Ratification of Plat
See Misc Rec'd 4397, 3/25/98, #98-09373
Attest: BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
By: Rebecca A Rachanek, DRVC

Bateman Minor Subdivision

97-0-689

RECEIVED FOR RECORD
11:06 AM
MAR. 12 1997
93
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL# 00440

SCALE 1" = 60'
60 0 60 120

Legend
MH = Manhole
DT = Electric Transformer

Location Map

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 _____ Executive Director

PLAT RELEASE DATE: 3-7-97

Executive Director

P-93

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 6 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at a pipe found at the southeast corner of the northeast quarter of the northeast quarter of said section; thence North 00 degrees 00 minutes 00 seconds East along the east line 260.00 feet to the place of beginning; thence continue North 00 degrees 00 minutes 00 seconds East 401.44 feet to a pipe found at the northeast corner of the south half of the northeast quarter of the northeast quarter of said section; thence continue North 00 degrees 00 minutes 00 seconds East 147.00 feet to a point in the center of a drainage ditch; thence South 53 degrees 13 minutes 00 seconds East along the center of said ditch 92.73 feet; thence South 53 degrees 28 minutes 30 seconds East along the center of said ditch 96.73 feet; thence South 50 degrees 35 minutes 49 seconds East along the center of said ditch 85.97 feet to a point on the north line of the south half of the northeast quarter of the northeast quarter of said section; thence North 89 degrees 02 minutes 05 seconds East along said line 1127.81 feet to the northeast corner of said quarter quarter section; thence South 00 degrees 08 minutes 27 seconds West along the East line of said quarter quarter section 675.27 feet to the southeast corner of the northeast quarter of the northeast quarter; thence South 89 degrees 38 minutes 14 seconds West along the south line of said quarter quarter section 586.30 feet; thence North 00 degrees 00 minutes 00 seconds East parallel to the west line of said quarter quarter section 120.00 feet; thence South 89 degrees 38 minutes 14 seconds West parallel to the south line of said quarter section 103.71 feet; thence North 00 degrees 00 minutes 00 seconds East 140.00 feet; thence South 89 degrees 38 minutes 14 seconds West 622.29 feet to the point of beginning, containing 16.47 acres.

Curve Table

Curve No.	Delta	Radius	Arc Length	Tangent	Chord	Ch. Bearing
1	90°57'54"	308.14'	488.04'	311.34'	438.58'	S45°28'58"E
2	40°31'56"	40.00'	28.30'	14.77'	27.71'	S20°53'46"E
3	33°11'28"	35.00'	20.27'	10.43'	19.99'	N24°18'05"W
4	63°15'28"	331.14'	481.18'	294.30'	438.98'	N49°20'10"W
5	212°43'14"	40.00'	148.55'	135.98'	78.75'	N73°38'08"W
6	41°18'40"	35.00'	25.55'	13.37'	24.99'	N11°30'38"E
7	81°33'43"	281.14'	400.21'	242.51'	367.28'	N50°11'03"W
8	32°32'43"	331.14'	188.08'	96.86'	185.58'	S74°41'34"E

GENERAL NOTES

Zoning: Lots 1 and 2 and Outlot A are currently zoned Ag. All abutting properties are zoned as shown.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0100 B, dated March 19, 1982 for Vanderburgh County, Indiana, a portion of the proposed subdivision is within the designated 100 year flood zone A.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. See 100 Year Flood Elevation note above.

Minimum First Floor Elevation: First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Utilities: Gas, electric and sanitary sewer are available at the site. Water on Lot No. 1 is provided by well. Water service for Lot No. 2 is not provided. If water service is requested by the owner of Lot No. 2 a water main extention will be required and the costs will be the responsibility of the owner of Lot No. 2. Lot No. 1 is connected to the sanitary sewer line.

Access: Lot 1 and Lot 2 have frontage along Wolf Creek Drive, a dedicated road.

Easements: Existing recorded easements are as shown hereon.

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

The location of existing underground utilities must be determined by the utility prior to beginning any type of construction.

Roadway: Wolf Creek Drive (Originally to be called Bateman Drive) was approved for construction by the Vanderburgh County Commissioners on February 9, 1987.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 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 silt fence, 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.

Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 6% shall be notched or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby lay-off plat and subdivide said real estate as shown and designates the same as Bateman Minor Subdivision.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby reserved for the installation, maintenance, operations, enlargement and repair of utility facilities, whether above ground or below ground. No structures other than such utility facilities shall be erected within said strips of land and any fence located within said strips of land shall be subject to removal by a public utility without liability in the use of said easements by said utility.

By: _____
Danny Bateman
200 Eichoff Road
Evansville, In. 47712

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 Owners and Subdividers, 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 this 17th day of February 1997

My Commission Expires: 9-16-98

Notary Public _____
Deborah J. Matherson
(typed or printed name)

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do 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.

Witness my hand and seal this 1st day of October 1996

_____
Danny K. Leek, R.L.S. 0480
Indiana Registration No. S0480

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Date: 10/1/96 Proj No. 976

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 12 1997

FILED
MAR 12 1997
VANDERBURGH COUNTY AUDITOR

Flood Zone A as plotted by scale from Community Panel No. 180256 0100 B of the the Flood Insurance Rate Maps for Vanderburgh County, Indiana dated March 19, 1982.

Contours scaled from Vanderburgh County Topographic Maps.

Key West Estates Phase II Plat Book O, Page 26

Outlot A 0.351 Acres

Lot 1 3.079 Acres

Lot 2 11.654 Acres

#8300

#8301

Wolf Creek Drive

Eichoff Road

F.P.G. 462.0

F.P.G. 467.0

Note: 100 year flood elevation determined by the Vanderburgh County Building Commissioner is 460 MSL at the west end of subdivision and 465 MSL at the east end of subdivision. See Flood Protection Grade (FPG) note below.

N 89°02'05" E 1127.81'

S 89°38'14" W 622.29'

N 00°00'00" E 140.00'

S 89°38'14" W 103.71'

N 00°00'00" E 120.00'

S 89°38'14" W 586.30'

N 00°00'00" E 548.44'

S 00°08'27" W 675.27'

P.O.B.

N.W. Cor. S 1/2 NE 1/4, NE 1/4 Section 30-6-11

S.W. Corner NE 1/4, NE 1/4 Section 30-6-11 3/4" I.Pipe (Fnd)

N.E. Corner S 1/2, NE 1/4, NE 1/4 Section 30-6-11 I. Pipe (Fnd)

S.E. Corner NE 1/4, NE 1/4 Section 30-6-11

Hogue Road
Site Location
West Terrace Drive
Middle Mt. Vernon Road
Eichoff Road
Pretzes Road
West Terrace School
U.S.I.
Scale: 1"=2000'

Easement for Sewer Line D.B. 9, Card 2845

7-101-46 Richard & Kathy Krocker 100 S. Eichoff Road Evansville, IN 47712 Deed Drawer B, Card 356

7-101-58 Carleton Lee & Elsie Smith & Donna Marlene Smith 401 Lantembeck Island Drive Satellite Beach, FL. 32937 Deed Record 883, Page 453

7-101-30 Carleton Lee Smith 401 Lantembeck Island Drive Satellite Beach, FL. 32937 Deed Record 898, Page 365

7-101-28 Jerome R. & Phyllis A. Huff 8401 W. Terrace Drive Evansville, IN. 47712 Deed Record 463, Page 524

7-98-3 Oscar M. & Joanne Hess, etal 7386 Castle Hills Drive Newburgh, IN 47630 Deed Drawer B, Card 2378

7-98-45 Thomas M. & June E. Clark 7800 Hogue Road Evansville, IN. 47712 Deed Drawer B, Card 4737

7-380-10 Jeffery G. & Jennifer L. Kort 300 Key West Drive Evansville, IN 47712

7-101-49 Victor Klein & Elizabeth Ann Klein 8300 W. Terrace Drive Evansville, IN 47712 Deed Record 222, Page 222