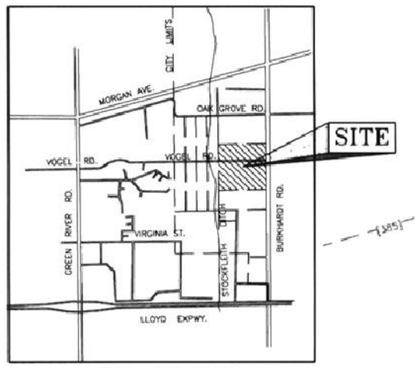
WATERFORD PARK SUBDIVISION

12>14 P
JULY 25 95
P
12

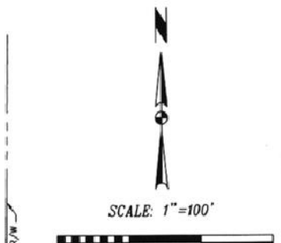
P-12

0043

AUDITOR 3843



LOCATION MAP
KNIGHT TWP.
VANDERBURGH CO.
SEC. 24, T 6 S – R 10 W



OAK GROVE ROAD

NW COR. E 1/2, NE 1/4 24-6-10 PIN FND.

N89°43'29"W 1320.29'

NE COR. NE 1/4 24-6-10 PIN FND.

OWNER:
DORRIS MARIE FARRAND
1907 SHEPHERD RD.
EVANSVILLE, IN 47715
D.R. 536, CD. 270

Ag

S89°48'37"E 1329.10'

20' P.U. & Drainage Esmt.

Exist. 30' R/W

650.80'

20' P.U. Easement

20' P.U. Easement

LOT 4
8.93 Ac.
(389,095 SF)
FF Elev. 387.00

LOT 3
1.793 Ac.
(78,094 SF)
FF Elev. 387.50

LOT 1
1.285 Ac.
(55,980 SF)
FF Elev. 388.00

LOT 2
1.256 Ac.
(54,704 SF)
FF Elev. 388.00

N89°33'31"W 25.00'
N00°26'29"E 25.00'
N89°33'31"W 25.00'
188.30'
260.00'
S00°26'29"W 40.00'
N00°26'29"E 40.00'
S89°33'31"E 5.00'
S89°33'31"E 5.00'
166.91'
280.00'
240.00'
N89°48'37"W
184.44'
N89°31'13"E
1289.85'
S45°40'53"W 14.08'
N44°19'09"W 14.20'
S46°26'09"W 72.42'
15' Drainage Esmt.
177.91'
10' P.U. & Drainage Esmt.
75+00
70' Thoroughfare Setback Line
10' P.U. Easement
5' P.U. Easement
15' Drainage Esmt.
460.59'
460.59'
451.45'
451.45'
N00°26'29"E
1220 N.
1211 N.
VOGEL LANE
6226
6200
6201
BURKHARDT ROAD

OWNER:
MARCELLUS HIRSCH L/E ET AL.
5923 OAK GROVE ROAD
EVANSVILLE, IN 47715
D.R. 282, CD. 556

℄ VOGEL ROAD AT ℄ P.I. 63+22.96
Δ= 00°12'31" Rt.
(No Curve)

OWNER:
STANLEY UNFRIED & ET AL./
EAST PARK DEVELOPMENT
P.O. BOX 5447
EVANSVILLE, IN 47716
D.R. 7, CD. 8430

60' Thoroughfare Setback Line
Variable Width P.U. & Drainage Esmt.
Var. P.U. & Drainage Esmt.
855.74'
65+00 S89°04'44"E 1334.38'
VOGEL ROAD
70+00
1352.16'
20' P.U. & Drainage Esmt.
10' P.U. & Drainage Esmt.
Variable Width P.U. & Drainage Esmt.
60' Thoroughfare Setback Line
S46°10'60"E 72.35'
65+00
Range Line
S00°26'29"W
1289.85'

OWNER:
MARCELLUS HIRSCH L/E ET AL.
5923 OAK GROVE ROAD
EVANSVILLE, IN 47715
D.R. 282, CD. 556

100 Yr. ℄
Stockfleth Ditch
1291.77'
N01°04'02"E
Ag
10' P.U. Easement
20'20' | 10'
20' P.U. Easement (7.5% East of Sewer / 12.5% West of Sewer)
780.19'
Maintenance Esmt. for Stockfleth Ditch as defined by 50' os it lies along the West ℄ of Lot 5. Relocation approved 3/28/94

C-2

LOT 5
23.17 Ac.
(1,009,107 SF)
FF Elev. 388.00

OWNER:
STANLEY UNFRIED & ET AL./
EAST PARK DEVELOPMENT
P.O. BOX 5447
EVANSVILLE, IN 47716
D.R. 7, CD. 8430

1100 N.
70' Thoroughfare Setback Line
10' P.U. Easement
Exist. 30' R/W
713.45'

N89°53'11"W 1343.23'

P.O.B.

C-2

OWNER:
DECEM INVESTMENTS INC.
P.O. BOX 5447
EVANSVILLE, IN 47715
D.R. 5, CD. 7461

Stockfleth Ditch
560.07'
N01°04'02"E
560.00'
N00°26'29"E

SW COR. E 1/2, NE 1/4 24-6-10
1/4 Section Line
N89°53'11"W 1349.34'
SE COR. NE 1/4 24-6-10 PIN IN MON. BOX FND.

OWNER:
WILLIAM & REINILDIS HIRSCH
1501 N. BURKHARDT ROAD
EVANSVILLE, IN 47715

PK Nail Set on Range Line 3.5' East of Burkhardt Rd. Sta. 76+57.34

Ag

GENERAL NOTES:

ZONING:
The Subject property is zoned C2; abutting property is zoned as noted hereon.

UTILITIES:
Sanitary sewer has been extended to the site and is currently in place for all lots except lot. 1. The sanitary sewer will be extended to lot 1 as req'd. Water service has been extended along Burkhardt and will be extended westward along Vogel Rd.

FLOOD PLAIN DATA:
Per F.I.R.M., Vand. County, Indiana (unincorporated areas) Panel No. 180256 0050 B dated March 19,1982, a portion of the proposed subdivision is within the designated 100 year flood zone. The line shown hereon was taken from the F.I.R.M. and may or may not accurately represent the extents of said 100 year flood noted thereon as elev. 385±.

MINIMUM FIRST FLOOR ELEVATIONS:
Have been established by the Vanderburgh County Building Commissioner and are shown hereon.

BASEMENTS:
Any basements must be approved by the Vanderburgh County Building Commissioner.

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 45 days of disturbance of soil and must remain in place until final grading and seeding.
- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

SITE TOPOGRAPHY:
The site is very flat with less than a 1% slope from East to West toward the Stockfleth Ditch. The elevations throughout range from 383± to 385±.

EROSION CONTROL FOR DITCHES:
Slopes of 0% to 2% shall be mulched 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.

PUBLIC UTILITY AND DRAINAGE EASEMENTS:
Above ground parts of public utilities are not to be located within the bands of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales.
Individual lot owner shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easement.

ROAD GRADES:
Vogel Lane grades will not exceed 2%. Both Vogel Road and Burkhardt Road shown hereon are existing county roadways.

SPECIAL INGRESS/EGRESS REQUIREMENT
Vogel Lane will be used to access lots 1,2, and 3. Lot No. 2 shall have NO curb cut directly onto Burkhardt Rd. Lot No. 1 shall be allowed only one (entrance only) curb cut onto Burkhardt Rd. Only if Necessary, said curb cut must be located at a distance no closer than 380' from the centerline of Vogel Rd. as constructed.

DRAINAGE PLAN NOTE
A drainage plan with required detention basins has been approved and is on file at the office of the Vanderburgh County Surveyor. The Owner/Developer of each lot contained within the platted area must either adhere to the drainage plan as approved or may design a new drainage plan and submit it to the Vanderburgh County Drainage Board or their representative for approval prior to the issuance of a building permit for the subject lot.
The plan must meet the following criteria:

1.) It shall be prepared in accordance with the requirements of the Vanderburgh County Drainage Ordinance (latest revision).
2.) It must be approved by the Evansville-Vanderburgh Area Plan Commission Site Review Committee and the Vanderburgh County Drainage Board.
3.) All required easements, as deemed necessary for the continued maintenance of said drainage facilities, shall be executed and recorded in the office of the Recorder of Vanderburgh County so the they will show up in the chain of title for the subject property.

BOUNDARY DESCRIPTION

Sixteen acres taken from the, South End of the Northeast Quarter of the Northeast Quarter Section twenty-four (24), Township six (6) South, Range Ten (10) West and part of the East Half of the Southeast Quarter of the Northeast Quarter of Section twenty-four (24), Township Six (6) South, Range Ten (10) West more particularly described as follows:

Beginning at a point North 00 degrees 26 minutes 29 seconds East 560.00 feet from the Southeast corner of said half-quarter Section; thence North 89 degrees 53 minutes 11 seconds West parallel to the South line of said half-quarter Section 1343.23 feet to a point on the West line of the East half of said quarter section North 01 degrees 04 minutes 02 seconds East 560.07 feet from the Southwest corner of said half-quarter Section; thence North 01 degrees 04 minutes 02 seconds East along the West line of the East half of the Northeast Quarter 1291.77 feet; thence South 89 degrees 48 minutes 37 seconds East 1329.10 feet to a point on the East line of said half-quarter Section; thence South 00 degrees 26 minutes 29 seconds West 1289.85 feet to the point of beginning and containing 39.59 Acres.

Subject to a Right of Way 30 feet in width taken off the east side for Burkhardt Road. Also subject to Right of Way for Vogel Road as previously dedicated and shown hereon. Also subject to Right of Way for Vogel Lane as shown hereon.

SURVEYOR'S CERTIFICATE

I, James A. Farny, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on February 19, 1994 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 21 day of July, 1995

JAMES A. FARNY NOTARY SEAL No. S0551 STATE OF INDIANA LAND SURVEYOR

James A. Farny
Indiana Registration No. S0551
Bernardin Lochmueller & Assoc., Inc.
Suite 606, Hulman Bldg.
Evansville, IN 47708

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 designates the same as WATERFORD PARK 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 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.

East Park Development
Joseph A. Reem
P.O. Box 5447
Evansville, IN 47716

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 the 31st day of July, 1995.

NOTARY PUBLIC SEAL INDIANA

My Commission Expires:
December 22, 1995
Notary Public

Vanderburgh
Notary Resides in
County, Indiana

Theresa V. Evans
(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 SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on April 6, 1995.

President

Barbara K. Crossmyer
Executive Director

Barbara K. Crossmyer
Executive Director

PLAT RELEASE DATE: 7-24-95

C:\PROJECTS\94-21-3\VOGEL 07/31/95 13:55

For easement Applying to Lot P+4
See Deed Drawer 10 card 3642

For easement Applying to Lot P+4
See Deed Drawer 10 card 7644

Ratification & confirmation of platting
See Misc Rec Bk 4 Cd 9950, Date 11-6-96
Instr # 96-28584
attest BETTY J. HERMANN RECORDER
VANDERBURGH CO.
By Rebecca J Rachanuk, DRVC

For easement Applying to Lot P+4
See Deed Drawer 10 card 8631

For easement Applying to Lot P+1+2+3
See Deed Drawer 13 card 8530

Certification & Covenant
See Misc Rec Bk 5 Cd 1926, Date 6-30-97
Instr # 97-16951
attest BETTY J. HERMANN RECORDER
VANDERBURGH CO.
By: Rebecca J Rachanuk, DRVC

For easement Applying to Lot P+1
See Deed Drawer 12 card 1838