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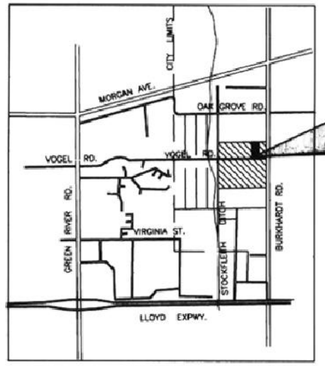
REPLAT OF LOT 3 WATERFORD PARK SUBDIVISION



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

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

N89°43'29"W 1320.29'

OAK GROVE ROAD

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

Ag

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

Exist. 30' R/W

803.32'

S89°48'37"E 188.30'

6' P.U. Esmt.

15' Drainage Esmt. N89°33'31"W 25.00'

S00°26'29"W 25.00'

N89°33'31"W 260.00'

20' P.U. Easement

20' P.U. & Drainage Esmt.

S00°26'29"W 40.00'

N00°26'29"E 40.00'

S89°33'31"E 5.00'

N89°33'31"E 5.00'

176.46'

461.46'

N00°26'29"E

20' Drainage Esmt.

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

LOT 3A
0.893 Ac.
(30,179 SF)
FF Elev. 387.50

LOT 1
1.285 Ac.
(55,980 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

95'

10' Drainage Esmt. N89°04'44"W 168.31'

35' Drainage Esmt.

388.70'

95'

50' Drainage Esmt.

S00°26'29"W

N00°26'29"E

285.00'

10' Drainage Esmt.

TUTOR LANE

5' P.U. Esmt.

5' P.U. Easement

240.00' N89°48'37"W

70' Thoroughfare Setback Line

10' P.U. Easement

252.00'

BURKHARDT ROAD

LOT 3
1.100 Ac.
(47,915 SF)
FF Elev. 387.50

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

275.00'

222.12'

184.44'

60' Thoroughfare Setback Line

±26.61

±3.07'

10' Drainage Esmt.

S45°40'53"W 14.08'

5' P.U. Esmt.

40'

N44°19'07"W 14.20'

15' Drainage Esmt.

S45°26'09"W 72.42'

Exist. 10' P.U. & Drainage Esmt.

10' P.U. & Drainage Esmt. 177.91'

N89°04'44"W 156.31'

P.O.B.

N89°04'44"W 320.01'

60' R/W

VOGEL ROAD

75+00

89°31'13"

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

10' P.U. & Drainage Esmt.

S46°10'60"E 72.35'

C-2

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

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

10' P.U. Easement

Exist. 30' R/W 713.45'

Range Line

N00°26'29"E 1382.28'

SE COR. NE 1/4 24-6-10 PIN IN MON. BOX FND.

N

SCALE: 1"=40'

40 0 40 80

Exist. 30' R/W

5168

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CABL 3073

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 lots 1 & 3A. The sanitary sewer will be extended to lots 1 & 3A as req'd. Water service has been extended along Burkhardt and Vogel Rd. and will be extended north along Tutor Lane.

FLOOD PLAIN DATA:
Per F.I.R.M., Vand. County, Indiana (unincorporated areas) Panel No. 180226 0050 B dated March 19,1982, none of the proposed replat of lot 3 is within the designated 100 year flood zone. This determination 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. 385ft.

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 Stockfleith Ditch. The elevations throughout range from 383ft to 385ft.

EROSION CONTROL FOR DITCHES:
Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance.

Slopes of 2% to 6% 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 bonds 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:
Tutor Lane grades will not exceed 2%. Both Vogel Road and Burkhardt Road shown hereon are existing county roadways.

SPECIAL INGRESS/EGRESS REQUIREMENT
Tutor Lane will be used to access lots 1,2, and 3. Lot No. 2 shall have NO curb cut directly onto Burkhardt Rd. or Vogel Rd. Lot No. 3 shall be allowed one additional curb cut (exit only) onto Vogel 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 property.

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.

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

Ag

REPLAT OF LOT NO. 3 WATERFORD PARK SUBDIVISION

All of Lot No. 3 of Waterford Park Subdivision, as per plat thereof recorded in Plat Book P, Page 12 in the office of the Recorder of Vanderburgh County, Indiana, being located in a part of the East Half of the Northeast Quarter of Section 24, Township 6 South, Range 10 West of the Second Principal Meridian, Vanderburgh County, and more particularly described as follows:

Commencing at the southeast corner of the East Half of said quarter section; thence North 00 degrees 26 minutes 29 seconds East along the east line of said half quarter section 1382.28 feet; thence North 89 degrees 04 minutes 44 seconds West to and along the north right-of-way of Vogel Road 320.01 feet to the POINT OF BEGINNING; thence continue North 89 degrees 04 minutes 44 seconds West along said north right-of-way line 158.31 feet; thence North 00 degrees 26 minutes 29 seconds East, parallel with the east line of said half quarter section 461.46 feet; thence South 89 degrees 48 minutes 37 seconds East 188.30 feet; thence South 00 degrees 26 minutes 29 seconds West 25.00 feet; thence North 89 degrees 33 minutes 31 seconds West 25.00 feet; thence South 00 degrees 26 minutes 29 seconds West 40.00 feet; thence South 89 degrees 33 minutes 31 seconds East 5.00 feet; thence South 00 degrees 26 minutes 29 seconds West 388.70 feet; thence South 45 degrees 40 minutes 53 seconds West 14.08 feet to the POINT OF BEGINNING, containing 1.793 acres (78,094 square feet).

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 14 day of Sept., 1995.

JAMES A. FARNY REGISTERED 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 REPLAT OF LOT 3 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.

Joseph A. Ream
East Park Development
Joseph A. Ream
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 14th day of Sept., 1995.

My Commission Expires:
2-10-97
Notary Resides in
Vanderburgh
County, Indiana

NOTARY PUBLIC SEAL INDIANA

Terry A. Campbell
Notary Public
Terry A. Campbell
(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 _____, 19__.

President

Barbara A. Swanson
Executive Director
Barbara A. Swanson
Executive Director

PLAT RELEASE DATE: 9-19-95

FOR information & easement APPLICANT APPLYING TO THIS Plat
SEE MISC. DRAWER 25 CARD 2947
92-18400 DATE 7-16-97
ATTEST: BETTY J. HERMANN, VAC
BY Allison J. Hartmann

For easement Applying to Lot Pt 3A
See Deed Drawer 12 Card 1827