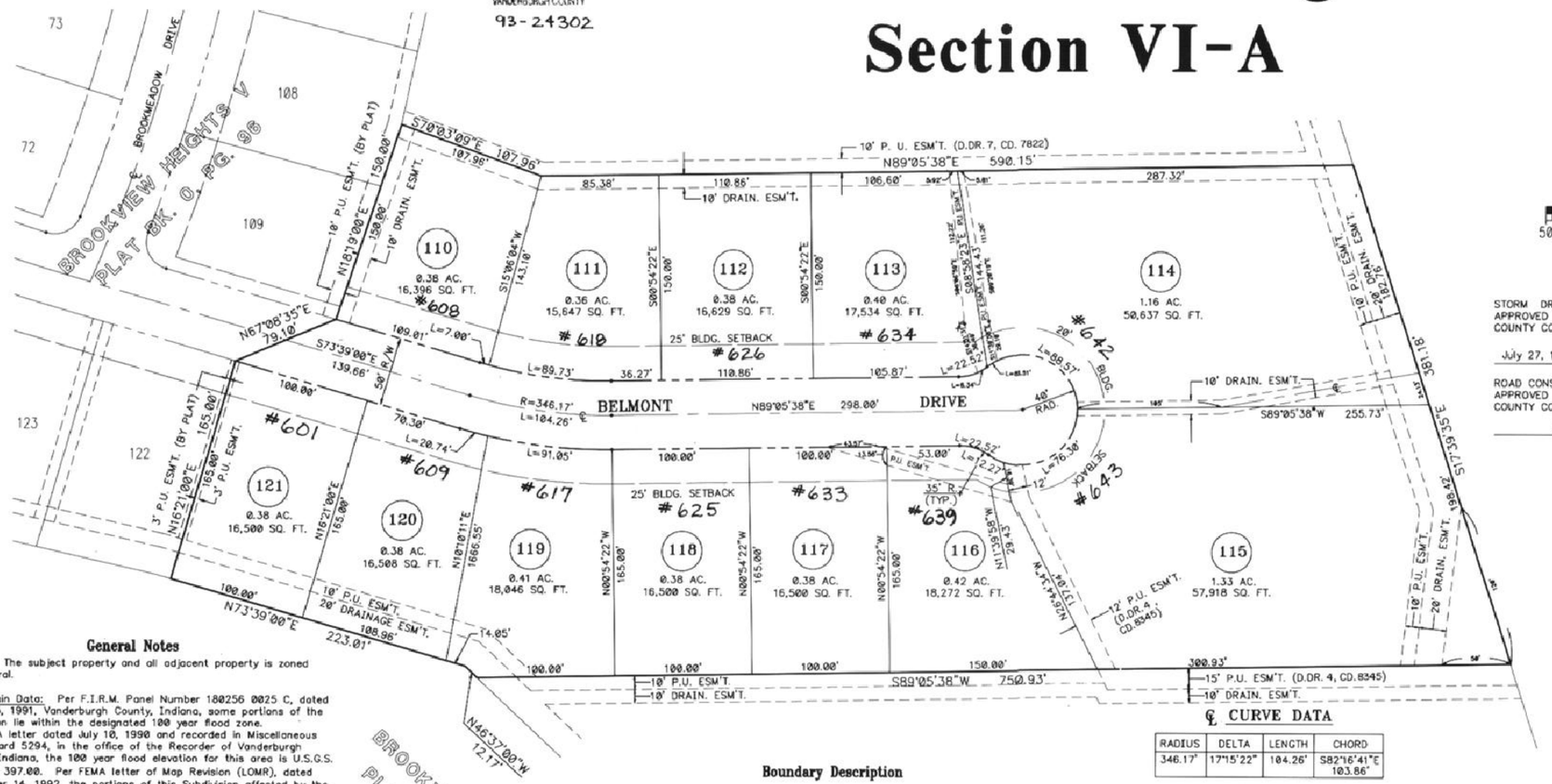
93-24302

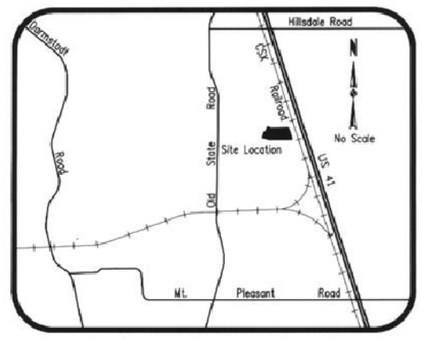
RECEIVED FOR RECORD
M 3:24 P.M.
SEPT. 8 1993
Plat Book O
Page 122
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
93-24302

Brookview Heights
Section VI-A



Scale: 1"=50'

50 25 0 50 100



Location Map

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

July 27, 1987 & February 24, 1992

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

June 1, 1993

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
SEP 08 1993
4925
Jon Humphrey
AUDITOR

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 BROOKVIEW HEIGHTS SECTION VI-A. 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. Drainage easements 5 foot wide are located on each side yard shown on this plat unless additional easements are noted.

BUSSING AND ASSOCIATES

0-122

By: W.C. Bussing, Jr. Gen. Partner
W. C. Bussing, Jr. Gen. Partner
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 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 7th day of September 1993

My Commission Expires:
2-10-97

Notary Resides in Vanderburgh County, Indiana

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

SEAL
NOTARY PUBLIC
INDIANA

General Notes

Zoning: The subject property and all adjacent property is zoned Agricultural.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, some portions of the 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. Per FEMA letter of Map Revision (LOMR), dated September 14, 1992, the portions of this Subdivision affected by the 100 Year discharge (Zone A) is reduced to the southernmost portions of Lots 119, 120 and 121, where, the 100 Year discharge is stated to be "...contained in channel" and to the easternmost portions of Lots 114 and 115.

For Indiana Department of Natural Resources requirements, 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.

Minimum First Floor Elevation: First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Utilities: Sanitary Sewer is available at the site. Water, gas, telephone and electric will be extended to the site.

Road Grades: Maximum road grades shall not exceed 3.0%.

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.

Boundary Description

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

Beginning at the southeast corner of Lot 122 in Brookview Heights Section V, as per plat thereof recorded in Plat Book O, page 96 in the office of the Recorder of Vanderburgh County, Indiana; thence north 18 degrees 21 minutes 00 seconds east along the east line of said Brookview Heights-Section V a distance of 165.00 feet; thence north 67 degrees 08 minutes 35 seconds east along said east line a distance of 79.10 feet; thence north 18 degrees 19 minutes 00 seconds east along said east line a distance of 150.00 feet; thence south 70 degrees 03 minutes 09 seconds east a distance of 107.96 feet; thence north 89 degrees 05 minutes 38 seconds east a distance of 590.15 feet; thence south 17 degrees 39 minutes 35 seconds east a distance of 381.18 feet; thence south 89 degrees 05 minutes 38 seconds west a distance of 750.93 feet to a point on the north line of Brookview Section "D", as per plat thereof recorded in Plat Book N, page 46 in the office of the Recorder of Vanderburgh County, Indiana; thence north 46 degrees 37 minutes 00 seconds west along said north line a distance of 12.17 feet; thence north 73 degrees 39 minutes 00 seconds west along said north line a distance of 223.01 feet to the point of beginning, containing 7.06 acres.

I, James Q. Morley, do 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 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 3rd day of Sept. 1993

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

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

℄ CURVE DATA

RADIUS	DELTA	LENGTH	CHORD
346.17'	17°15'22"	104.26'	S82°16'41"E 103.86'

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 AUGUST 5, 1987.

President

Barbara L. Cunning
Executive Director

PLAT RELEASE DATE: 9-8-93

Barbara L. Cunning
Executive Director

Date: 7-14-93 Proj. 92-2548-4 Name: PLAT.dwg

FOR AFFIDAVIT APPLYING TO THIS ~~DEED~~ Plat
SEE MISC. DRAWER 4 CARD 3407
94-16750 DATE 6/21/94
ATTEST: BETTY J. HERMANN, RVC
BY Patti Hullatt DRVC

For easement Applying to Lot 114 & 115
See Deed Drawer 4 card 2223

Restrictions see misc. dr. 4 cd 1708
Instr. 93-23184 Date 10/15/93
Attest: BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
Patti R. Hullatt DRVC