97-08412

A Replat of Outlot "A"

IN OAK MEADOW - PHASE II

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

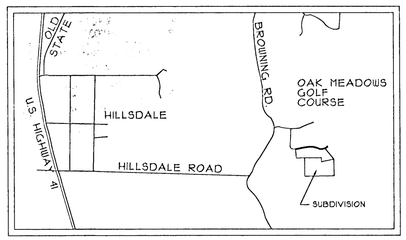
APR 09 1997

Suzanne M. Crouch
AUDITOR
#13720

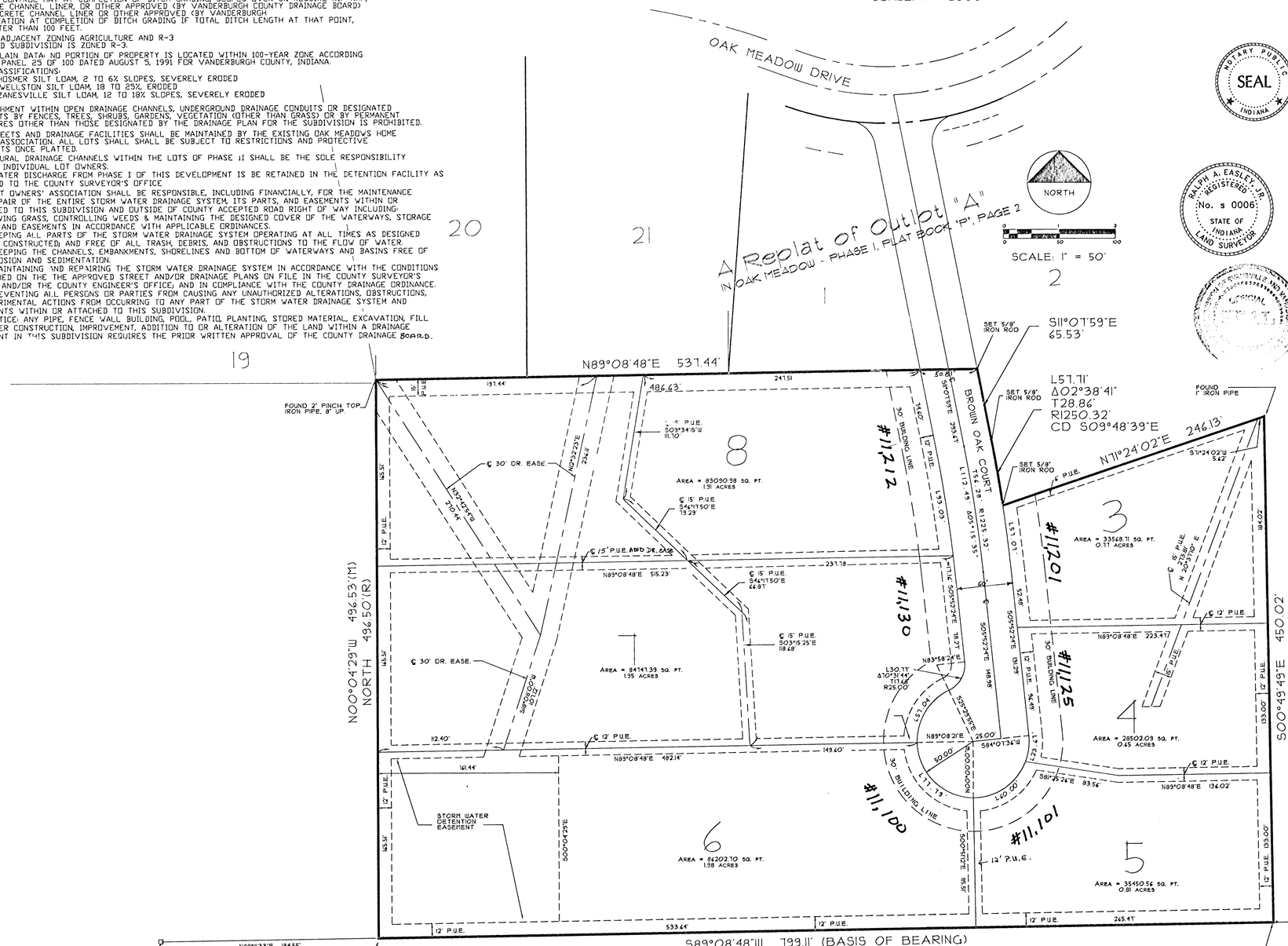
RECEIVED FOR RECORD
at 11:10 A.M.
APR. 7 1997
Plat Book P
Page 99
BETTY J. HEATH
RECORDER
GIRL #0024

GENERAL NOTES:

1. OWNERS/DEVELOPER: BROWN OAK, INC., AUGUST M. KOCH, PRESIDENT; 11551 VILLAGE LANE EVANSVILLE, INDIANA 47711; 812/867-5110
2. UTILITIES: WATER, GAS, AND ELECTRIC ARE AVAILABLE AT THE SITE. SANITARY SEWER SERVICE IS EXISTING BUT WILL BE EXTENDED TO SERVE ALL LOTS.
3. EROSION CONTROL:
   A. SLOPES 0% TO 6% SHALL BE MULCHED OR SEEDED, I.E., RYE, RED TOP, AND WHEAT (WHICH WILL BE USED FOR FALL PLANTING) WITHIN 45 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) RAP CONCRETE CHANNEL LINER OR OTHER APPROVED (BY VANDERBURGH STABILIZATION AT COMPLETION OF DITCH GRADING IF TOTAL DITCH LENGTH AT THAT POINT, IS GREATER THAN 100 FEET.
4. ZONING: ADJACENT ZONING AGRICULTURE AND R-3 PROPOSED SUBDIVISION IS ZONED R-3.
5. FLOOD PLAIN DATA: NO PORTION OF PROPERTY IS LOCATED WITHIN 100-YEAR ZONE ACCORDING TO FIRM PANEL 25 OF 100 DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY, INDIANA.
6. SOIL CLASSIFICATIONS:
   HoB2: HOSMER SILT LOAM, 2 TO 6% SLOPES, SEVERELY ERODED
   WeE2: WELLSTON SILT LOAM, 18 TO 25% ERODED
   ZaD3: ZANESVILLE SILT LOAM, 12 TO 18% SLOPES, SEVERELY ERODED
7. 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.
8. ALL STREETS AND DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE EXISTING OAK MEADOWS HOME OWNERS ASSOCIATION. ALL LOTS SHALL SHALL BE SUBJECT TO RESTRICTIONS AND PROTECTIVE COVENANTS ONCE PLATTED.
9. ALL NATURAL DRAINAGE CHANNELS WITHIN THE LOTS OF PHASE II SHALL BE THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
10. STORMWATER DISCHARGE FROM PHASE I OF THIS DEVELOPMENT IS BE RETAINED IN THE DETENTION FACILITY AS SUBMITTED TO THE COUNTY SURVEYOR'S OFFICE.
11. "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 RIGHT OF WAY 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 AND REPAIRING THE STORM WATER DRAINAGE SYSTEM 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 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.



VICINITY MAP
SCALE: 1" = 2000'



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 OUT LOT "A" IN OAK MEADOW PHASE II, 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 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 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 SUBJECT TO A REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID UTILITY.

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.

August M. Koch
AUGUST M. KOCH, PRESIDENT OF BROWN OAK INC; 11551 VILLAGE LANE; EVANSVILLE, IN 47711

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 THEREIN, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF April 1997.
MY COMMISSION EXPIRES 11/6/98 Patricia E. Keith NOTARY PUBLIC
Patricia E. Keith PRINTED NAME
A RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC SEAL INDIANA

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 FEBRUARY 1, 1997, 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

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 MARCH 5, 1997.

PRESIDENT
EXECUTIVE DIRECTOR

PLAT RELEASE April 9, 1997
EXECUTIVE DIRECTOR

COUNTY

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

9-11-95
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

7-11-95
DATE

P-99

LAND DESCRIPTION:

PART OF OUTLOT "A" IN THE PLAT OF OAK MEADOW SUBDIVISION AS PER THE PLAT RECORDED IN PLAT BOOK K, PAGE 116 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (LS0006) AT THE SOUTHEAST CORNER OF SAID OUTLOT "A", SAID POINT LYING SOUTH 89°08'48" WEST 313.86 FEET FROM A 5/8" IRON ROD SET IN CONCRETE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 10 WEST; THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION

1ST: SOUTH 89 DEGREES 08 MINUTES 48 SECONDS WEST, A DISTANCE OF 199.11 FEET; THENCE

2ND: NORTH 00 DEGREES 04 MINUTES 29 SECONDS WEST, A DISTANCE OF 496.53 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF A REPLAT OF OUTLOT "A" IN OAK MEADOW - PHASE I AS RECORDED IN PLAT BOOK P, PAGE 2 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID SUBDIVISION FOR THE FOLLOWING FOUR COURSES

3RD: NORTH 89 DEGREES 08 MINUTES 48 SECONDS EAST, A DISTANCE OF 531.44 FEET TO A POINT ON EAST RIGHT OF WAY OF BROWN OAK COURT; THENCE ALONG SAID RIGHT OF WAY

4TH: SOUTH 11 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 65.53 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY

5TH: AROUND A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 41 SECONDS AN ARC DISTANCE OF 57.11 FEET, A RADIUS OF 1250.32 FEET AND A CHORD BEARING OF SOUTH 09 DEGREES 48 MINUTES 39 SECONDS EAST WITH A DISTANCE OF 57.11 FEET; THENCE

6TH: NORTH 71 DEGREES 24 MINUTES 02 SECONDS EAST, A DISTANCE OF 246.13 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE

7TH: SOUTH 00 DEGREES 49 MINUTES 49 SECONDS EAST, A DISTANCE OF 450.02 FEET TO THE POINT OF BEGINNING, CONTAINING 374,233.81 SQUARE FEET OR 8.59 ACRES, MORE OR LESS.