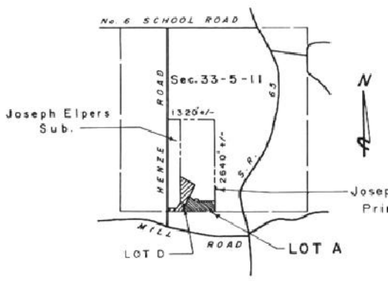
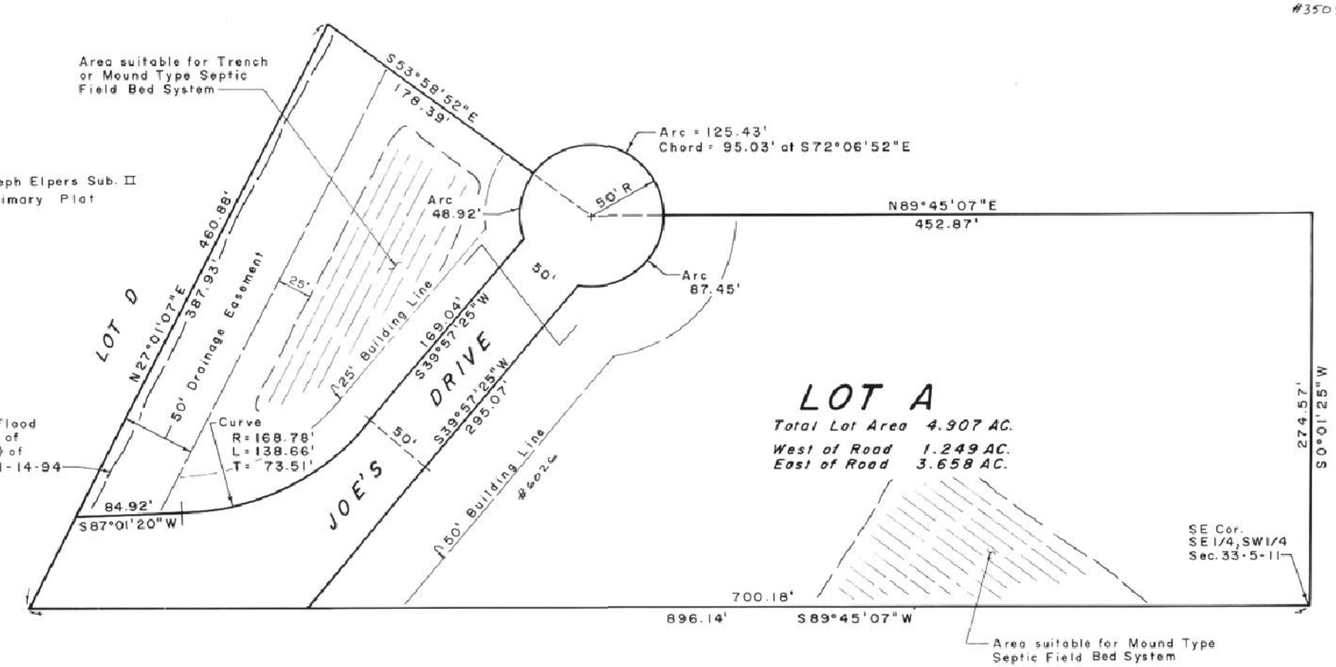
JOSEPH ELPERS SUBDIVISION II
LOT A

ACCEPTED FOR RECORD
3:10 P.M.
July 1, 1995
P
65
cml. 0167

#3509



LOCATION MAP
1" = 2000'



N

25 0 50 100

A subdivision of part of the East Half of the Southwest Quarter of Section 33, Township 5 South, Range 11 West Vanderburgh County, Indiana described as follows:

Beginning at the Southeast corner of said Half Quarter Section, thence South 89 degrees 45 minutes 07 seconds West along the South line of said Half Quarter Section a distance of 896.14 feet to the Southeast corner of Lot D of Joseph Elpers Subdivision II as recorded in Plat Book P Page 9 in the office of the Recorder of Vanderburgh County, Indiana, thence North 27 degrees 01 minute 07 seconds East along the East line of said Lot D a distance of 460.88 feet, thence South 53 degrees 58 minutes 52 seconds East a distance of 178.39 feet to a point on a curve having a radius of 50.00 feet, thence Easterly along said curve an arc distance of 125.43 feet (chord length 95.03 feet at a bearing of South 72 degrees 06 minutes 52 seconds East), thence North 89 degrees 45 minutes 07 seconds East a distance of 452.87 feet to a point on the East line of said Half Quarter Section, thence South 0 degrees 01 minute 25 seconds West along said East line a distance of 274.57 feet to the place of beginning and containing 5.674 acres more or less.

STORM DRAINAGE PLANS WERE APPROVED BY THE CITY OF EVANSVILLE, BOARD OF PUBLIC WORKS ON:

JULY 24, 1995
DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON:

JULY 3, 1995
DATE

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 obstruction. No structure other than such utility facility shall be located 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 drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public 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.

NOTES

Erosion control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes more than 6% 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.
All corners marked with iron pin except as noted.
Septic Field Beds: Two areas are available for Septic Field Bed System as indicated on the plat. Refer to a Letter dated 12-5-94 on file at the Vanderburgh County Department of Health for Soil Test results and Field Bed requirements. A plot plan showing the location of Field Beds, House, and other improvements must be approved by the Vand. Co. Dept. of Health before construction begins.
Joe's Drive is to be privately maintained by the owner of Lot "D" Joseph Elpers Subdivision II as recorded in Plat Book P, Page 9, and the owners of Lots A, B, and C as shown on the primary plat of Joseph Elpers Sub. II

RESPONSIBILITY FOR MAINTENANCE OF THE DRAINAGE FACILITIES

PLAN A: LOT OWNERS ASSOCIATION

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 rights-of-way including:

(1) Mowing grass, controlling weeds, and 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 bottoms 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 approved street and/or drainage plans on file in the County Surveyor's and/or the County Engineer's Offices; and in compliance with the County Drainage Ordinance.

(5) Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions 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 Board.

OWNER'S CERTIFICATE

We, The undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as
JOSEPH ELPERS SUBDIVISION II LOT A
All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground marked "P. U. easement" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "drainage easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected for maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lots.

Dolores F. Elpers, Individually
11050 Cynthiana Road
Evansville, IN 47720
(812) 963-3613

Dolores F. Elpers,
as Personal Representative of the
Estate of Joseph A. Elpers, deceased

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS
COUNTY OF VANDERBURGH)

Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described hereon on and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this _____ day of _____, 199__

My commission expires _____ Notary Public _____

Resident of _____ County Printed _____

A.P.C. CERTIFICATE

Under the authority provided by 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 on April 5, 1995

Plat Release JULY 1, 1995

President _____

Executive Director _____

Executive Director _____

SURVEYOR'S CERTIFICATE

I, Billy T. Nicholson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted, that this survey was made in accordance with Title 864, Article 1.1, Chapter 8 Section 1 through 34 of the Indiana Administration Code and accordingly under by supervision. This is a class B survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson IN No. 7964
Evansville, IN

Date _____

P-65

6-93-11

Engineering Corporation
Inc. Phone 424-6238, Date 8-13-96
attn: BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
By: Rebecca Q. Pachowicz, DRVC