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Plat Book P
PAGE 14
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
0045

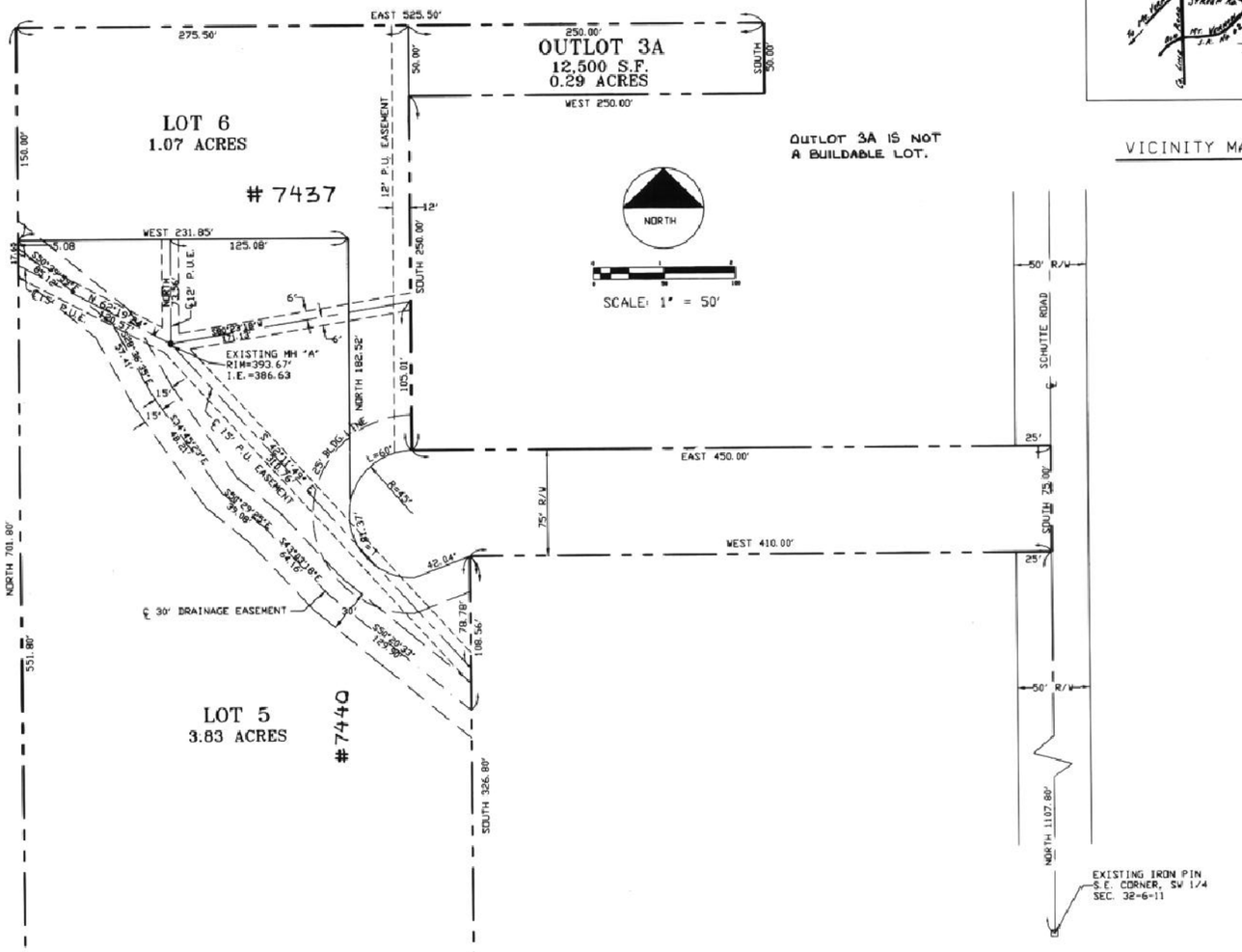
A REPLAT OF LOT 5 IN "RICH-LYNN" ESTATES, SECTION "A"

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

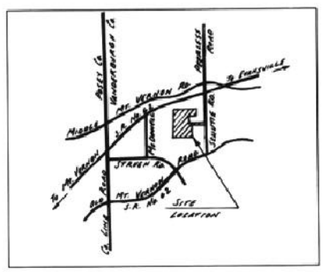
JUL 25 1995

AUDITOR 3844

P-14



OUTLOT 3A IS NOT A BUILDABLE LOT.



VICINITY MAP N.T.S.

Declaration Private Rd Maintenance Agreement See Misc Bk 2507 97-23470 Sept 5, 1997

Attest BETTY J. HERMANN RECORDER VANDERBURGH CO.

By: Linda W. Jon Deer

Declaration Private Rd Maintenance Agreement See Misc Bk 2507 Instr # 96-26903 Date 10-21-96

Attest BETTY J. HERMANN RECORDER VANDERBURGH COUNTY

By: Valerie J. Mathenia DRC

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 JULY 5 19 95.

PRESIDENT Barbara L. Cunningham EXECUTIVE DIRECTOR

PLAT RELEASE JULY 25, 1995 Barbara L. Cunningham EXECUTIVE DIRECTOR

COUNTY

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

DATE JUNE 26, 1995

A REPLAT OF LOT 5 IN "RICH-LYNN" ESTATES, SECTION "A"

LEGAL DESCRIPTION:

LOT FIVE IN 'RICH-LYNN' ESTATES SECTION 'A' AS RECORDED IN PLAT BOOK D, PAGE 136 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

GENERAL NOTES:

1. OWNERS: RICHARD KLUEMPER AND LINDA KLUEMPER; 7440 RICH-LYNN DRIVE; EVANSVILLE INDIANA 47712; 812/421-9280 AND JEARY C. FLENER AND JANA L. FLENER; 7417 RICH-LYNN DRIVE, EVANSVILLE, INDIANA 47712; 812/422-6299
2. DEVELOPER: RICHARD AND LINDA KLUEMPER; 7440 RICH-LYNN DRIVE; EVANSVILLE INDIANA 47712; 812/421-9280
3. UTILITIES: WATER, GAS, ELECTRIC, AND SEWER ARE AVAILABLE AT THE SITE.
4. THE OWNER(S) OF LOT FIVE (5) SHALL BE RESPONSIBLE FOR ALL ROADWAY MAINTENANCE.
5. 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.
6. ZONING: ALL SURROUNDING PROPERTY IS ZONED AG. PROPOSED SUBDIVISION IS ZONED AG.
7. FLOOD PLAIN DATA: PORTION OF PROPERTY IS LOCATED WITHIN 100-YEAR ZONE ACCORDING TO FIRM PANEL 180256 0100 B DATED MARCH 19, 1982 FOR VANDERBURGH COUNTY, INDIANA.
8. SOIL CLASSIFICATIONS:
   AlB2: ALFORD SILT LOAM, 2 TO 6% SLOPES, ERODED
   AlC3: ALFORD SILT LOAM, 6 TO 12% SLOPES, SEVERELY ERODED
   Wa: WAKELAND SILT LOAM, 0 TO 2% SLOPES
   WeE2: WELLSTON SILT LOAM, 18 TO 25% SLOPES, ERODED
9. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 392.50 FEET ACCORDING TO THE VANDERBURGH CO. BUILDING COMMISSIONER.
10. 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.
11. "THE INDIVIDUAL LOT OWNER(S) SHALL BE RESPONSIBLE, INCLUDING FINANCIALLY, FOR THE MAINTENANCE OF THAT PART OF THE STORM WATER DRAINAGE SYSTEM AND ITS EASEMENTS WHICH EXIST ON HIS OR HER PROPERTY IN WORKING ORDER 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 THAT PART OF THE STORM WATER DRAINAGE SYSTEM WHICH LIES ON HIS OR HER PROPERTY 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 WHICH LIE ON HIS OR HER PROPERTY.
   (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 A REPLAT OF LOT 5 IN RICH-LYNN ESTATES, SECTION 'A'. 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.

Richard Kluemper & Linda Kluemper

RICHARD KLUEMPER AND LINDA KLUEMPER
7440 RICH LYNN DRIVE
EVANSVILLE, IN 47712
(812) 421-9280

JEARY C. FLENER AND JANA L. FLENER
7417 RICH-LYNN DRIVE
EVANSVILLE, IN 47712
(812) 422-6299

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 18TH DAY OF JULY, 1995.

MY COMMISSION EXPIRES 4-15-96 NOTARY PUBLIC

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 MARCH 2, 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