93-14076

0-105

SURVEY OF PART OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 25 TOWNSHIP 5 SOUTH, RANGE 11 WEST IN VANDERBURGH COUNTY, IN.

JUN 03 1993
Auditor
2950

RECORDER'S RECORD
4:05 PM
JUNE 3 1993
Plat Book 0
Page 105
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
93-14076

LEGEND

- R — RECORDED
- M — MEASURED
- C — CALCULATED
- ● — FOUND MONUMENT
- ⊙ — SET MONUMENT (CAP NO. 880035)
- ⊠ — STONE
- ○ — POWER POLE
- ⊗ — WATER METER
- △ — FIRE HYDRANT
- □ — 4"x4" WOOD POST
- ⋈ — WOOD FENCE

0 100 200
SCALE: 1"= 100'



VICINITY PLAN
SCALE: NONE

CURVE INFORMATION

#1	D	18°05'13"
	T	81.32'
	R	316.78
	Δ	28°47'24"
#2	D	34°27'12"
	T	79.44'
	R	166.30
	Δ	57°04'12"
#3	D	16°07'34"
	T	61.56'
	R	316.10'
	Δ	22°02'28"
#4	D	20°13'28"
	T	51.74
	R	283.3
	Δ	20°41'57"
#5	D	67°10'39"
	T	48.61
	R	85.29
	Δ	592141'

SUBDIVISION BOUNDARY

Part of the northwest quarter of the northeast quarter and part of the northeast quarter of the northwest quarter of Section 25, Township 5 South, Range 11 West, in Vanderburgh County, Indiana, described as follows:

Beginning at the northeast corner of the northwest quarter of the northeast quarter of said section; thence, WEST 12.00 ft. along the north line of said quarter section; thence, S 0° 55' 56" E, 25.00 ft., to the south right of way line of Schenk Road, said point being the point of beginning;

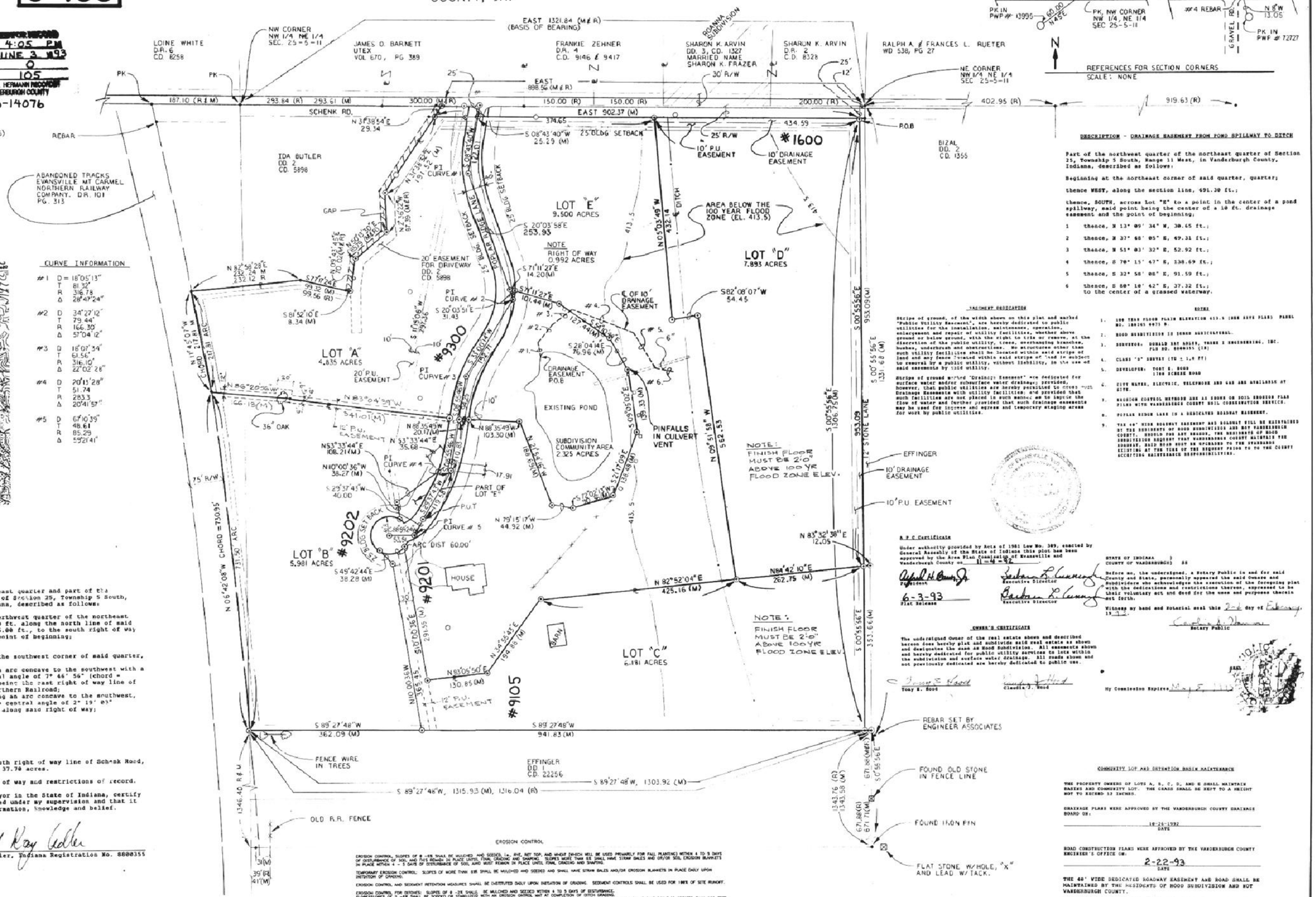
1. thence, S 0° 55' 56" E, 1306.75 ft.;
2. thence, S 89° 27' 48" W, 1303.92, to the southwest corner of said quarter, quarter;
3. thence, northwesterly, 731.50 along an arc concave to the southwest with a radius of 5385.63 ft. through a central angle of 7° 46' 56" (chord = 730.95 ft. N 6° 42' 08" W), said arc being the east right of way line of the Old Evansville, Mt. Carmel and Northern Railroad;
4. thence, northeasterly, 217.84 ft. along an arc concave to the southwest, with a radius of 5385.63 ft. through a central angle of 2° 19' 03" (chord = 217.81 ft., N 11° 45' 07" W) along said right of way;
5. thence, N 82° 58' 28" E, 232.24 ft.;
6. thence, S 77° 17' 24" E, 99.32 ft.;
7. thence, S 81° 52' 10" E, 8.34 ft.;
8. thence, N 9° 43' 45" E, 70.02 ft.;
9. thence, N 58° 13' 38" E, 85.79 ft.;
10. thence, N 2° 36' 22" W, 67.79 ft.;
11. thence, N 31° 38' 52" E, 191.92 ft.;
12. thence, EAST 902.37 ft., along the south right of way line of Schenk Road, to the point of beginning, containing 37.70 acres.

Subject to all easements, covenants, right of way and restrictions of record.

I, Donald Ray Adler, Registered Land Surveyor in the State of Indiana, certify that this plat represents a survey completed under my supervision and that it is true and correct to the best of my information, knowledge and belief.

Donald Ray Adler, Indiana Registration No. S800355
May 18, 1992

DONALD RAY ADLER REGISTERED NO. ENL 8800355 STATE OF INDIANA LAND SURVEYOR



DESCRIPTION - DRAINAGE EASEMENT FROM POND SPILLWAY TO DITCH

Part of the northwest quarter of the northeast quarter of Section 25, Township 5 South, Range 11 West, in Vanderburgh County, Indiana, described as follows:

Beginning at the northeast corner of said quarter, quarter;

thence WEST, along the section line, 491.38 ft.;

thence, SOUTH, across Lot "E" to a point in the center of a pond spillway, said point being the center of a 10 ft. drainage easement and the point of beginning;

1. thence, N 13° 09' 34" W, 38.65 ft.;
2. thence, N 37° 68' 05" E, 49.31 ft.;
3. thence, N 51° 03' 32" E, 52.92 ft.;
4. thence, S 78° 15' 47" E, 338.69 ft.;
5. thence, S 32° 58' 08" E, 91.59 ft.;
6. thence, S 88° 10' 42" E, 37.32 ft., to the center of a grassed waterway.

EASEMENT DEDICATION

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities 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 located 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 drainage; 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.

NOTES

1. 100 YEAR FLOOD PLAIN ELEVATION 413.5 (USE SITE PLAN) PANEL NO. 180161 0031 B
2. HOOD SUBDIVISION IS ZONED AGRICULTURAL.
3. SURVEYOR: DONALD RAY ADLER, THREE I ENGINEERING, INC. PLS NO. S800355 (IN)
4. CLASS "S" SURVEY (TS ± 1:4 FT)
5. DEVELOPER: TONY E. HOOD 1788 SCHENK ROAD
6. CITY WATER, ELECTRIC, TELEPHONE AND GAS ARE AVAILABLE AT SITE.
7. MODIFIED COMPOSITE METHOD USE AS SHOWN ON SOIL EROSION PLAN FILED WITH VANDERBURGH COUNTY SOIL CONSERVATION SERVICE.
8. DUPLEX SEWER LAID IN A DEDICATED ROADWAY EASEMENT.
9. THE 60' WIDE ROADWAY EASEMENT AND ROADWAY WILL BE MAINTAINED BY THE RESIDENTS OF HOOD SUBDIVISION AND BOY VANDERBURGH COUNTY. RESIDENTS OF HOOD SUBDIVISION AND VANDERBURGH COUNTY SHALL MAINTAIN THE ROADWAY. SAID ROAD MUST BE UPGRADED TO THE STANDARDS EXISTING AT THE TIME OF THE REQUEST PRIOR TO TO THE COUNTY ACCEPTING MAINTENANCE RESPONSIBILITIES.

A.P.C. Certificate

Under authority provided by Acts of 1981 Law No. 309, enacted by General Assembly of the State of Indiana this plat has been approved by the Area Plan Commission of Evansville and Vanderburgh County on 11-4-92

President

6-3-93
Plat Release

Executive Director

Executive Director

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, expressed to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial seal this 2-4 day of February 19 93.

Notary Public

My Commission Expires May 6, 1996

OWNER'S 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 Hood Subdivision. All easements shown and 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.

Tony E. Hood

Claudia J. Hood

COMMUNITY LOT AND DETENTION BASIN MAINTENANCE

THE PROPERTY OWNERS OF LOTS A, B, C, D, AND E SHALL MAINTAIN BASINS AND COMMUNITY LOT. THE GRASS SHALL BE KEPT TO A HEIGHT NOT TO EXCEED 12 INCHES.

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

10-26-1992
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY ENGINEER'S OFFICE ON:

2-22-93
DATE

THE 60' WIDE DEDICATED ROADWAY EASEMENT AND ROAD SHALL BE MAINTAINED BY THE RESIDENTS OF HOOD SUBDIVISION AND BOY VANDERBURGH COUNTY.

EXCEPT FOR LOT "D", ALL LOTS MUST ACCESS ON THE INTERIOR STREET ONLY.

EROSION CONTROL

EROSION CONTROL, SLOPES OF 8 -18% SHALL BE MULCHED AND SEEDED, i.e. RYE, RYE TOP, AND WHEAT (WHICH WILL BE USED PRIMARILY FOR FALL PLANTING) WITHIN 4 TO 5 DAYS OF DISTURBANCE OF SOIL, AND THIS REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES MORE THAN 18% SHALL HAVE STRAW BALES AND OR/OR SOIL EROSION BLANKETS IN PLACE WITHIN 4 - 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.

TEMPORARY EROSION CONTROL: SLOPES OF MORE THAN 18% SHALL BE MULCHED AND SEEDED AND SHALL HAVE STRAW BALES AND/OR EROSION BLANKETS IN PLACE DAILY UPON INITIATION OF GRADING.

EROSION CONTROL AND SEDIMENT RETENTION MEASURES SHALL BE INSTITUTED DAILY UPON INITIATION OF GRADING. SEDIMENT CONTROLS SHALL BE USED FOR 100% OF SITE RUNOFF.

EROSION CONTROL FOR DITCHES: SLOPES OF 8 -2% SHALL BE MULCHED AND SEEDED WITHIN 4 TO 5 DAYS OF DISTURBANCE. SLOPES/SLOPES OF 2 -4% SHALL BE SODDED OR STABILIZED WITH AN EROSION CONTROL MAT AT COMPLETION OF DITCH GRADING. SLOPES OF OVER 6% REQUIRE REPAIR OR OTHER APPROVED STABILIZATION AT COMPLETION OF DITCH GRADING IF THE TOTAL DITCH LENGTH AT THAT POINT IS GREATER THAN 100 FEET.

HOOD SUBDIVISION

REV.	DATE	BY	ITEM

Three I Engineering Inc.
Engineers/Architects

2425 W. INDIANA ST. EVANSVILLE, INDIANA

RICHARD F. BROERMAN P.E. RICHARD B. ROE, P.E.
DAVID W. TIEKEN, P.E.
STEPHEN L. WUNDERLICH, P.E. THOMAS J. SOLECKI, A.I.A.

SITE PLAN

DRAWN BY B.G.	DATE 5-20-92	SHEET NO. C-1
CKD. BY D.R.A	SCALE 1"= 100'	
DRAWING NO. 92-037		

For easement Applying to Lot C
See Deed Drawer S card 4224