MERIDIAN SUBDIVISION

Gehlhausen & Broerman Subdivision
Plat Book L, p.54

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUL 21 1993
Lora Longley
AUDITOR
3962

93-19239

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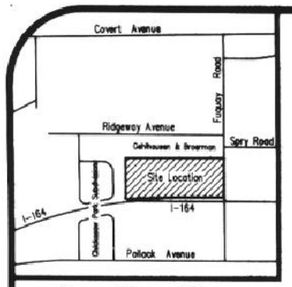

Location Map

Scale: 1"=50'

50 0 50 100

Curve #1
Δ = 91-09-19
R = 97.00'
L = 154.32'
T = 98.98'
CH = 138.55'
CH B = N44°43'00"W

Curve #2
Δ = 88-50-41
R = 107.00'
L = 165.92'
T = 104.86'
CH = 149.79'
CH B = N45°17'00"E

Chickasaw Subdivision
Plat Book J p.132

Meridian Drive

Meridian Avenue

Pendleton Avenue

Fuquay Road

I-164

N 89°42'20" E 1326.20'

N 89°42'20" E 1089.61'

N 89°42'20" E 1096.11'

S 89°43'42" W 639.28'

S 87°49'09" W 300.17'

S 85°24'17" W 122.46'

N82°23'45"W 52.28'

S 84°58'28" W 180.67'

N71°02'05"W 36.51'

N 00°51'39" E 542.65'

S 00°43'42" W 528.13'

N 00°43'42" E 785.56'

P.O.B.

NW Corner of Chickasaw Park Subd. as platted Steel Pin (Found)

N89°41'24"E 696.05'

SW Corner adjoining Subd. pipe (Found)

NE Corner S 1/2, SW 1/4 31-6-9 Stone in Mon. Box (Found)

SE Corner S 1/2, SW 1/4 31-6-9 Brass Pin (Found)

Existing 5' IBT Esmt. DR 3 pd 10042

6' P.U. Esmt. in adjoining subd.

Aurelia A. Elliston & Ella L. Allen 7928 Briarwood Drive Evansville, IN 47715

William J. & Shirley A. Mann 7419 Ridgeway Avenue Evansville, IN 47715

Robert S. & Judith A. Ferguson 7433 Ridgeway Avenue Evansville, IN 47715

Gerald R. & Eva A. Rightmyer 7447 Ridgeway Avenue Evansville, IN 47715

Ronald J. & Donna M. Summers 7509 Ridgeway Avenue Evansville, IN 47715

Lawrence D. & Charlene S. Bitler 7525 Ridgeway Avenue Evansville, IN 47715

Randall L. & Karen A. Cohert 7541 Ridgeway Avenue Evansville, IN 47715

Timothy P. Stone 7607 Ridgeway Avenue Evansville, IN 47715

Richard M. & Nancy K. Schmitz 7623 Ridgeway Avenue Evansville, IN 47715

Timothy H. & Rita M. Gehlhausen 7641 Ridgeway Avenue Evansville, IN 47715

Othmar J. Jacobi 8200 River Bluff Newburgh, IN 47630

Myron L. & Jill K. Redding 1628 Chickasaw Drive Evansville, IN 47715

Alan R. & Denise L. Yeager 1832 Chickasaw Drive Evansville, IN 47715

Orlan E. & Norma J. Brister 1900 Chickasaw Drive Evansville, IN 47715

Louis E. & Shirley J. Williams 1908 Chickasaw Drive Evansville, IN 47715

Robb R. & Debra Wait 1914 Chickasaw Drive Evansville, IN 47715

Eugene J. & Suzanne L. Vanatsma 1920 Chickasaw Drive Evansville, IN 47715

Ernest & Aurelia 2001 S. Fuquay Road Evansville, IN 4771

Taylor Brothers 835 North Congress Evansville, IN 47715

Drainage Esmt. & Detention Basin

12' P.U. Esmt.

6' P.U. Esmt.

8' X 8' P.U. Esmt.

25' Bldg. Setback

35' Drainage Esmt. & Detention Basin

12' Drainage Esmt.

12' Drain. Esmt.

25' Drain. Esmt.

25' Drainage Esmt. & Detention Basin

15' Drainage Esmt.

10' Pipeline Esmt. DR 477 p.3

5' Sidewalk Esmt.

Pole & guy esmt. DR 4, Cd 8559

Limited Access R/W for I-164

Boundary Description

A part of the enlarged Southwest Quarter of Section 31, being the twenty (20) acres off the north end of forty (40) acres off the east side of the South Half of the Southwest Quarter of Section 31, Township 6 South, Range 9 West, lying in Vanderburgh County, Indiana.

EXCEPTING THEREFROM, that part conveyed to the State of Indiana, as shown in Warranty Deed dated October 15, 1985, and recorded October 31, 1985, in Deed Drawer 2, Card 5579 in the office of the Recorder of Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a point on the east line of said half quarter section, said point being north 00 degrees 43 minutes 42 seconds east (assumed bearing, as taken from prior deed) 785.59 feet from the southeast corner of said half quarter section, said point also being the north line of the tract conveyed to Indiana Department of Highways (IDOH) as stated above, extended eastward from the west right-of-way to a point where it intersects the east line of said half quarter section; thence for the next six (6) calls along said northerly line of the IDOH tract referred to as the Limited Access Right-of-way (LARW) for I-164:

(1) south 89 degrees 43 minutes 42 seconds west 639.28 feet;
(2) south 87 degrees 49 minutes 09 seconds west 300.17 feet;
(3) south 85 degrees 24 minutes 17 seconds west 122.46 feet;
(4) north 82 degrees 23 minutes 45 seconds west 52.28 feet;
(5) south 84 degrees 58 minutes 28 seconds west 180.67 feet;
(6) north 71 degrees 02 minutes 05 seconds west 36.51 feet to a point representing the northwest corner of the tract of ground conveyed to IDOH and also a point on the east line of Chickasaw Park Subdivision, as recorded in Plat Book J, page 132; thence north 00 degrees 51 minutes 39 seconds east along the east line of Chickasaw Park Subdivision 542.65 feet to a point on the north line of said half quarter section, said point also marking the northeast corner of Chickasaw Park; thence north 89 degrees 42 minutes 20 seconds east along the north line of said half quarter section, 1326.20 feet to the northeast corner of the South Half of the Southwest Quarter of Section 31-6-9; thence south 00 degrees 43 minutes 42 seconds west along the east line of said half quarter section 528.13 feet to the point of beginning, containing 16.268 acres.

Subject to a right-of-way 20 feet in width off the east side for Fuquay Road.

Subject to a 5 foot wide utility easement adjacent to the north line and 385 feet in length as measured from the NW Corner of this plat granted to Indiana Bell Telephone Co.,Inc. as recorded in Deed Record 3, card 10042.

Also subject to a 10 foot wide pipeline easement along the entire length of the property lying adjacent to and west of the 20 foot wide right-of-way for Fuquay Road granted to Texas Gas Transmission Corp. as recorded in Deed Record 477, page 3.

Also subject to a pole and wire easement located at the northeast corner of this property described by exhibit only and granted to Southern Indiana Gas & Electric Co. recorded in Deed Record 4, Card 8559.

Also subject to any other easements of record which affect this property.

Surveyor's Certificate

I, Billy T. Nicholson, 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, and that all monuments shown exist at locations as noted; that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class C survey with a theoretical uncertainty at 0.50 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson IN No. 7964
Evansville, IN

Date

General Notes

Zoning: All lot and abutting lots are zoned R-1.

Utilities: Water and sanitary sewers will be extended to the site.

Flood Plain Data: No portion of the proposed subdivision falls within the 100 year flood zone as per flood insurance rate map for Vanderburgh County Indiana Community Panel Number 180256 0050B, Dated March 19, 1982.

Flood Protection Grade: Per FIRM Panel No. 180256 0050 B, the 100 year flood for this area is 381±. The lowest building pad as graded by the site developer will be at elevation 387.50.

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

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% - 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
- Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Drainage Easements: 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 drainage easements.

Road Grades: Maximum road grades will not exceed 4%.

Lot Access: Access to all lots shall be from interior roads.

Right-of-way Radii: All right-of-way radii at intersections shall be 20 feet.

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 APRIL 5, 19 93

President — Barbara P. Cunningham, Executive Director

PLAT RELEASE DATE: 7-21-93 — Barbara P. Cunningham, Executive Director

County

STORM 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:

JULY 15, 1991
DATE

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 MERIDIAN SUBDIVISION. 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. Any fences erected within or across said easements shall be subject to the rights of the utilities to access and use these easements.

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.

SUMMIT of EVANSVILLE, Corp.
An Indiana Corporation

Jack F. Davis
President

William A. Clements
Secretary

3500 Herndon Drive
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 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 21st day of July 1993

My Commission Expires: September 23, 1994

Notary Public: Beverly M. Behme
BEVERLY M. BEHME
(typed or printed name)

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

Restrictions see misc. dr. 4 cd 1105
Instr 93-19381 Date 7-22-93
Attest BETTY J. HERMANN RECORDER
VANDERBURGH CO.
Patti Gullatte DRVC