Autumn Hills
Section IV

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 NOVEMBER 2, 19 94

President — Executive Director

Plat Release Date: 12/15/94 — Executive Director

wd8: \majsub\areaplan

NOTARY CERTIFICATE
State of Indiana
County of Vanderburgh

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 14 day of December 19 94.

My Commission Expires: 9-7-96

9-7-96 — Notary Public

Vanderburgh — Ann L Carter

County, Indiana — (Typed or printed name.)

wd8: majsub\notary

APPROVALS

DRAINAGE Plans were approved by the Vanderburgh County Drainage board on:

July 25, 1994
Date

ROAD CONSTRUCTION Plans were approved as part of Autumn Hills Section III by the Vanderburgh County Commissioners on:

January 18, 1993
Date

wd8: majsub\approval

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Autumn Hills, Section IV.

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 area located on each side yard shown on this plat unless additional easements are noted.

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

** see note below

Dewey J. Burden
c/o Continental Mgmt. Corp.
2308 N. St. Joseph Ave.
Evansville, IN 47711

Charlcie M. Burden
(same)

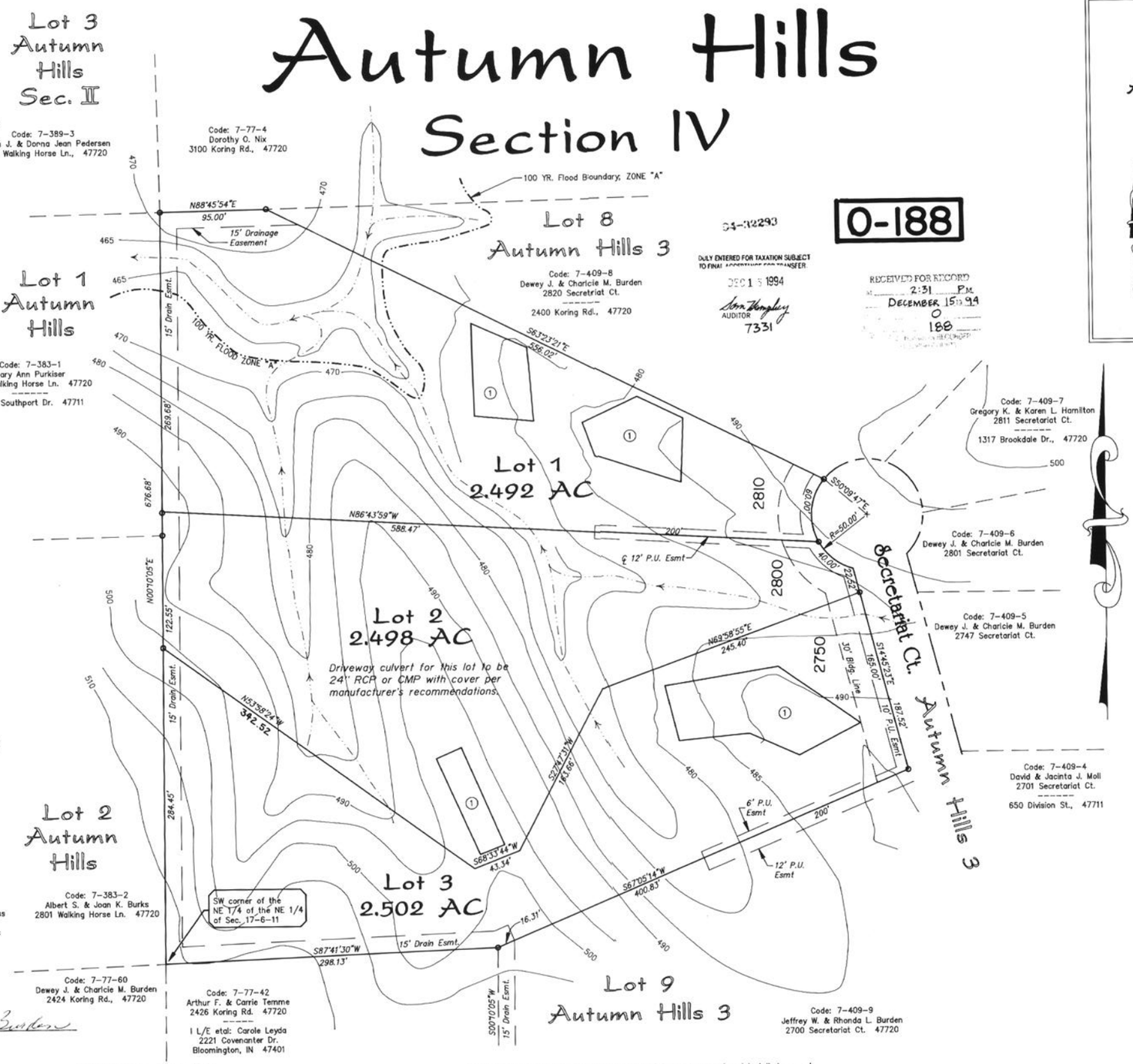
SURVEY B: \owner.asc

** All other natural drainageways not reserved as drainage easements shall be maintained by the individual lot owners in a manner not to interfere with drainage on adjacent property. Any lake construction on the lots shall conform to SCS requirements.

LEGEND

① This area reserved for sewage disposal.

o Iron Pin



93-12293

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC 15 1994
Jean Humphrey
AUDITOR
7331

0-188

RECEIVED FOR RECORD
2:31 P.M.
DECEMBER 15 19 94
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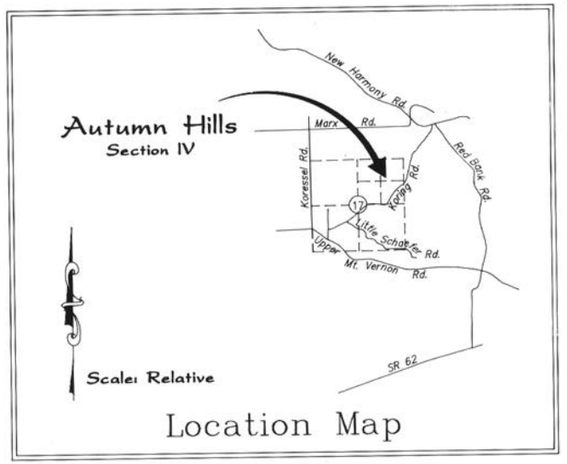
188



Location Map

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LEGAL DESCRIPTION

A subdivision of the South half of the Northeast 1/4 of Section 17, Township 6 South, Range 11 West, in Vanderburgh County, Indiana, described as follows:

Beginning at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said section, said point being the Southeast corner of Lot 2 as platted in Autumn Hills, Section II per Plat Book "O", Page 25 in the office of the recorder of Vanderburgh County; thence N 00-10-05 E, 676.68' along the east line of said Section II; thence N 88-45-54 E, 95.00' to the northwest corner of Lot 8 as platted in Autumn Hills, Section III per Plat Book "O", Page 95 in the office of the recorder of Vanderburgh County; thence S 63-23-21 E, 556.02' along the southwesterly line of said Lot 8 to the right-of-way line of the cul-de-sac on Secretariat Court as platted in said Section III; thence southerly along said right-of-way line, said line being a non-tangent curve to the left whose radius bears S 50-09-47 E, 50.00', a distance of 100.00'; thence continuing along the westerly right-of-way line of said street S 14-45-23 E, 187.52' to the northeast corner of Lot 9 in said Section III; thence S 67-05-14 W, 400.83' along the northerly line of said Lot 9 to the northwest corner of said Lot 9; thence S 87-41-30 W, 298.13' to the place of beginning, containing 7.492 acres, more or less.

AUTUMN4-B: \LEGAL

SURVEYOR'S CERTIFICATE

I, David L. Savage, 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 in accordance with said laws and that all monuments shown exist at locations as noted.

Witness my hand and seal this 13th day of DECEMBER 19 94

David L. Savage, P.E., L.S.
Indiana Registration No. 870014

wd8: majsub\surveyor

DAVID L. SAVAGE REGISTERED No. 870014 STATE OF INDIANA LAND SURVEYOR

GENERAL NOTES

ZONING: The zoning for this site and adjoining properties is Agricultural.

FLOOD PLANE DATA: 100 year flood boundary is as shown per F.I.R.M. Panel Number 180256 0075 C, dated August 5, 1991.

UTILITIES: Telephone electric, water and gas are available at the site.

SEWAGE DISPOSAL: Septic will be handled on site in accordance with Vanderburgh County Health Department Regulations. The areas shown are reserved for septic field beds or mounds. These are the only areas approved for sewage disposal use and disturbance of the soil in these areas may invalidate their suitability. All lots will require an engineered disposal system. Construction of the system must be supervised by an engineer.

In addition to other requirements shown, the septic dosing system for Lot 2 shall conform to "Preliminary Dosing Tank Layout" drawing dated 10/04/94, revised 11/15/94 and approved by the Vanderburgh County Health Department.

ROAD GRADES: The road accessed by these lots was approved and installed as part of Autumn Hills, Section III.

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 and 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 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% – 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.

REV: 120794 15:05 CIVIL\AUTUMN4

D. L. Savage Engineering, Inc.
P.O. Box 888 ◊ Evansville, Indiana 47706-0888 ◊ 812-473-0130