Korb Manor Subdivision

A REPLAT OF LOT 1 AND PARTS OF LOTS 2,3 AND 4 IN KORB'S SUBDIVISION

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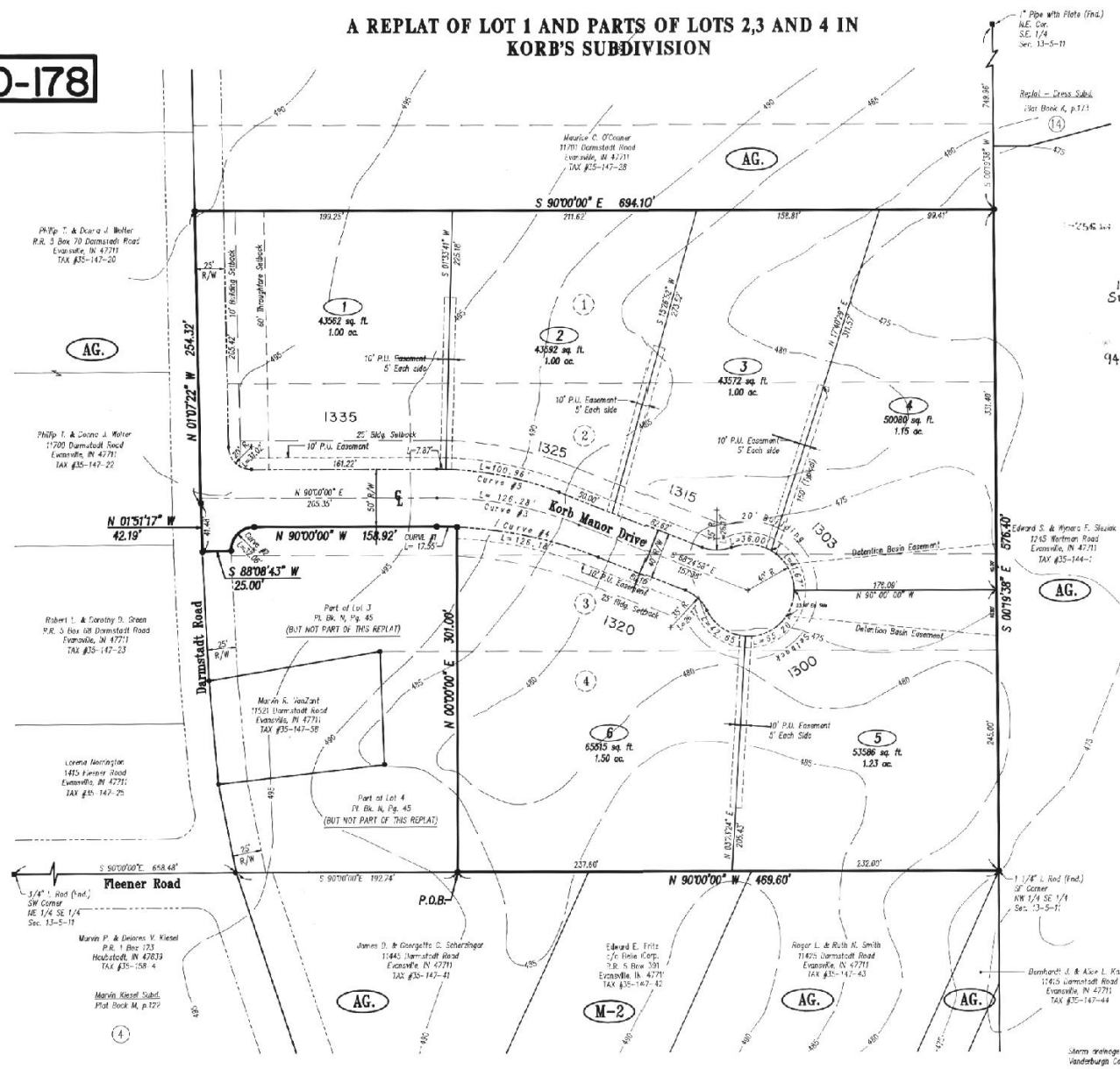

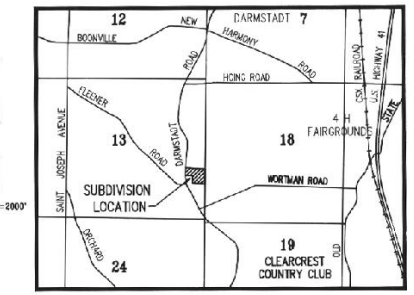

LOCATION MAP

General Notes

Zoning: The subject property is currently zoned Agricultural the remainder and all adjacent property is zoned as noted.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0075 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 are on or will be extended to the site.

Road Grades: Maximum road grades shall not exceed 10%

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 5% shall be sodded or stabilized with an erosion control mat at control mat completion of ditch grading.

Slopes over 5% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Access Limits: All lots must access to interior road only.

Contours: The elevation contours shown on this plat are determined prior to subdivision development and do not necessarily reflect final lot grade.

Boundary Description

A replat of lot 1 and parts of Lots 2, 3, and 4 in Korb's Subdivision, as per plat thereof recorded in plat book N, page 45 in the office of the recorder of Vanderburg County, Indiana, and more particularly described as follows:

Commencing at the southwest corner of the Northeast Quarter of the Southeast Quarter of Section 13, Township 5 South, Range 11 West in Vanderburgh County, Indiana; thence east along the south line of said quarter quarter section a distance of 658.48 feet to the southwest corner of said Korb's Subdivision; thence south 90 degrees 00 minutes 00 seconds east along the south line of said Lot 4 a distance of 192.74 feet to the point of beginning; thence north 00 degrees 08 minutes 00 seconds east a distance of 301.00 feet to a point on a curve concave to the south, having a radius of 381.52 feet and from which a chord bears north 88 degrees 40 minutes 56 seconds west a distance of 17.55 feet; thence westerly along said curve a distance of 17.55 feet to the point of tangency of said curve; thence north 90 degrees 00 minutes 00 second west a distance of 158.92 feet to the point of curvature of a curve concave to the southeast, having a radius of 20.00 feet and from which a chord bears south 44 degrees 04 minutes 22 seconds west a distance of 28.74 feet; thence southwesterly along said curve a distance of 32.06 feet to the point of tangency of said curve; thence south 88 degrees 08 minutes 43 seconds west a distance of 25.00 feet to a point at the centerline of Darmstadt Road; thence north 01 degrees 51 minutes 17 seconds west along said center line a distance of 42.19 feet; thence north 01 degrees 07 minutes 22 seconds west along said centerline a distance of 254.32 feet to the northwest corner of said Korb's Subdivision; thence south 90 degrees 00 minutes 00 seconds east along the north line of said subdivision a distance of 694.10 feet to the northeast corner thereof; thence south 00 degrees 19 minutes 38 seconds east along the east line of said subdivision a distance of 576.40 feet to the southeast corner thereof, said point also being the southeast corner of said quarter quarter section; thence north 90 degrees 00 minutes 00 seconds west along the south line of said subdivision and said quarter quarter section a distance of 469.60 feet to the point of beginning containing containing 7.63 acres.

Surveyor's Certificate

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 29th day of September 1994.

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

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

Curve Data					
Curve #	Delta	Chord Brg.	Radius	Length	Chd Length
1	02°38'07"	S 88°40'56" E	381.52'	17.55'	17.55'
2	81°42'56"	S 44°04'06" E	20.00'	32.06'	28.74'
3	21°36'02"	S 79°12'23" E	335.52'	126.28'	125.51'
4	18°56'56"	S 77°53'23" E	381.52'	126.18'	125.60'
5	20°01'52"	N 78°55'35" W	288.91'	100.96'	100.43'

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94-25648

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 KORB MANOR. 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 obstruction. 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 without liability in the use of said easement 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 facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be by used fro ingress and egress and temporary staging areas for work public utilities.

Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "detention Basin Easement" or "Drainage Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Detention Basin Easements" or "Drainage Easements" clear of any impediments which may happen to fall or enter therein.

Alice J. Keck
Alice Keck
929 River Lane
Evansville, IN 47711

Donald P. Keck
Donald P. Keck
929 River Lane
Evansville, IN 47711

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 27th day of September 1994.

My Commission Expires:
9-16-98

Deborah J. Masterson

Notary Resides in:
Vanderburgh County, Indiana

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

NOTARY PUBLIC SEAL INDIANA

Storm drainage plans were approved by the Vanderburgh County Drainage Board on:
Feb. 25, 1992

Roadway plans approved by the Darmstadt Town Council on
Aug. 9, 1994

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 APRIL 1 1992.

President

Barbara F. Cummins
Executive Director

PLAT RELEASE DATE: 9/30/94

Barbara F. Cummins
Executive Director