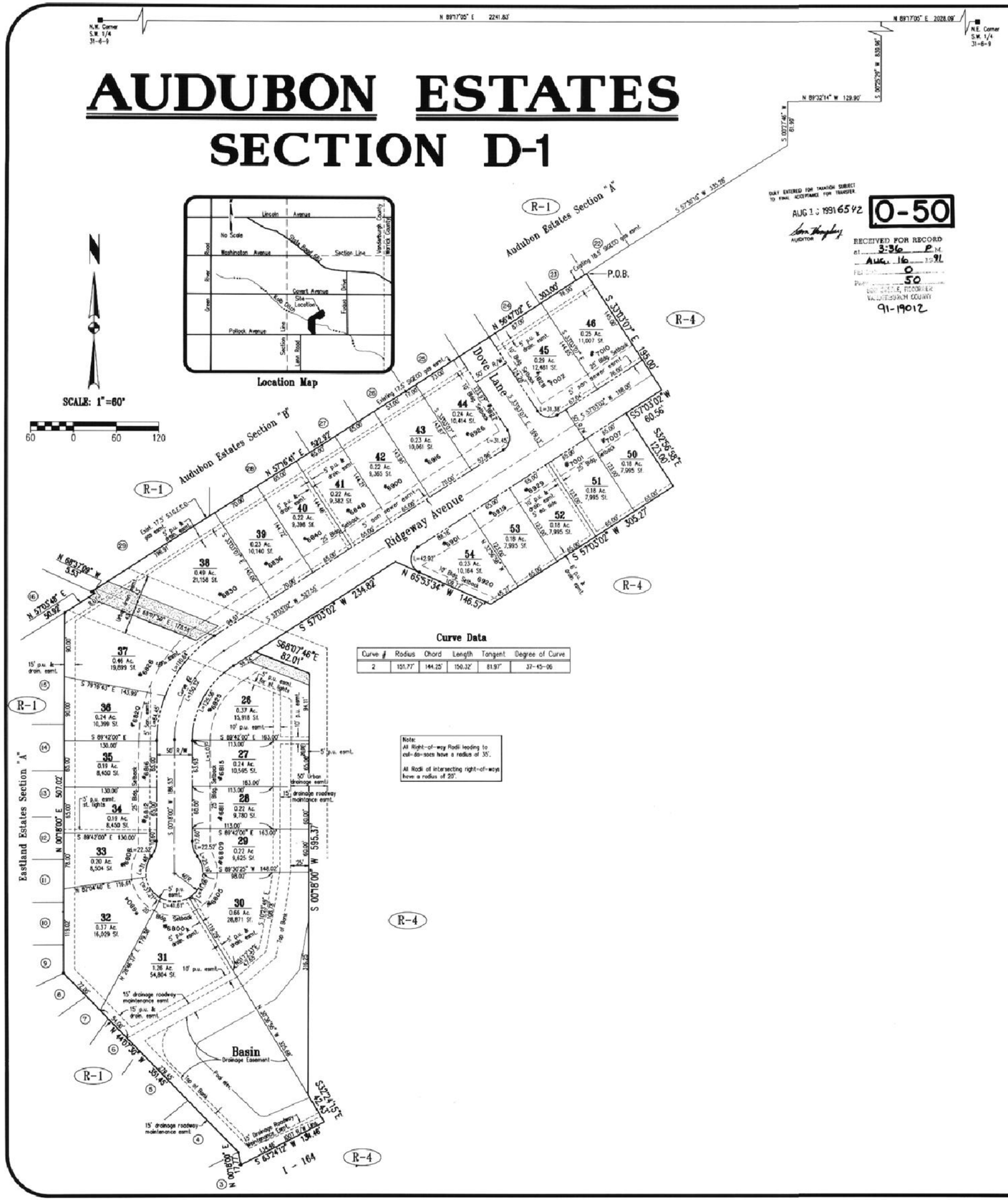
AUDUBON ESTATES
SECTION D-1



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 16 1991 65 42
AUDITOR

0-50

RECEIVED FOR RECORD
at 3:36 P.M.
AUG. 16 1991
FEE 0
PAGE 50
BOB STEELE, RECORDER
VANDERBURGH COUNTY
91-19012

Boundary Description

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

Commencing at the northwest corner of the Southwest Quarter of said section, said point being marked by an aluminum marker set during construction of the Covert Avenue Improvements Project; thence north 89 degrees 17 minutes 05 seconds east along the north line of said quarter section 2241.83 feet; thence south 00 degrees 25 minutes 29 seconds west 839.96 feet to the southeast corner of Audubon Estates Section "A" as per plat thereof, recorded in Plat Book N, page 125 in the office of the Recorder of Vanderburgh County, Indiana; thence north 89 degrees 32 minutes 14 seconds west along the south line of said Audubon Estates Section "A" for 129.90 feet; thence south 00 degrees 27 minutes 46 seconds west along said south line for 61.99 feet; thence south 57 degrees 30 minutes 10 seconds west along said south line for 335.28 feet to the point of beginning; thence south 33 degrees 03 minutes 07 seconds east 195.00 feet; thence south 57 degrees 03 minutes 02 seconds west 60.56 feet; thence south 32 degrees 56 minutes 58 seconds east 123.00 feet; thence south 57 degrees 03 minutes 02 seconds west 305.27 feet; thence north 65 degrees 53 minutes 34 seconds west 146.57 feet; thence south 57 degrees 03 minutes 02 seconds west 234.82 feet; thence south 68 degrees 07 minutes 46 seconds east 82.01 feet; thence south 00 degrees 18 minutes 00 seconds west 595.37 feet; thence south 32 degrees 24 minutes 15 seconds east 42.43 feet to the north right-of-way line of Interstate 164; thence south 63 degrees 24 minutes 12 seconds west along said right-of-way line for 134.46 feet to the east line of Eastland Estates Section "A" as per plat thereof, recorded in Plat Book L, page 129 in the office of the Recorder, Vanderburgh County, Indiana; thence north 00 degrees 18 minutes 00 seconds east along said east line 17.77 feet; thence north 44 degrees 07 minutes 30 seconds west along said east line 351.45 feet; thence north 00 degrees 18 minutes 00 seconds east along said east line 507.22 feet; thence north 57 degrees 03 minutes 48 seconds east along said east line 50.92 feet to the northeast corner of said Eastland Estates Section "A"; thence north 68 degrees 37 minutes 09 seconds west 5.53 feet to the southwest corner of Audubon Estates Section "B", as per plat thereof recorded in Plat Book N, page 182 in the office of the Recorder of Vanderburgh County, Indiana; thence north 57 degrees 16 minutes 41 second east along the south line of said Audubon Estates Section "B" for 322.92 feet to the southwest corner of said Audubon Estates Section "A"; thence north 56 degrees 47 minutes 02 seconds east along the south line of Audubon Estates Section "A" for 303.00 feet to the point of beginning, containing 9.42 acres.

Surveyor's Certificate

I, James Q. Morley, 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 under my direct supervision on August 1st, 19 91, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 8th day of August, 1991

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

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

Area Planning 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 SEPT. 3, 1990

President

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE AUG16,1991

Barbara L. Cunningham
Executive Director

County

Storm drainage plans were approved by the Vanderburgh County Commissioners Drainage Board on:

7-31-89
Date

Road construction plans were approved by the Vanderburgh County Commissioners on:

2-25-91
Date

General Notes

Zoning: The subject property is currently zoned R-4 as shown. All abutting property is zoned R-1 and R-4.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0050 B, dated March 19, 1982, Vanderburgh County, Indiana, a portion of the proposed subdivision is within the designated 100 year flood zone. The 100 year flood elevation for this subdivision, based on the before mentioned F.I.R.M. Panel is 382.0 U.S.G.S.. The 100 year area is shaded on the plat. The minimum First Floor and garage elevation is 384.0 U.S.G.S.

Utilities: Sewers, water, telephone and electric are available at the site.

Road Grades: Maximum road grades shall not exceed 5%

Temporary Erosion Control: (during construction)

- Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.

Easements: All easements, unless otherwise indicated, are public utility and drainage easements. All easement widths are as shown hereon.

Public Drainage Easement: The 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 the drainage easement.

SIGECO Easement: No driveways, excavation, fences, portable or permanent storage sheds, dog houses, or other permanent or portable facilities shall be placed within the SIGECO easement without prior written approval from SIGECO right-of-way department.

Fences:

- No fence shall be constructed within the SIGECO gas line easement located in Lots 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46.
- No fence shall be constructed within the 15' wide drainage roadway maintenance easement which lies around the basin perimeter.
- Any fence constructed within any other easement is subject to the rights of ingress/egress by the utilities.

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

Basin Maintenance: The owners of Lots 26, 27, 28, 29, 30, 31, 37, and 38 shall keep the grass on the ditch and basin banks within their property lines mowed to a height not exceeding 12 inches.

Owner's Certificate

The undersigned owners of the real estate shown and described hereon does hereby plat, and subdivide said real estate as shown and designates the same as AUDUBON ESTATES SECTION D-1. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby reserved for the installation, maintenance, operations, enlargement and repair of utility facilities, whether above ground or below ground. No structures other than such utility facilities shall be erected within said strips of land and any fence located within said strips of land shall be subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface water and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the banks of drainage ditches or swales in such manner as to impede the flow of water.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water provided; however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

W. C. Bussing
W. C. Bussing, Jr.
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 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.

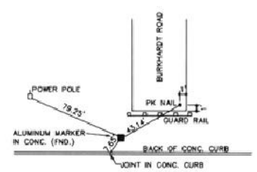
Witness my hand and seal this 8th day of August, 1991

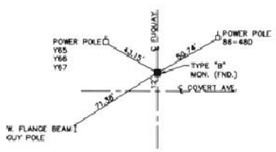
My Commission Expires:
2-10-93

Notary Resides In
Vanderburgh County, Indiana

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

NOTARY PUBLIC SEAL INDIANA





Monument References

For rectification see misc. dr. 3 cd 6495
Inst# 91-20389 Date 9-3-91
Attest: BOB STEELE RECORDER
VANDERBURGH CO.
Patti Hulbatte D.R.V.C.

Restrictions see misc. dr. 3 cd 6495
Inst# 91-20389 Date 9-3-91
Attest: BOB STEELE RECORDER
VANDERBURGH CO.
Patti Hulbatte D.R.V.C.