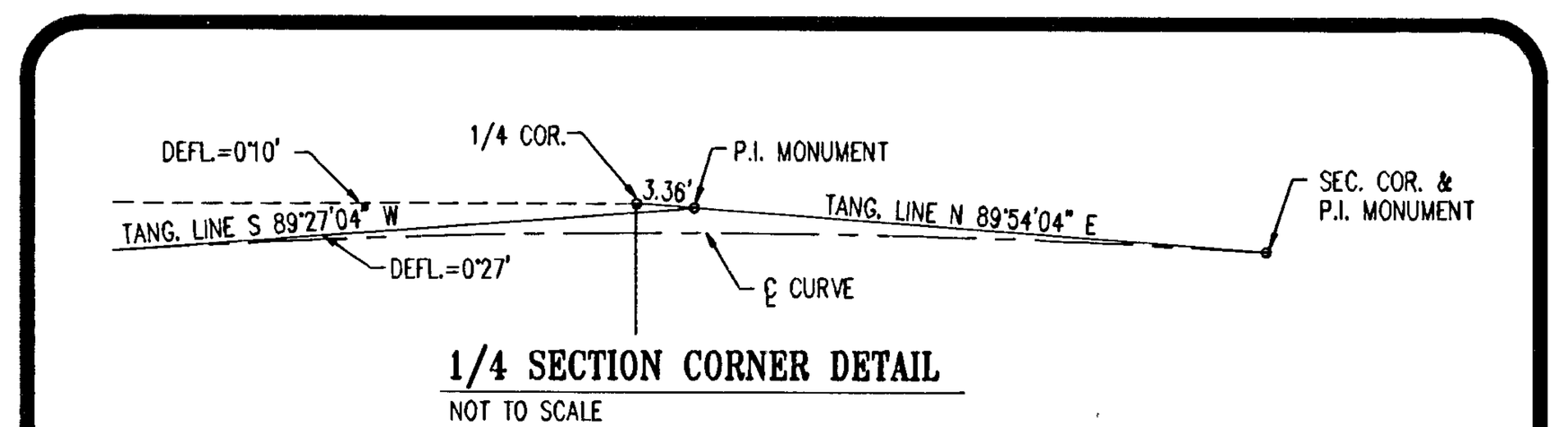
EAGLE CREST

SUBDIVISION SECTION 2

PROJECT No.#93-2744-4

94-12349

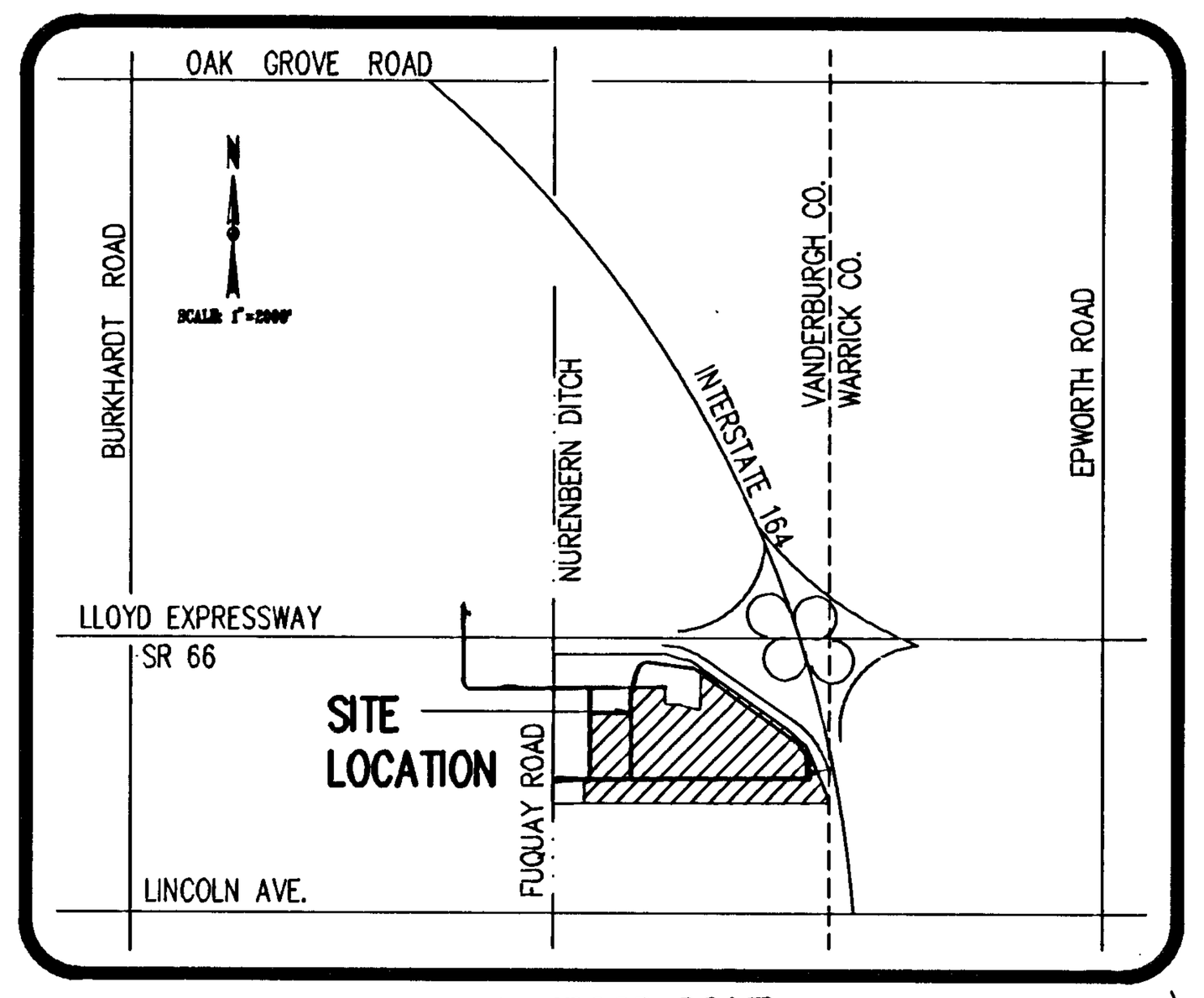


1/4 SECTION CORNER DETAIL
NOT TO SCALE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
MAY - 4 1994
AUDITOR
2534

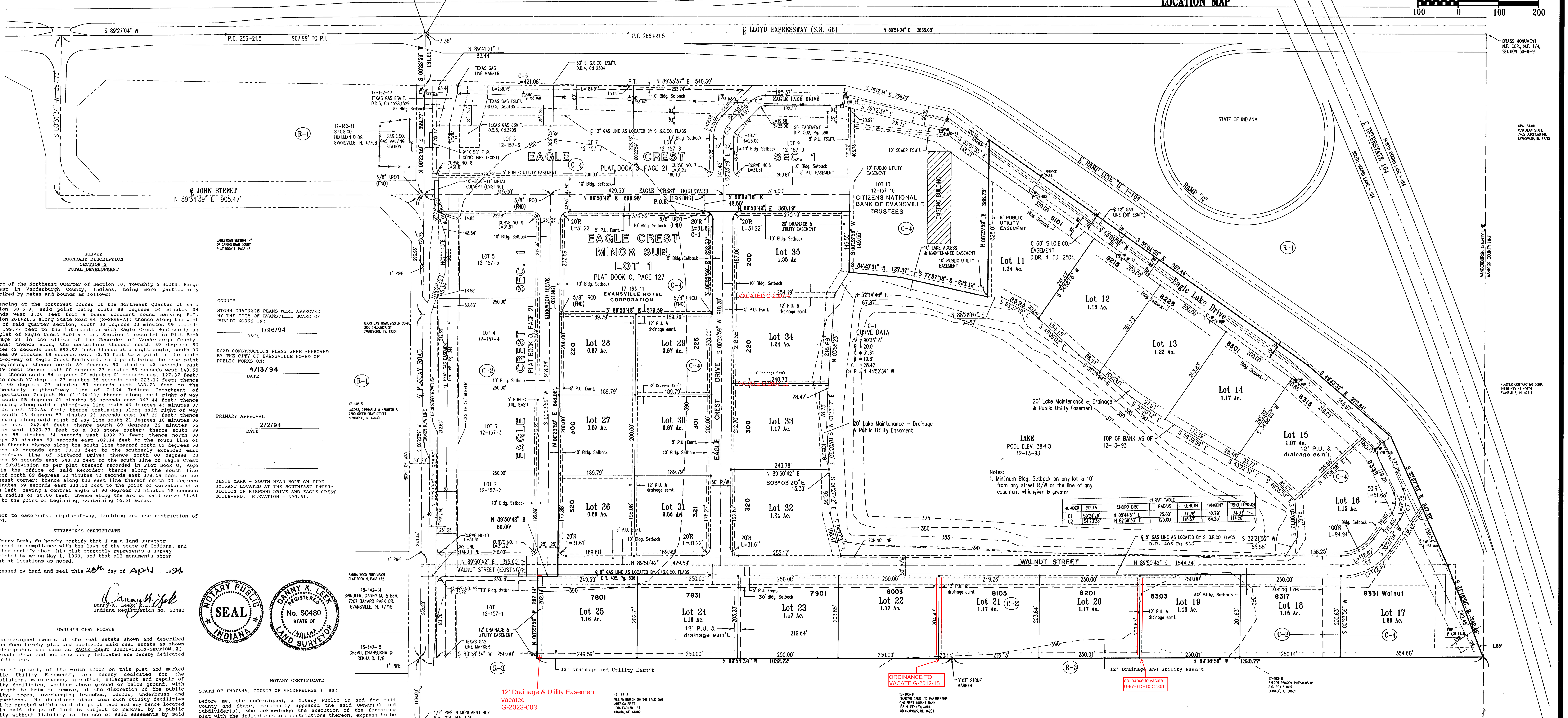
RECEIVED FOR RECORD
at 4:03 P M
MAY 4 1994
Plat Book O
Page 152
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

0-152



LOCATION MAP

SCALE 1" = 100'



CURVE TABLE						
NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHD LENGTH
C1	59°24'26"	N 05°44'51" E	75.00'	77.76'	42.79'	74.33'
C2	54°23'38"	N 62°38'53" E	125.00'	118.67'	64.23'	114.26'

SURVEY
BOUNDARY DESCRIPTION
SECTION 2
TOTAL DEVELOPMENT

A part of the Northeast Quarter of Section 30, Township 6 South, Range 9 West in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 30-6-9, said point being south 89 degrees 54 minutes 04 seconds west 3.36 feet from a brass monument found marking P.I. Station 261+21.5 along State Road 66 (S-SR66-A); thence along the west line of said quarter section, south 00 degrees 23 minutes 59 seconds west 399.77 feet to the intersection with Eagle Crest Boulevard; as per plat of Eagle Crest Subdivision, Section 1 recorded in Plat Book O, Page 21 in the office of the Recorder of Vanderburgh County, Indiana; thence along the centerline thereof north 89 degrees 50 minutes 42 seconds east 698.98 feet; thence at a right angle, south 00 degrees 09 minutes 18 seconds east 42.50 feet to a point in the south right-of-way of Eagle Crest Boulevard, said point being the true point of beginning; thence north 89 degrees 50 minutes 42 seconds east 360.19 feet; thence south 00 degrees 23 minutes 59 seconds west 149.55 feet; thence south 84 degrees 29 minutes 01 seconds east 127.37 feet; thence south 77 degrees 27 minutes 38 seconds east 223.12 feet; thence north 00 degrees 23 minutes 59 seconds east 388.73 feet to the southwesterly right-of-way line of I-164 Indiana Department of Transportation Project No (1-164-1); thence along said right-of-way line south 55 degrees 01 minutes 55 seconds east 967.44 feet; thence continuing along said right-of-way line south 49 degrees 43 minutes 37 seconds east 272.84 feet; thence continuing along said right-of way line south 23 degrees 57 minutes 23 seconds east 347.29 feet; thence continuing along said right-of-way line south 21 degrees 16 minutes 06 seconds east 242.46 feet; thence south 89 degrees 36 minutes 56 seconds west 1320.77 feet to a 3x3 stone marker; thence south 89 degrees 58 minutes 34 seconds west 1032.73 feet; thence north 00 degrees 23 minutes 59 seconds east 202.14 feet to the south line of Walnut Street; thence along the south line thereof north 89 degrees 50 minutes 42 seconds east 50.00 feet to the southerly extended east right-of-way line of Kirkwood Drive; thence north 00 degrees 23 minutes 59 seconds east 648.08 feet to the south line of Eagle Crest Minor Subdivision as per plat thereof recorded in Plat Book O, Page 127 in the office of said Recorder; thence along the south line thereof north 89 degrees 50 minutes 42 seconds east 379.59 feet to the southeast corner; thence along the east line thereof north 00 degrees 23 minutes 59 seconds east 232.50 feet to the point of curvature of a curve left, having a central angle of 90 degrees 33 minutes 18 seconds and a radius of 20.00 feet; thence along the arc of said curve 31.61 feet to the point of beginning, containing 46.51 acres.

Subject to easements, rights-of-way, building and use restriction of record.

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON:
1/26/94
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON:
4/13/94
DATE

PRIMARY APPROVAL
2/2/94
DATE

BENCH MARK - SOUTH HEAD BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHEAST INTER-SECTION OF KIRKWOOD DRIVE AND EAGLE CREST BOULEVARD. ELEVATION = 390.51.

SURVEYOR'S CERTIFICATE

I, Danny Leak, 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 May 1, 1990, and that all monuments shown exist at locations as noted.

Witnessed my hand and seal this 28th day of April, 1994.

Danny K. Leek, R.L.S.
Indiana Registration No. S0480

NOTARY PUBLIC SEAL INDIANA

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

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 EAGLE CREST SUBDIVISION-SECTION 2. 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.

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.

OLD NATIONAL BANK OF EVANSVILLE, TRUSTEE

By: Dennis Longest
Denis Longest, Trust Officer
Old National Bank in Evansville, Trustee under the terms of a land trust agreement dated 10/17/89, commonly identified as Trust No. 28-0022-0.

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 28th day of April, 1994.

My Commission Expires: 9-16-94

Notary Resides in Vanderburgh County, Indiana

Notary Public
Deborah J. Masterson
(typed or printed name)

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 FEBRUARY 2, 1994.

President
Executive Director

PLAT RELEASE DATE: 5-4-94
Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

GENERAL NOTES

Zoning: Part of Lot 18 and Lots 19-25 are currently zoned C-2. The remaining Lots are currently zoned C-4. The abutting property is zoned as shown hereon.

All use commitments are on file in the Vanderburgh County Area Plan Commission Office.

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0050 B, dated March 19, 1982, this proposed subdivision is within Zone B, area between limits of the 100 year flood and 500 year flood.

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

Access: All lots shall access from interior streets. No lot shall have access on S.R. 66 or I-164 which is designated "Limited Access Right-of-way".

Easements: Existing recorded easements are as shown hereon.

Lake & Common Area Maintenance: The owners association will maintain the lake and common areas in the herein platted subdivision.

Road Grades: Maximum road grades will not exceed 5.0%.

Basements: Any basements must be approved by the Vanderburgh County building Commissioner.

The location of existing underground utilities must be determined by the utility prior to beginning any type of construction.

Temporary Erosion Control: (during construction)

- Slopes of 0% to 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% to 2% shall be mulch 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.

Storm Water Detention: The developer of each lot shall detain water on each site in accordance with a drainage plan prepared for each lot and approved by the Vanderburgh County Drainage Board.

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.