BROOKVIEW
SECTION F-3

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
AUG 27 1992
AUDITOR

0-85

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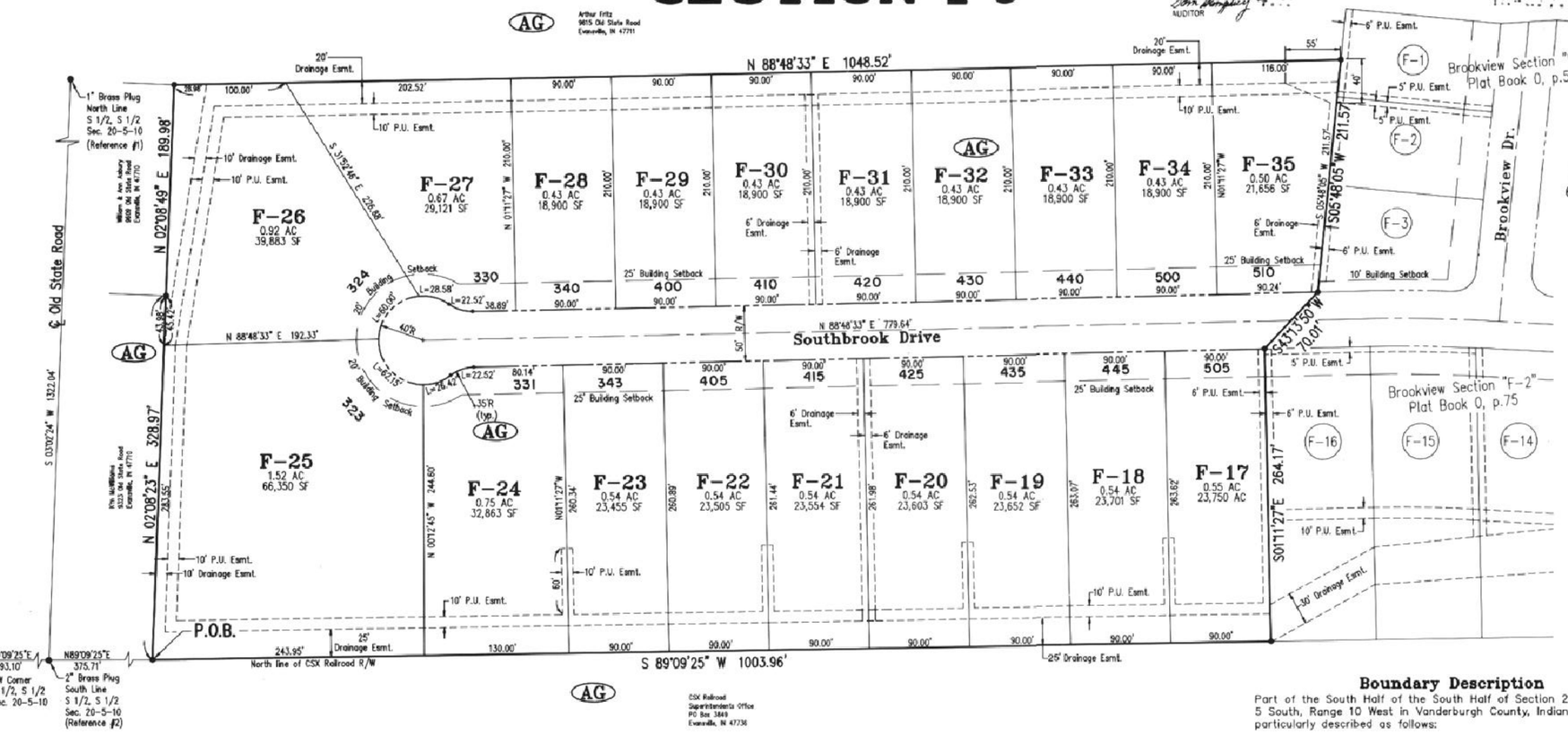

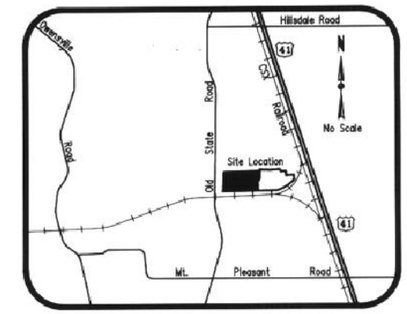

Location Map

Scale: 1"=60'
60 0 60 120

Owners Certificate

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as BROOKVIEW SECTION F-2. 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 dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

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, Jr.
3 South Brentwood Drive
Evansville, IN 47715

General Notes

Zoning: The subject property is currently zoned AG as shown. All abutting property is zoned AG.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, some portions of the proposed subdivision lie within the designated 100 year flood zone. Per FEMA letter dated July 10, 1990 and recorded in Miscellaneous File 3, Card 5294, in the office of the Recorder of Vanderburgh County, Indiana, the 100 year flood elevation for this area is U.S.G.S. elevation 397.00. The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner.

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

Road Grades: Maximum road grades shall not exceed 3%.

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.
- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Erosion Control for Ditches:

Slopes of 0% – 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 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.

Easements: All easements, unless otherwise indicated, are public utility or drainage easements. All easement widths are as shown hereon. See Owners Certificate for dedication and restrictions.

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. No fences shall be constructed within any Public Drainage Easement. See Owners Certificate for dedication and restrictions.

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

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

March 25, 1991
DATE

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

April 29, 1991
DATE

Boundary Description

Part of the South Half of the South Half of Section 20, Township 5 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point in Old State Road on the south line of said half half section; thence north 89 degrees 09 minutes 25 seconds east along said south line 375.71 feet to the point of beginning; thence north 02 degrees 08 minutes 23 seconds east 328.97 feet; thence north 02 degrees 08 minutes 49 seconds east 189.98 feet; thence north 88 degrees 48 minutes 33 seconds east 1048.52 feet to a point on the west line of Brookview Section "F-1", as per plat thereof recorded in Plat Book 0, page 52 in the office of the Recorder, Vanderburgh County, Indiana; thence south 05 degrees 48 minutes 05 seconds west along said west line a distance of 113.79 feet to the northwest corner of Brookview Section "F-2", as per plat thereof recorded in Plat Book 0, page 75 in the office of the Recorder of Vanderburgh County, Indiana; thence continuing south 05 degrees 48 minutes 05 seconds west along the west line of said Brookview Section "F-2" a distance of 97.78 feet; thence south 43 degrees 13 minutes 50 seconds west along said west line a distance of 70.01 feet; thence south 01 degree 11 minutes 27 seconds west along said west line a distance of 264.17 feet to the extended south line of the South Half of the Southwest Quarter of said Section 20; thence south 89 degrees 09 minutes 25 seconds west along said extended south line and the south line of the South Half of the Southwest Quarter of said Section 20 and along said CSX Railroad right-of-way for 1003.96 feet to the point of beginning, containing 12.16 acres.

Surveyors 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 March 7, 1991 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 26th day of August, 1992.

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

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

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 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 26th day of August, 1992.

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 PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on MAY 1, 1991.

President

Executive Director

PLAT RELEASE DATE: AUG. 27, 1992

Executive Director

8/24/92 Proj. 92-2431-4

Restrictions see misc. dr. 3 cd 8897 Instr. 92-24769 Date 9-8-92
Attest BOB STEELE RECORDER
VANDERBURGH CO.
Patti L. Gallatti DRVC