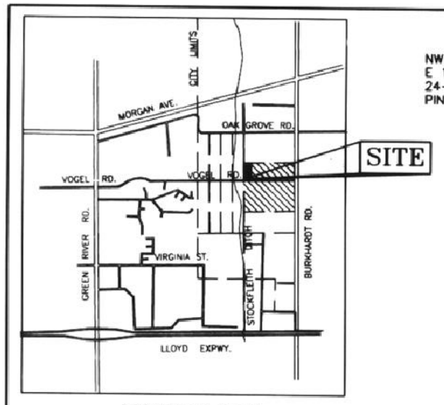
REPLAT OF LOT 4 WATERFORD PARK SUBDIVISION



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

Ag

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

OAK GROVE ROAD N89°43'29"W 1320.29'

97-28631
RECEIVED FOR RECORD
at 4:03 PM
Oct. 20, 1997
Plat Book P
Page 125
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL# 0170

SCALE: 1"=50'
50 0 50 100

OWNER:
WILLIAM GARDNER 1/2 & ET AL
1907 SHEPHERD RD.
EVANSVILLE, IN 47715
D.R. 536, CD. 270

Ag

NE COR. E 1/2, NE 1/4 24-6-10 PIN IN MON. BOX FND.

806.38'

100 Year Flood Plain

3/4"x 30" Rebar Set w/ "FARNY RLS 50551" Cap Set Flush

S89°48'37"E 850.80'
212.02' 638.78'

20' P.U. Easement

16' S.I.G.E.C.O. Easement Deed Dr. 10, Cd. 3642

OWNER:
MARCELLUS HIRSCH L/E ET AL.
5923 OAK GROVE ROAD
EVANSVILLE, IN 47715
D.R. 282, CD. 556

GENERAL NOTES:

ZONING:
The Subject property is zoned C2; abutting property is zoned as noted hereon.

UTILITIES:
Water and sanitary sewer have been extended to the site.

FLOOD PLAIN DATA:
Per F.I.R.M., Vand. County, Indiana (unincorporated areas) Panel No. 180256 0050 B dated March 19,1982, a small portion of the west side of the proposed replat of lot 4 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 extent's of said 100 year flood noted thereon as elev. 385±.

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 383± to 385±.

EROSION CONTROL FOR DITCHES:
Slopes of 0% to 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 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:
No road extension is deemed a part of this plat.

DRAINAGE PLAN NOTE
A drainage plan with required detention basins was approved on 9/23/96 and is on file at the office of the Vanderburgh County Surveyor for Lot 4A. Lot 4B requires drainage approval prior to issuing building permit.

LOT 4B ACCESS
Lot 4B will be allowed only two curb cuts unless further subdivided and replotted.

LOT 4A
2.199 Ac.
(95,810 SF)
FPG 387.00
Fig. No. 10

LOT 4B
6.733 Ac.
(293,285 SF)
FPG 387.00
Fig. No. 11

C-2

N01°04'02"E 453.28'

456.58'

20' P.U. Easement

60' Thoroughfare Setback Line

#6200
S89°48'38"W 174.62'
212.00'

#6212
S89°48'38"W 225.36'
Exist. San. Sewer
Variable Width P.U. Esmt.
3/4"x 30" Rebar Set w/ "FARNY RLS 50551" Cap Set Flush

S86°28'18"E 323.54'
643.74'

S87°28'50"E 100.12'

N89°04'44"W 855.74'
65+00 70+00
60' R/W
VOGEL ROAD
S89°04'44"E

P.O.B.

N89°04'44"W 478.31'

BURKHARDT ROAD

LOT 3A
OWNER:
THE HAIR REPLACEMENT CLINIC, INC.
819 W. FRANKLIN STREET
EVANSVILLE, IN 47710
D.R. 9, CD. 8099

176.46'

481.48'

10' Drainage Esmt.

S00°28'29"W 295.00'

LOT 3
OWNER:
DECEM INVESTMENTS, INC.
10287 WEXFORD CT.
NEWBURGH, IN 47630
D.R. 9, CD. 6359

N00°28'29"E 1270.89'

N00°28'29"E 1382.28'

SE COR. E 1/2, NE 1/4 24-6-10 PIN IN MON. BOX FND.

Ag

OWNER:
MARCELLUS HIRSCH L/E ET AL.
5923 OAK GROVE ROAD
EVANSVILLE, IN 47715
D.R. 282, CD. 556

Stockfleith Ditch

Ag

OWNER:
STANLEY UNFRIED & ET AL /
EAST PARK DEVELOPMENT
10287 WEXFORD CT.
NEWBURGH, IN 47630
D.R. 7, CD. 8430

BOUNDARY DESCRIPTION
REPLAT OF LOT 4
WATERFORD PARK SUBDIVISION

All of Lot No 4 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 478.31 feet to the POINT OF BEGINNING; thence continue North 89 degrees 04 minutes 44 seconds West along said north right-of-way line of Vogel Road 855.74 feet to the west line of Waterford Park Subdivision; thence North 01 degrees 04 minutes 02 seconds East along said west line 450.59 feet; thence South 89 degrees 48 minutes 37 seconds East along the north line of Waterford Park Subdivision 850.80 feet thence South 00 degrees 26 minutes 29 seconds West, parallel with the east line of said half quarter section 461.46 feet to the POINT OF BEGINNING containing 8.932 acres (389,095 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 24, 1996 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 20 day of August, 1996.

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

6296

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 4 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 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.

Joseph A. Ream
Owner of Lot 4A
Griffin, Guagenti, And Ream
Joseph A. Ream
Genral Partner
P.O. Box 613
Evansville, IN 47704

Joseph A. Ream
Owner Lot 4B
East Park Development/
Decem Investments, Inc.
Joseph A. Ream
Executive Vice President
10287 Wexford Court
Newburgh, IN 47630

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 20th day of August 1997

My Commission Expires:
9-23-2000
Notary Resides in
Vanderburgh
County, Indiana

Notary Public
Beverly M. Beane
BEVERLY M. BEANE
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

P-125

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 _____ 19___.

President

Executive Director

Executive Director

PLAT RELEASE DATE: OCT. 20, 1997

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL