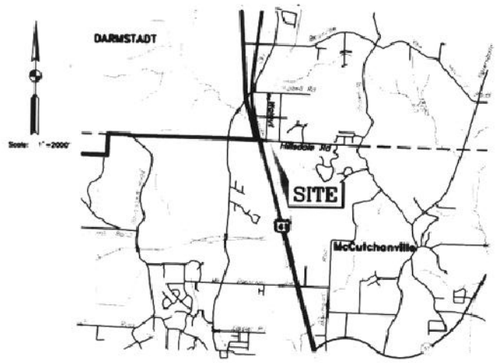
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VANDERBURGH COUNTY
CTRL # 00180

FRETINA ACRES SUBDIVISION

SCALE 1" =50'



LOCATION MAP

LEGEND
[E] End Limited Access Right-of-Way
[B] Begin Limited Access Right-of-Way
FPG Flood Protection Grade

Owner
Richard Schlusemeyer
716 Hillsdale Rd.
Evansville, In 47711

Owner
Greg Broerman
710 Hillsdale Rd.
Evansville, In 47711

Owner
Martin Kingsbury
3260 Effinger Rd.
Wadesville, In 47638

Owner
Eric Seib
700 Hillsdale Rd.
Evansville, In 47711

Owner
Victor B. Jr. & Beverly Gross
610 Hillsdale Rd.
Evansville In 47711

Owner
Victor B. Jr. & Beverly Gross
610 Hillsdale Rd.
Evansville In 47711

Owner
Victor B. Jr. & Beverly Gross
610 Hillsdale Rd.
Evansville In 47711

Owner
Thomas & Martha & Kenneth Baumgart
9800 Baumgart Rd.
Evansville, In 47711

Owner
Thomas & Martha & Kenneth Baumgart
9800 Baumgart Rd.
Evansville, In 47711

Owner:
State of Indiana

Owner:
Flittner
(See Rt.)

P.K. Nail Set
Iron Pin Set
R/W Mon. (Fnd.)
NW Cor. N1/2, NE1/4 20-5-10
P.K. Nail Set
Begin L.A. R/W
Concrete Nail Set
Iron Pin Set
Iron Pin Set
Iron Pin Set
Iron Pin Set
Iron Pin Set
Iron Pin Set
Iron Pin Set
Iron Pin Set
Iron Pin Set
Iron Pin Set
Iron Pin Set
Iron Pin Set

N90°00'00"E 544.15'
N89°10'59"E 204.31'
N82°22'27"E 83.83'
N90°00'00"E 100.44'
N15°07'37"W 435.80'
S15°07'37"E 449.57'
S15°07'37"E 365.07'
N82°42'27"E 168.55'
N23°44'50"E 81.55'
N 18°07'37" W 281.17'
S71°52'23"W 73.91'
S71°52'23"W 5.00'
S11°42'30"E 978.20'
957.78'
S26°51'51"E 28.28'
N71°52'23"E 235.16'
S72°00'00"W 435.03'
583.68'
592.76'
N18°07'37"W 726.67'
N18°00'00"W 1195.60'
N89°38'38"E 181.92'

Walnut Road
Hillsdale Road
Little Pigeon Creek
Dale Smith Road
U.S. Hwy. 41 (Northbound)
U.S. Hwy. 41 (Southbound)

#717
#611
#11001
#10949
#10825

Drainage Easement
10' P.U. & Drainage Easement
10' P.U. Easement
10' P.U. Easement
APPROXIMATE FLOODWAY LIMIT
As Plotted From Special Flood Hazard Information Report, Little Pigeon & Locust Creeks.

LOT NO. 1
1.99 Ac.

LOT NO. 2
8.76 Ac.

FPG Elev.=403.00
FPG Elev.=403.00

Existing Foundation
Existing 60' Openings In L.A. R/W
Flood Zone "A"
Flood Zone "A"
L.A. R/W
L.A. R/W
L.A. R/W A.C.L. & F.F.T.F.
L.A. R/W A.C.L. & F.F.T.F.
350' Deceleration Lane
100' Taper
170' Taper
Proposed Relocated 60' Opening In L.A. R/W

GENERAL NOTES

Zoning: The project is zoned C-1 & C-4 all adjacent property is zoned as noted

Flood Plain Data: Portions of the proposed subdivision lie within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana Community Panel Number 180256 0025 B, dated Aug 5, 1991 The 100 year flood elevation shown thereon is 401±. The Floodway Limits Shown Hereon Are Approximate As Plotted By Scale From The Special Flood Hazard Info. Report For Little Pigeon & Locust Creeks Only And Does Not Represent An Accurate Location Determined By An Engineering Study.

Minimum First Floor Elevation: The lowest floor elevations of any enclosed space must be at least two feet above the 100 year flood elevation. This minimum flood elevation is called Flood Protection Grade (FPG) Additional information may be obtained from the Vanderburgh County Building Commissioner. First Floor grades shall be set to allow for proper drainage around structures. All first floor grades shall conform to local and state enforced building codes.

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

Utilities: Sanitary sewer, water, gas, telephone and electric are on or will be extended to the site.

Access: There are two means of access to the subject property:

1.) From Hillsdale Road A Road and Bridge to be constructed over Little Pigeon Creek.

2.) From U.S. Hwy 41 N A proposed Road to be constructed as shown hereon. The developer has requested the state to relocate one of two 60' openings to this new location farther south from Hillsdale Road.

Road Grades: Maximum road grades shall not exceed 5%.

Temporary Erosion Control: (during construction)
Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.
Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Site Topography: The site is somewhat flat and slopes toward the Little Pigeon Creek which traverses through the property.

Erosion Control for Ditches:
Slopes of 0% - 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 control mat 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.

Monuments
Monuments will be set at all boundary & lot corners, except at those falling within the Little Pigeon Creek. Monuments set as a part of this plat are: 3/4" x 30" Rebars w/RLS: 11472 Cap.

Storm drainage plans were approved by the Vanderburgh County Drainage Board on: 9-23-96

Road construction plans for this plat were approved by the Vanderburgh County Commissioners on: 11-4-96

BOUNDARY DESCRIPTION

Part of the North Half of Section 20, Township 5 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the northwest corner of the Northeast Quarter of Section 20; thence North 90 degrees 00 minutes 00 seconds East along said section line 544.15 feet; thence South 11 degrees 42 minutes 30 seconds East 978.20 feet; thence South 72 degrees 00 minutes 00 seconds West 583.68 feet to the center of the U.S. Highway 41 southbound lane; thence North 18 degrees 00 minutes 00 seconds West along the center of said highway, 1195.60 feet to the north line of said section; thence North 89 degrees 38 minutes 38 seconds East 181.92 feet to the point of beginning, containing 16.00 acres (697,075 square feet).

Subject to that part of the real estate hereinabove described appropriated by the State of Indiana in Cause Number 77-CIV-257 in the Vanderburgh Superior Court by a judgment entered November 2, 1978 and filed Nunc Pro Tunc on December 7, 1978, and entered in Order Book 185, page 812.

SURVEYOR'S CERTIFICATE

I, Leander H. Mehling, 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 Nov 4, 1996 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 18th day of Nov. 1996.

Leander H. Mehling
Leander H. Mehling
Indiana Registration No. 11472
Mehling Engineering & Surveying Inc.
P.O. Box 197
Ferdinand In 47532

Owner:
Bernard F. & Susan K. Flittner
P.O.Box 2711
11000 Old State Rd.
Evansville, In 47728

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; FRETINA ACRES SUBDIVISION.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to the 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 obstructions. No structures other than such utility facilities 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 sub-surface 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.

Hugh D. Trowbridge (President)
C&S, Incorporated
P.O. Box 39
Tell City, IN 47586

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF 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 2nd day of December 1996.

My Commission Expires:
April 27, 1998
Notary Resides in
Vanderburgh County, Indiana

Notary Public
Rebecca L. Zimmer
REBECCA L. ZIMMER
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC 12 1996
Suzanne M. Conrad
AUDITOR
#7073

P-81

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 PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on Dec. 2, 1996.

Alfred H. Evans, Jr.
President

Barbara L. Cavanaugh
Executive Director

Barbara L. Cavanaugh
Executive Director

PLAT RELEASE DATE: 12-11-96