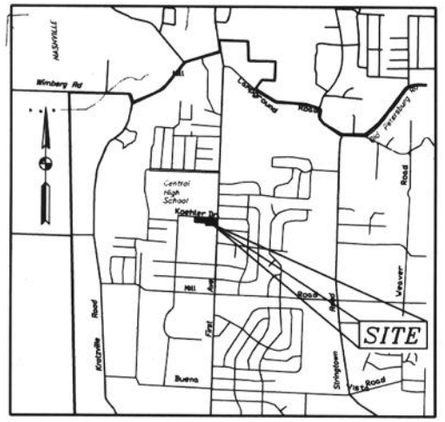
BONDAAL MINOR SUBDIVISION



LOCATION MAP

Scale 1"=2000'

98-020 07

RECORDING RECORD
at 3:08 PM
JAN. 21, 1998
Plat Book P
Page 138
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL # 0117

Scale 1"=50'

50 25 0 50 100

NE COR SW 1/4 SEC 6-6-10 IPIN In Mon. Box

40' R/W

S00°25'00"E 511.69'

30' R/W

N89°59'25"E 924.53

G Koehler Drive

60' R/W Dedication Vol. 188, P 67

30' R/W

R/R SPIKE Fnd.

G Bryan Rd.

7/8" Pipe Fnd.

30.00'

634.58'

20' Building Setback

R/R SPIKE Set

5' Building Setback 230.00'

S45°12'47"E 14.19'

#920

#800

446

R-1

OWNER: EVSC EVANSVILLE VANDERBURGH SCHOOL CORPORATION

N00°19'07"W 242.22'

212.22'

1 Sty. Frame Single Family Residence

LOT 2 AREA 3.668 AC. 159,778 SF FIG 3

LOT 1 AREA 1.379 AC. 60,083 SF FIG 2

R-3

C-4

N00°25'00"W 250.19'

20' D.&U.G.P.U.E. (10' Each Side of Line)

#5230

70' Thoroughfare Setback.

240.93'

50' R/W

G First Avenue

S00°25'00"E 311.08'

OWNER: (34-136-27) MICHAEL R & DOROTHY PAITON 725 BRYAN RD. EVANSVILLE, IN 47710

25'R/W

OWNER: (34-135-01) WALTER R. WILSON 724 BRYAN RD. EVANSVILLE, IN 47710

25'R/W

COUNTRY CLUB MANOR SUBDIVISION SECTION 6 (PLAT BOOK J, PG. 4)

OWNER: (34-135-28) WILLIAM Jr. & HELEN JOHNSON 725 WESTCHESTER DR. EVANSVILLE, IN 47710

25'R/W

Rebar Fnd.

OWNER: (34-70-18) RAYMOND & MARY REUTTER PROP.: 5300 FIRST AVE. EVANSVILLE, IN 47720 MAIL: 526 COFFEE TREE LN. EVANSVILLE, IN 47712

N89°49'56"W 373.70'

CUTOUT D.R.152, P.465

Single Family Residence

Garage

66.00'

N00°19'07"W 86.00'

373.70'

14' D. & S.S.E. (10' N. & 4' S. of Line)

N89°49'56"W 240.00'

8' U.G.P.U.E.

R-3

C-4

20' Esmt. for Ingress/Egress DR 152, P. 465

501.38'

N89°49'56"W 551.38'

30.00'

POB

G Westchester Dr.

R/R SPIKE Set

1" Pipe Fnd.

Stone Fnd, SW Cor. Original 6.5 Acre Tract

South Line Of Subject Property & North Line Of Adjoiners Property As Described By Deeds Of Record.

25'R/W

OWNER: (34-134-01) CLAUDE L. & MONTANA M. WILLIAMS 724 WESTCHESTER DR. EVANSVILLE, IN 47710

R-1

OWNER: (34-70-19) RAYMOND & MARY REUTTER PROP.: 5200 FIRST AVE. EVANSVILLE, IN 47720 MAIL: 526 COFFEE TREE LN. EVANSVILLE, IN 47712

Single Family Residence

R-3

OWNER: (34-70-17) CALVARY TEMPLE CHURCH OF EVANSVILLE INC. 5218 FIRST AVE. EVANSVILLE, IN 47710

(27.38 ch, 1807.08' Deed)

N00°25'00"W 1816.00'

G Mill Road

SE COR SW 1/4 SEC 6-6-10 IPIN In Mon. Box

MONUMENT LEGEND

o - FOUND MONUMENT
● - SET MONUMENT
(Refer to Note No. 11 Below)

GENERAL NOTES

1.) Zoning Lot 1 is zoned C-4, Lot 2 is Zoned R-3 & CO-2, except for a small portion of Lot No. 2 that lies within the 30' strip south of Lot No. 1 shown hereon that was Rezoned to C-4 with Lot No. 1. All adjacent property is zoned as noted.

2.) Flood Plain Data: Per F.I.R.M. Panel Number 180257 0001, dated October 15, 1981, Evansville, Indiana, no portion of the subdivision lies within the designated 100 year flood zone.

3.) Minimum First Floor Elevations: Will be established by the Vanderburgh County Building Commissioner.

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

5.) Utilities: Sanitary sewer, water, gas, telephone and electric are available along First Avenue. The water line crossing Lot No. 1 will be relocated. A sanitary sewer will be extended to Lot No. 2 to service the existing house.
Lot. No. 1 will also tap this sewer.

6.) Access:
Lot No. 1 shall be allowed 1 curb cut on First Avenue and 1 curb cut on Koehler Drive.
Lot No. 2 shall be allowed 2 curb cuts on Koehler Drive bringing the total number of curb cuts along Koehler Drive to 3 which was approved in ordinance R-88-39.
Furthermore it shall be understood that the owner of Lot No. 2 as shown hereon, the owners of the adjoining properties to the south and west of this proposed subdivision (Raymond and Mary Reutter) shown hereon, for which the 20' easement for Ingress/Egress as recorded in L-R 152 P. 465 was written, along with church members permitted use to access a parking lot located on the Calvary Temple Church property, shall be allowed continued use of the 22 foot existing curb cut on First Avenue from Lot No. 2. Continued use of this drive shall be allowed until such time as a change in use of any of the properties is proposed.
Any use other than the existing use on lot 2 and the adjoining single family property and the church to the south and west of this subdivision shall have no access to First Avenue via the 20' Ingress and Egress Easement.

7.) Signs:
Signs in that portion of Lot 2 which is zoned C-4 shall be limited to those allowed by R-3 zoning, and no outdoor advertising displays or billboards shall be permitted.

8.) Road Grades: No Roadway extension is anticipated.

9.) 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.

10.) 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.

11.) Monuments
Monuments have been set at all boundary & lot corners, where noted.
Existing reference monuments are at other corners as noted.
Monuments set as a part of this plat are: 3/4" x30" Rebars w/ Cap stamped "BLA FIRM 0030", except where noted otherwise.

Storm drainage plans will be reviewed on a lot by lot basis at the time each development is submitted to Site Review for approval.

BOUNDARY DESCRIPTION

FIG 1

A part of the Southwest Quarter of Section 6, Township 6 South, Range 10 West, lying in Center Township, Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a point on the north and south half section line of Section 6 North 00 degrees 25 minutes 00 seconds West 1816.00 feet from the southeast corner of the Southwest Quarter of said section; thence North 89 degrees 49 minutes 56 seconds West 551.38 feet to a point South 89 degrees 49 minutes 56 seconds East 373.70 feet from a stone marking the southwest corner of a 6.5 acre tract of land described in a deed of conveyance from George Folz and Anna Folz to Jacob Trapp, recorded in Volume 150, page 205 in the office of the Recorder of Vanderburgh County, Indiana; also, shown on a survey of record on file in the Vanderburgh County Surveyor's office dated 1901; thence North 00 degrees 19 minutes 07 seconds West, 66.00 feet along the east line of a cutout of said 6.5 acre tract as recorded in Deed Record 152, page 465; thence North 89 degrees 49 minutes 56 seconds West 373.70 feet along the north line of said cutout and the extension of said line to the west line of the subject property, said point also being North 00 degrees 19 minutes 07 seconds West 66.00 feet from the previously described stone; thence North 00 degrees 19 minutes 07 seconds West 242.22 feet to the centerline of a 60.00 foot dedication by deed of easement for use as a public highway as described in Volume 188, page 67; thence North 89 degrees 59 minutes 25 seconds East 924.53 feet to a point on the east line of said quarter section; thence South 00 degrees 25 minutes 00 seconds East 311.08 feet to the point of beginning, containing 6.0078 acres (261,698 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 12/96 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 14th day of January 1998.

JAMES A. FARNY REGISTERED No. S0551 STATE OF INDIANA LAND SURVEYOR

James A. Farny
Indiana Registration No. S0551
Berkordin Lochmueller & Assoc., Inc.
6200 Vogel Rd.
Evansville, IN 47715

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 designate the same as BONDAAL MINOR SUBDIVISION. All roads shown and not previously dedicated are here by dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "D.& U.G.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portion of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability, in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "D.& S.S.E." (Drainage & Sanitary Sewer Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portion of sanitary Sewer facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability, in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "U.G.P.U.E." (Underground Public Utility Easement) are dedicated for the maintenance and operation of underground portion of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility without liability, in the use of said easements.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any damages outside the easements.

Use restrictions regarding the 12' Underground Utility Easement situated on Lot No. 2 within the 30' strip adjacent to Lot 1 (4' D. & S.S.E. and 8' U.G.P.U.E.) Utilities may use the surface of adjoining and overlapping easements for ingress and egress and portion of surface above the utility easement may be used for ingress and egress roadway.

P-138

BONDAAL EXCAVATION, INC.
By: Bonnie Fehd
Bonnie Fehd (Corporate Secretary)
13080 N. Green River Road
Evansville, In 47711

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 14th day of January, 1998.

My Commission Expires: 2-10-01

Notary Resides in Vanderburgh County, Indiana

Notary Public Terry A. Campbell

TERRY A. CAMPBELL (typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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 JAN. 7, 1998.

President

Executive Director

PLAT RELEASE DATE: JAN. 21, 1998

Executive Director

S:\PROJECTS\1196-0242\PLAT 01/13/98 16:47 rass

For easement Applying to Lot 1
See Deed Drawer 12 card 2573

#29-MS-97