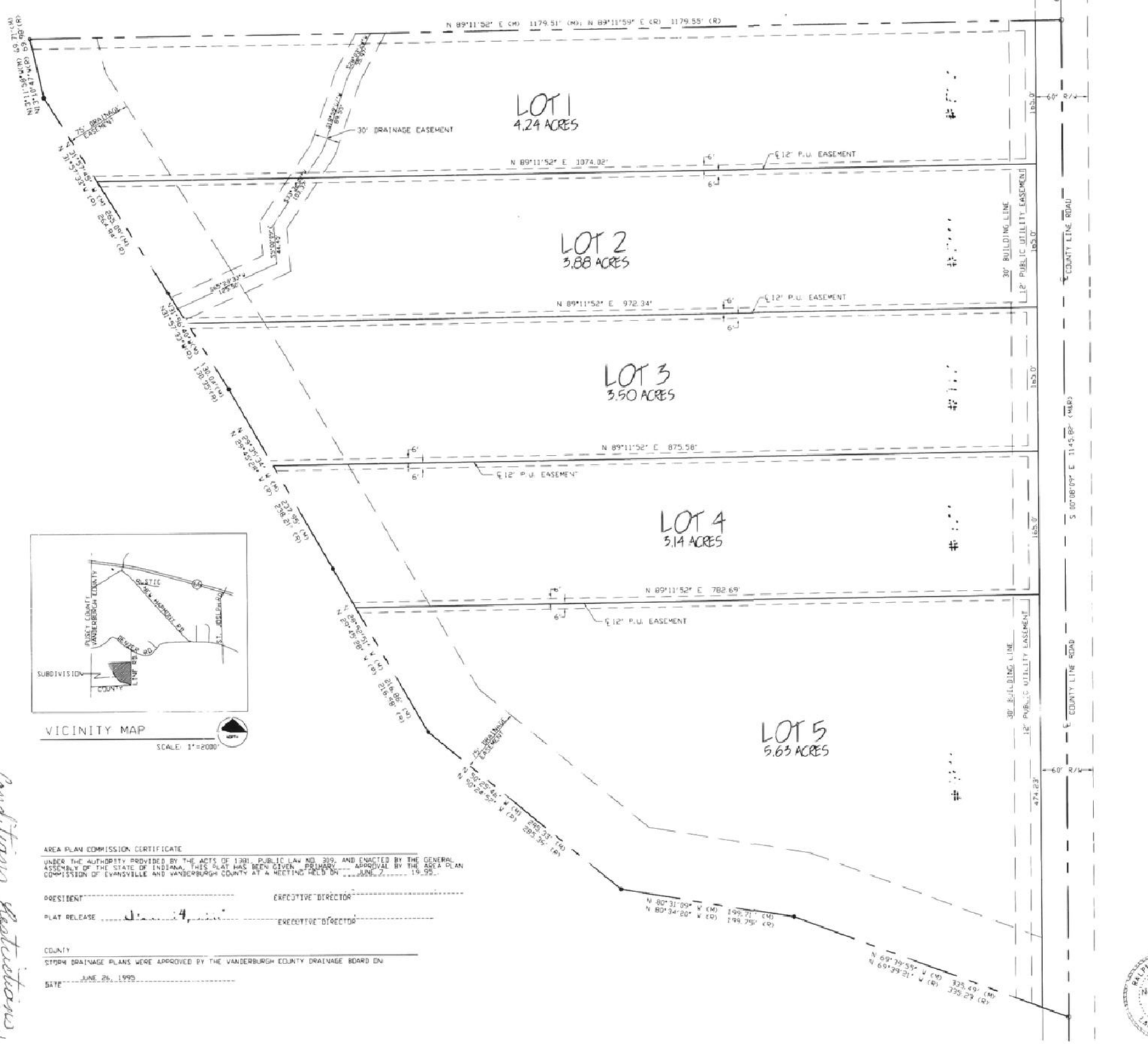
P-10

RUBY KAY SUBDIVISION

LEGEND
● = 5/8" I.R. LS 0137 (KUESTER)
○ = RAILROAD SPIKE FOUND
F.D. = FOUND

NORTH

SCALE: 1" = 60'



VICINITY MAP

SCALE: 1"=2000'

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 7, 19 99.

PRESIDENT _____ EXECUTIVE DIRECTOR _____

PLAT RELEASE June 4, 1999 EXECUTIVE DIRECTOR _____

COUNTY

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

DATE JUNE 26, 1999

Conditional Plat Certificate
see Misc Bk 4 pg 72880, Inst # 87-12398
Date 11-27-98
attest: BETTY J. HEITKAMP, RECORDER
VANDERBURGH COUNTY
by Kathleen A. Mathews DRVC

LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 11 WEST IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID QUARTER, QUARTER SECTION, SAID POINT BEING DISTANT SOUTH 00°08'09" EAST 60.00 FEET FROM A 1/2" IRON ROD AT THE NORTHEAST CORNER; THENCE CONTINUING ALONG SAID EAST LINE

1st: SOUTH 00°08'09" EAST 1145.83 FEET TO A RAILROAD SPIKE OVER THE CENTERLINE OF A CREEK; THENCE ALONG SAID CREEK CENTERLINE FOR THE FOLLOWING EIGHT (8) COURSES:

2nd: NORTH 69°39'55" WEST 335.49 FEET TO A 5/8" IRON ROD (LS0137); THENCE

3rd: NORTH 80°31'09" WEST 199.71 FEET TO A 5/8" IRON ROD (LS0137); THENCE

4th: NORTH 50°25'46" WEST 285.33 FEET TO A 5/8" IRON ROD (LS0137); THENCE

5th: NORTH 29°52'51" WEST 216.86 FEET TO A 5/8" IRON ROD (LS0137); THENCE

6th: NORTH 29°35'34" WEST 237.95 FEET TO A 5/8" IRON ROD (LS0137); THENCE

7th: NORTH 31°56'40" WEST 130.04 FEET TO A 5/8" IRON ROD (LS0137); THENCE

8th: NORTH 31°57'45" WEST 265.09 FEET TO A 5/8" IRON ROD (LS0137); THENCE

9th: NORTH 13°11'58" WEST 69.71 FEET TO A 5/8" IRON ROD (LS0137); THENCE

10th: NORTH 89°11'52" EAST 1179.51 FEET TO THE POINT OF BEGINNING, CONTAINING 21.17 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY FOR COUNTY LINE ROAD, 30 FEET IN WIDTH AND LYING EASTERLY OF AND ADJACENT TO THE 1st COURSE OF THE ABOVE DESCRIBED PROPERTY.

GENERAL NOTES:

1. OWNERS: ALVIN R. GAMBLIN CONSTRUCTION, INC.; 2612 LOUIGS ROAD, WADESVILLE, INDIANA 47638; 812/985-3900 AND TRI-COUNTY INVESTMENTS, INC.; 2621 STRINGTOWN ROAD, ROOM 30, EVANSVILLE, IN 47711; 812/426-1426; AND ANTON RUDOLPH AND ALVIN R. GAMBLIN CONSTRUCTION COMPANY, INC. AS TENANTS IN COMMON; 9201 EASTLAKE DRIVE, WADESVILLE, IN 47638; (812)985-5745.
2. DEVELOPER: ANTONE RUDOLPH; TRI-COUNTY REALTY DEVELOPMENT, INC.; 2621 STRINGTOWN ROAD, EVANSVILLE, INDIANA 47711; 812/426-1426
3. UTILITIES: WATER SERVICE WILL BE BY WELL SYSTEM. GAS AND ELECTRIC WILL BE PROVIDED BY SIGECO. SANITARY SEWER WILL BE BY SEPTIC FIELD SYSTEM IN COMPLIANCE WITH RULE 410 IAC 6-8.1 AND AMENDMENTS THERETO
4. EROSION CONTROL:
   A. SLOPES 0% TO 6% SHALL BE MULCHED 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) STABILIZATION AT COMPLETION OF DITCH GRADING IF TOTAL DITCH LENGTH AT THAT POINT, IS GREATER THAN 100 FEET.
5. ZONING: ALL SURROUNDING PROPERTY IS ZONED AG. PROPOSED SUBDIVISION IS ZONED AG.
6. FLOOD PLAIN DATA: PORTION OF PROPERTY IS LOCATED WITHIN 100-YEAR ZONE ACCORDING TO FIRM PANEL 180256 0075 B DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY, INDIANA
7. SOIL CLASSIFICATIONS:
   WM: WILBUR SILT LOAM
   HOC3: HOSMER SILT LOAM, 6 TO 12% SLOPES, SEVERELY ERODED
   HOB2: HOSMER SILT LOAM, 2 TO 6% SLOPES, ERODED
   HAB2: HOSMER SILT LOAM, 2 TO 6% SLOPES, SEVERELY ERODED
   ZED3: ZANESVILLE SILT LOAM, 12 TO 18% SLOPES, SEVERELY ERODED
8. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 447.00 FEET ACCORDING TO THE VANDERBURGH CO. BUILDING COMMISSIONER.
9. 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.
10. "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

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 RUBY KAY SUBDIVISION 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 RESERVED FOR INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND. NO STRUCTURE OTHER THAN SUCH UTILITY FACILITIES SHALL BE ERECTED WITHIN SAID STRIPS OF LAND, ANY FENCES ERECTED WITHIN OR ACROSS SAID EASEMENTS SHALL BE SUBJECT TO THE RIGHTS OF THE UTILITIES TO ACCESS AND USE THESE EASEMENTS.

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.

ALVIN R. GAMBLIN CONSTRUCTION, INC.
2612 LOUIGS ROAD
WADESVILLE, IN 47638
(812) 985-3900

TRI-COUNTY INVESTMENTS, INC.
2621 STRINGTOWN ROAD, ROOM 30
EVANSVILLE, IN 47711
(812) 426-1426

ANTON RUDOLPH AND ALVIN R. GAMBLIN CONSTRUCTION, INC.
9201 EASTLAKE DRIVE
WADESVILLE, IN 47638
(812) 985-5745

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 ____ DAY OF _____, 19__.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

_____ PRINTED NAME

A RESIDENT OF _____ COUNTY

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

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 APRIL 2, 1999; AND 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