95-10979

A REPLAT OF OUTLOT "A" IN OAK MEADOW – PHASE I

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 23 1995

Suzanne M. Crouch
AUDITOR 2620

P-2

RECEIVED FOR RECORD
At 2:15 P.M.
MAY 23 19 95
Plat Book P
Page 2.
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
0017

LAND DESCRIPTION:

PART OF OUTLOT 'A' IN THE PLAT OF OAK MEADOW SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 'K' p. 176 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8' IRON ROD (LS0006) AT THE SOUTHEAST CORNER OF SAID OUTLOT 'A', SAID POINT LYING SOUTH 89°08'48' WEST 313.86 FEET FORM A 5/8' IRON ROD IN CONCRETE AT THE SOUTHEAST CORNER OF SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 10 WEST; THENCE ALONG THE EAST LINE OF SAID OUTLOT 'A' NORTH 00°49'49' EAST 450.02 FEET TO A 1' IRON PIPE AT THE TRUE POINT OF BEGINNING; THENCE

1st: SOUTH 71°24'02' WEST 246.13 FEET TO A 5/8' IRON ROD (LS0006); THENCE ALONG A TANGENT CURVE CONCAVE TO THE WEST

2nd: NORTHWESTERLY 57.71 FEET THROUGH A CENTRAL ANGLE OF 02°41'55', HAVING A RADIUS OF 1225.32 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 09°47'02' WEST 57.705 FEET; THENCE ALONG A TANGENT TO SAID CURVE

3rd: NORTH 11°07'59' WEST 65.53 FEET; THENCE

4th: SOUTH 89°08'48' WEST 537.44 FEET TO A 2' PINCH TOP IRON PIPE AT THE INSIDE CORNER ON THE WEST BOUNDARY OF SAID OUTLOT 'A'; THENCE ALONG THE BOUNDARY OF SAID OUTLOT 'A'

5th: SOUTH 89°16'56' WEST 227.32 FEET TO A 1' IRON PIPE IN THE WEST LINE OF SAID OUTLOT 'A', ALSO BEING THE SOUTHEAST CORNER OF LOT 13 IN SAID OAK MEADOW SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID OUTLOT 'A' AND THE EAST LINE OF SAID LOT 13

6th: NORTH 04°59'21' WEST 231.05 FEET TO A 1' IRON PIPE AT THE NORTHWEST CORNER OF SAID OUTLOT 'A', ALSO BEING THE NORTHEAST CORNER OF SAID LOT 13; THENCE ALONG THE NORTH LINE OF SAID OUTLOT 'A' FOR THE FOLLOWING FIVE (5) COURSES

7th: EASTERLY 55.31 FEET ALONG A TANGENT CURVE CONCAVE TO THE NORTH THROUGH A CENTRAL ANGLE OF 02°10'25', HAVING A RADIUS OF 1458.10 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 81°24'59' EAST 55.31 FEET TO A 5/8' IRON ROD (LS0006); THENCE ALONG A TANGENT TO SAID CURVE

8th: NORTH 79°34'29' EAST 232.03 FEET TO A 5/8' IRON ROD (LS0006); THENCE ALONG A TANGENT CURVE TO THE RIGHT

9th: EASTERLY 302.70 FEET THROUGH A CENTRAL ANGLE OF 29°59'52', HAVING A RADIUS OF 578.15 FEET TO A 5/8' IRON ROD (LS0006); THENCE ALONG A TANGENT TO SAID CURVE

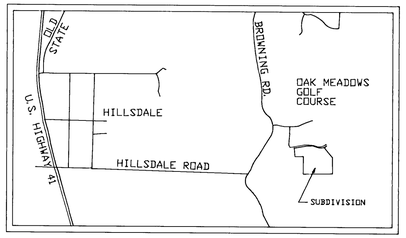
10th: SOUTH 70°25'39' EAST 35.21 FEET TO A 5/8' IRON ROD (LS0006); THENCE ALONG A TANGENT CURVE TO THE LEFT

11th: EASTERLY 198.70 FEET THROUGH A CENTRAL ANGLE OF 43°10'05', HAVING A RADIUS OF 263.73 FEET TO A 5/8' IRON ROD (LS0006); THENCE

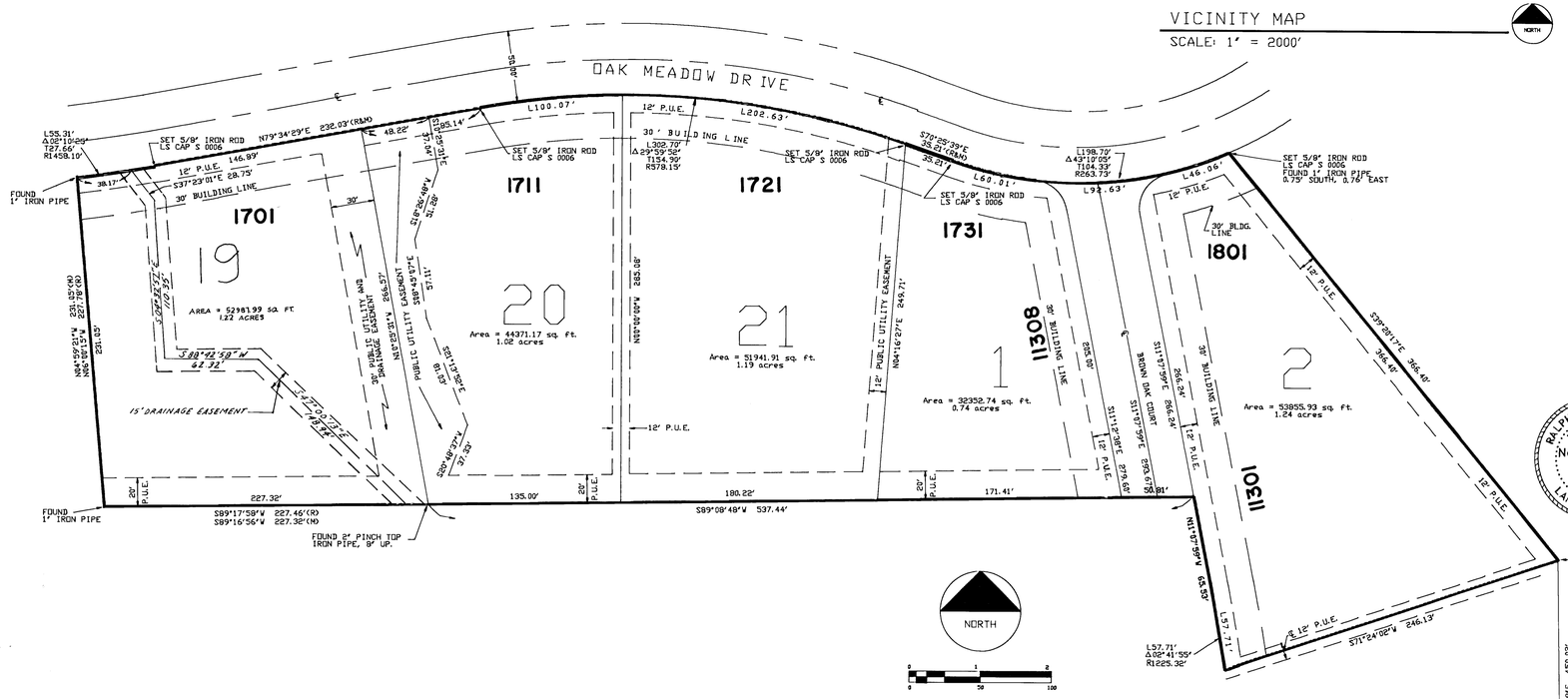
12th: SOUTH 39°20'17' EAST 366.40 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 5.75 ACRES, MORE OR LESS.

GENERAL NOTES:

1. OWNERS/DEVELOPER: BROWN OAK, INC., AUGUST M. KOCH, PRESIDENT; 11551 VILLAGE LANE EVANSVILLE, INDIANA 47711; 812/867-5110
2. UTILITIES: WATER, GAS, AND ELECTRIC ARE AVAILABLE AT THE SITE. SANITARY SEWER SERVICE IS EXISTING BUT WILL BE EXTENDED TO SERVE ALL LOTS.
3. EROSION CONTROL:
   A. SLOPES 0% TO 6% SHALL BE MULCHED OR SEEDED, I.E., RYE, RED TOP, AND WHEAT (WHICH WILL BE USED FOR FALL PLANTING) WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6% SHALL HAVE STRAW BALES AND/OR EROSION CONTROL BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
   B. DITCH GRADING: SLOPES OF 0% TO 2% SHALL BE MULCHED AND SEEDED WITHIN 45 DAYS OF CONSTRUCTION/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 RIP-RAP, CONCRETE CHANNEL LINER, OR OTHER APPROVED (BY VANDERBURGH COUNTY DRAINAGE BOARD) RAP CONCRETE CHANNEL LINER OR OTHER APPROVED (BY VANDERBURGH STABILIZATION AT COMPLETION OF DITCH GRADING IF TOTAL DITCH LENGTH AT THAT POINT, IS GREATER THAN 100 FEET.
4. ZONING: ADJACENT ZONING AGRICULTURE AND R-3 PROPOSED SUBDIVISION IS ZONED R-3.
5. FLOOD PLAIN DATA: NO PORTION OF PROPERTY IS LOCATED WITHIN 100-YEAR ZONE ACCORDING TO FIRM PANEL 25 OF 100 DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY, INDIANA.
6. SOIL CLASSIFICATIONS:
   HoB2: HOSMER SILT LOAM, 2 TO 6% SLOPES, SEVERELY ERODED
   WeE2: WELLSTON SILT LOAM, 18 TO 25%, ERODED
   ZaD3: ZANESVILLE SILT LOAM, 12 TO 18% SLOPES, SEVERELY ERODED
7. ENCROACHMENT WITHIN OPEN DRAINAGE CHANNELS, UNDERGROUND DRAINAGE CONDUITS OR DESIGNATED EASEMENTS BY FENCES, TREES, SHRUBS, GARDENS, VEGETATION (OTHER THAN GRASS) OR BY PERMANENT STRUCTURES OTHER THAN THOSE DESIGNATED BY THE DRAINAGE PLAN FOR THE SUBDIVISION IS PROHIBITED.
8. ALL STREETS AND DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE EXISTING OAK MEADOWS HOME OWNERS ASSOCIATION. ALL LOTS SHALL SHALL BE SUBJECT TO RESTRICTIONS AND PROTECTIVE COVENANTS ONCE PLATTED.
9. ALL NATURAL DRAINAGE CHANNELS WITHIN THE LOTS OF PHASE I SHALL BE THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
10. ADDITIONAL DRAINAGE CHANNELS, STORM SEWER PIPING, AND THE DETENTION BASIN WILL BE CONSTRUCTED IN PHASE II.
11. 'THE LOT OWNERS' ASSOCIATION SHALL BE RESPONSIBLE, INCLUDING FINANCIALLY, FOR THE MAINTENANCE AND REPAIR OF THE ENTIRE STORM WATER DRAINAGE SYSTEM, ITS PARTS, AND EASEMENTS WITHIN OR ATTACHED TO THIS SUBDIVISION AND OUTSIDE OF COUNTY ACCEPTED ROAD RIGHT OF WAY INCLUDING:
    (1) 'MOWING GRASS, CONTROLLING WEEDS & MAINTAINING THE DESIGNED COVER OF THE WATERWAYS, STORAGE BASINS AND EASEMENTS IN ACCORDANCE WITH APPLICABLE ORDINANCES.
    (2) 'KEEPING ALL PARTS OF THE STORM WATER DRAINAGE SYSTEM OPERATING AT ALL TIMES AS DESIGNED AND AS CONSTRUCTED) AND FREE OF ALL TRASH, DEBRIS, AND OBSTRUCTIONS TO THE FLOW OF WATER.
    (3) ' KEEPING THE CHANNELS, EMBANKMENTS, SHORELINES AND BOTTOM OF WATERWAYS AND BASINS FREE OF ALL EROSION AND SEDIMENTATION.
    (4) ' MAINTAINING AND REPAIRING THE STORM WATER DRAINAGE SYSTEM IN ACCORDANCE WITH THE CONDITIONS DESCRIBED ON THE THE APPROVED STREET AND/OR DRAINAGE PLANS ON FILE IN THE COUNTY SURVEYOR'S OFFICE AND/OR THE COUNTY ENGINEER'S OFFICE; AND IN COMPLIANCE WITH THE COUNTY DRAINAGE ORDINANCE.
    (5) 'PREVENTING ALL PERSONS OR PARTIES FROM CAUSING ANY UNAUTHORIZED ALTERATIONS, OBSTRUCTIONS, OR DETRIMENTAL ACTIONS FROM OCCURRING TO ANY PART OF THE STORM WATER DRAINAGE SYSTEM AND EASEMENTS WITHIN OR ATTACHED TO THIS SUBDIVISION.
    (6) 'NOTICE: ANY PIPE, FENCE WALL BUILDING, POOL, PATIO, PLANTING, STORED MATERIAL, EXCAVATION, FILL OR OTHER CONSTRUCTION, IMPROVEMENT, ADDITION TO OR ALTERATION OF THE LAND WITHIN A DRAINAGE EASEMENT IN THIS SUBDIVISION REQUIRES THE PRIOR WRITTEN APPROVAL OF THE COUNTY DRAINAGE



VICINITY MAP
SCALE: 1' = 2000'



NORTH

0 50 100

SCALE: 1' = 50'

OWNERS 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 A REPLAT OF OUT LOT 'A' IN OAK MEADOW 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 TO PUBLIC UTILITIES 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 LOCATED WITHIN SAID STRIPS OF LAND AND ANY FENCE LOCATED WITHIN SAID STRIPS OF LAND IS SUBJECT SUBJECT TO A REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID UTILITY.

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 FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED 'DRAINAGE EASEMENTS' 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 A MANNER AS TO IMPEDE THE FLOW OF WATER.

August M. Koch
AUGUST M. KOCH, PRESIDENT OF BROWN OAK INC.; 11551 VILLAGE LANE; EVANSVILLE, IN 47711

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 OWNERS AND SUBDIVIDERS, WHO ACKNOWLEDGE THE EXECUTION OF FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11TH DAY OF May, 1995.

MY COMMISSION EXPIRES 4-15-96 Steven Wrocklage NOTARY PUBLIC
Judith Ardell PRINTED NAME
A RESIDENT OF Vanderburgh COUNTY

SURVEYOR'S CERTIFICATE

I, RALPH A. EASLEY, JR., HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON FEBRUARY 1, 1995; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL
RALPH A. EASLEY, JR.
INDIANA REG. NO. S 0006

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 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 June 5, 1995.

PRESIDENT
Barbara L. Cummings
EXECUTIVE DIRECTOR

PLAT RELEASE May 23, 1995
Barbara L. Cummings
EXECUTIVE DIRECTOR

COUNTY

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

DATE May 1, 1995