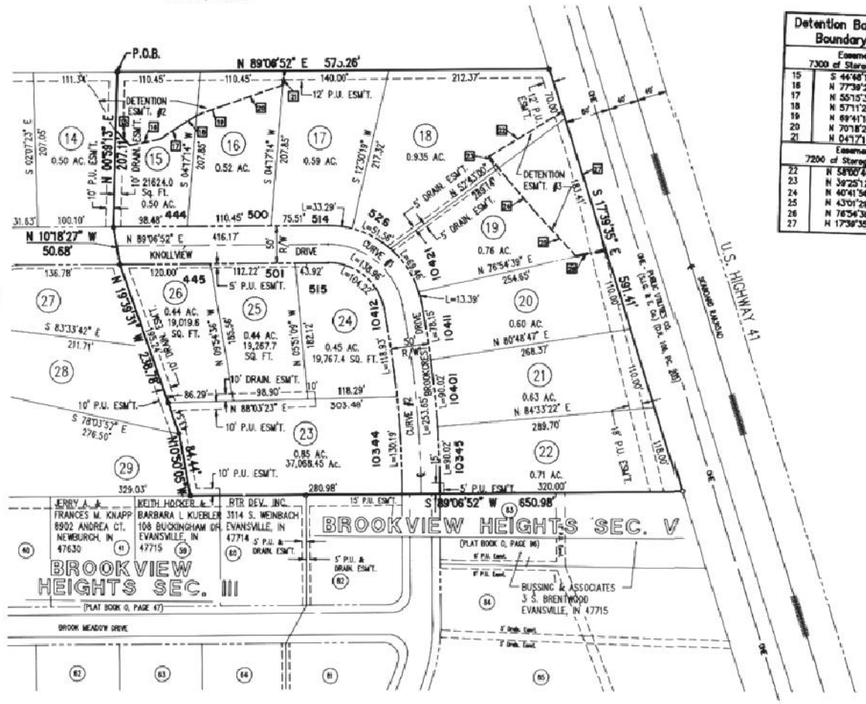
Brookview Heights
Section VII Phase II

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
APR 25 1994
Lora Humphrey
AUDITOR
2268

0-149

RECEIVED FOR RECORD
10:30 A M.
APRIL 25 1994
0
149
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

2-112-21
Bernard F. & Susan K. Flittner
P.O. Box 2711
Evansville, IN 47728



2-113-2
Mary D. Baumgart
c/o Thomas E. Baumgart
9800 Baumgart Road
Evansville, IN 47711

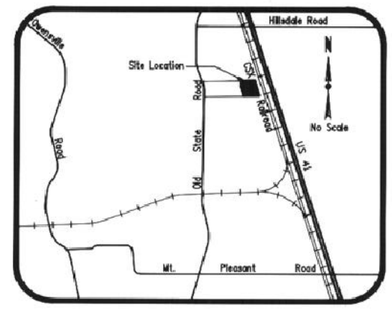
Curve Data Table

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD
1	100.00'	79°37'08"	138.96'	S91°04'34"E 128.05'
2	1400.00'	10°22'51"	253.65'	S06°04'34"E 253.31'

Detention Basin Easement Boundary Schedule

Easement #2 7300 cf Storage below 413.5		
15	S 44°46'19" E	27.39'
16	N 77°39'25" E	40.78'
17	N 55°15'31" E	29.99'
18	N 57°11'22" E	29.53'
19	N 89°41'15" E	38.34'
20	N 70°18'27" E	82.83'
21	N 04°17'14" E	19.39'
Easement #3 7200 cf Storage below 416.0		
22	N 58°50'48" E	114.48'
23	N 39°25'12" W	39.42'
24	N 40°41'36" W	53.94'
25	N 43°01'29" W	83.77'
26	N 78°54'38" E	39.42'
27	N 17°39'35" W	183.41'





Location Map

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

APRIL 26, 1993

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

MAY 10, 1993

ROADWAY MAINTENANCE WAS ACCEPTED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

FEBRUARY 28, 1994

SANITARY SEWER MAINTENANCE WAS ACCEPTED BY THE EVANSVILLE WATER & SEWER UTILITY ON:

DECEMBER 14, 1993

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 VII PHASE II. 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.

Areas marked as "Detention Easement" are dedicated for temporary surface water storage. No filling shall occur within these areas that would reduce the required storage listed on the Detention Easement Boundary Schedule. Each owner shall maintain the respective portion of these easements.

BUSSING AND ASSOCIATES

By: W. C. Bussing
W. C. Bussing, Jr. Gen./Partner
3 S. Brentwood
Evansville, IN 47715

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, no portion of the subdivision lies within the designated 100 year flood zone.

Utilities: Sanitary sewer, water, gas, telephone and electric will be extended to the site.

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 half of Section 20, Township 5 South, Range 10 West in Vanderburgh county, Indiana and more particularly described as follows:

Commencing at the northwest corner of Brookview Heights - Section II, as per plat thereof recorded in Plat Book N, page 192 in the office of the Recorder of Vanderburgh County; thence north 00 degrees 09 minutes 01 seconds west (assumed bearing) along the centerline of Old State Road a distance of 217.38 feet; thence north 01 degrees 40 minutes 51 seconds west along said centerline a distance of 52.62 feet; thence north 05 degrees 04 minutes 12 seconds west along said centerline a distance of 53.78 feet; thence north 10 degrees 13 minutes 17 seconds west along said centerline a distance of 55.01 feet; thence north 12 degrees 23 minutes 04 seconds west along said centerline a distance of 34.01 feet; thence north 16 degrees 39 minutes 16 seconds west along said centerline a distance of 19.83 feet; thence north 19 degrees 02 minutes 36 seconds west along said centerline a distance of 143.06 feet; thence north 89 degrees 06 minutes 52 seconds east parallel with the north line of said Brookview Heights - Section II a distance of 1319.99 feet to the northeast corner of Brookview Heights Section VII, Phase I as per plat thereof recorded in Plat Book O, page 140 in the office of said Recorder being the true point of beginning; thence continue north 89 degrees 06 minutes 52 seconds east 573.26 feet to the westerly right-of-way of the former Evansville, Princeton and Vincennes Interurban Railway Company as described in Deed Drawer 89, page 236 in said Recorder's office; thence south 17 degrees 39 minutes 35 seconds east along said right-of-way, a distance of 591.41 feet; thence south 89 degrees 06 minutes 52 seconds west a distance of 650.98 feet to the southeast corner of said Brookview Height Section VII, Phase I; thence along the east line thereof; north 10 degrees 50 minutes 05 seconds west 84.44 feet; thence north 19 degrees 39 minutes 31 seconds west 238.78 feet; thence north 10 degrees 18 minutes 27 seconds west 50.68 feet; thence north 00 degrees 59 minutes 13 seconds east 207.11 feet to the true point of beginning, containing 8.21 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 1993 and that all monuments shown exist of locations as noted.

Witness my hand and seal this 18th day of April, 1994.

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

James Q. Morley
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 18th day of April, 1994

My Commission Expires:
September 16, 1994

Notary Resides in
Vanderburgh
County, Indiana

Deborah J. Masterson
Notary Public
Deborah J. Masterson
(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 5, 1993.

President

Executive Director

PLAT RELEASE DATE: 4-25-94

Executive Director

Restrictions see misc dr. 4 cd 2991
Instr. 94-11395 Date 4/25/94
Attest: BETTY J. HERMANN RECORDER VANDERBURGH COUNTY
Patti Gullatte DRVC

FOR AFFIDAVIT APPLYING TO THIS [redacted] Plat
SEE MISC. DRAWER 4 CARD 3236
94-14690 DATE 5/27/94
ATTEST: BETTY J. HERMANN, RVC
BY Patti Gullatte DRVC

Date: 4/11/94 Proj: 93-2486-1 Name: PLAT_PAR.dwg