Restrictions see misc. dr. 4 cd 1936
Inst 93-32403 Date 11-19-93
Attest BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
Patti L. Gullatte DRVC

Brookview Heights-Section VI-B

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 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 eastmost portions of Lots 92, 93, 102 and 103.

Building Commissioner/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). The Vanderburgh County Building Commissioner has established the 100 year flood elevations for this subdivision and the corresponding F.P.G.'s are shown hereon.

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 8.0%.

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 and part of the South One-half of the North One-half of Section 28, Township 5 South, Range 10 West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the northeast corner of Brookview Heights Section VI-A, as per plat thereof recorded in Plat Book O, page 122 in the office of the Recorder of Vanderburgh County, Indiana; thence south 89 degrees 05 minutes 38 seconds west along the north line thereof a distance of 598.15 feet; thence north 78 degrees 03 minutes 09 seconds west a distance of 107.96 feet to a point on the east line of 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 12 degrees 04 minutes 00 seconds east a distance of 196.73 feet; thence north 05 degrees 05 minutes 45 seconds east a distance of 129.12 feet; thence north 02 degrees 24 minutes 03 seconds west a distance of 285.77 feet; thence north 16 degrees 22 minutes 19 seconds west a distance of 41.41 feet; thence north 00 degrees 27 minutes 49 seconds east a distance of 100.03 feet; thence north 07 degrees 14 minutes 34 seconds east a distance of 98.76 feet; thence north 19 degrees 19 minutes 43 seconds east a distance of 99.60 feet; thence south 81 degrees 45 minutes 54 seconds east a distance of 369.03 feet; thence south 17 degrees 39 minutes 35 seconds east a distance of 870.00 feet to the point of beginning, containing 10.22 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 July 15, 1987 and that all monuments shown exist at locations as noted.

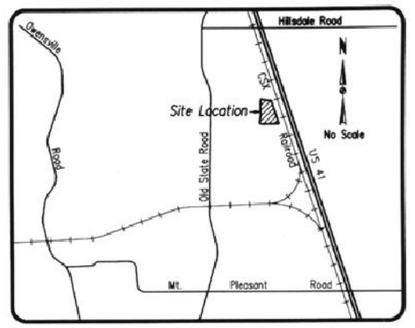
Witness my hand and seal this 16th day of November 1993

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 Table								
Curve #	Delta	Chord Brg.	Radius	Length	Tangent	Chd Length	External	Mid. Ord.
1	12°58'22"	S 84°25'11" E	439.77'	99.57'	50.00'	99.36'	2.83'	2.82'



Location Map

93-32305

RECEIVED FOR RECORD
at 3:55 PM
Nov. 18 1993
Plat Book O
Page 137
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
93-32305

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
NOV 18 1993
AUDITOR
6709

0-137

N

Scale: 1"=50'
50' 0 50' 100'

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 BROOKVIEW HEIGHTS-SECTION-VI-B. 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.

Individual lot owners shall maintain all easements on their lot.

BUSSING AND ASSOCIATES

By W C Bussing
W. C. Bussing, Jr. Gen. Partner
3 s. Brentwood
Evansville, IN 47715

Notary Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

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 16th day of Nov 1993

My Commission Expires:
7-25-97

Joan M. Morley
Notary Public
Joan M. Morley
(Typed or printed name)

Notary Resides in
Vanderburgh
County, Indiana

SEAL
NOTARY PUBLIC
INDIANA

Area Plan Commision 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 AUG. 5 1987.

President W. Bassi, Jr.
Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: 11-18-93
Barbara L. Cunningham
Executive Director

Storm drainage plans were approved by the Vanderburgh County Drainage Board on:
JULY 27, 1987 & FEBRUARY 24, 1992

Road construction plans were approved by the Vanderburgh County Commissioners on:
JUNE 1, 1993

11-16-93 93-2716-4

For easement Applying to Lot Pt 93
See Deed Drawer S card 4763

Project 93-2716-4 File: PLAT.DWG

For easement Applying to this deed see
Deed Drawer ____ card 3241