98-16753

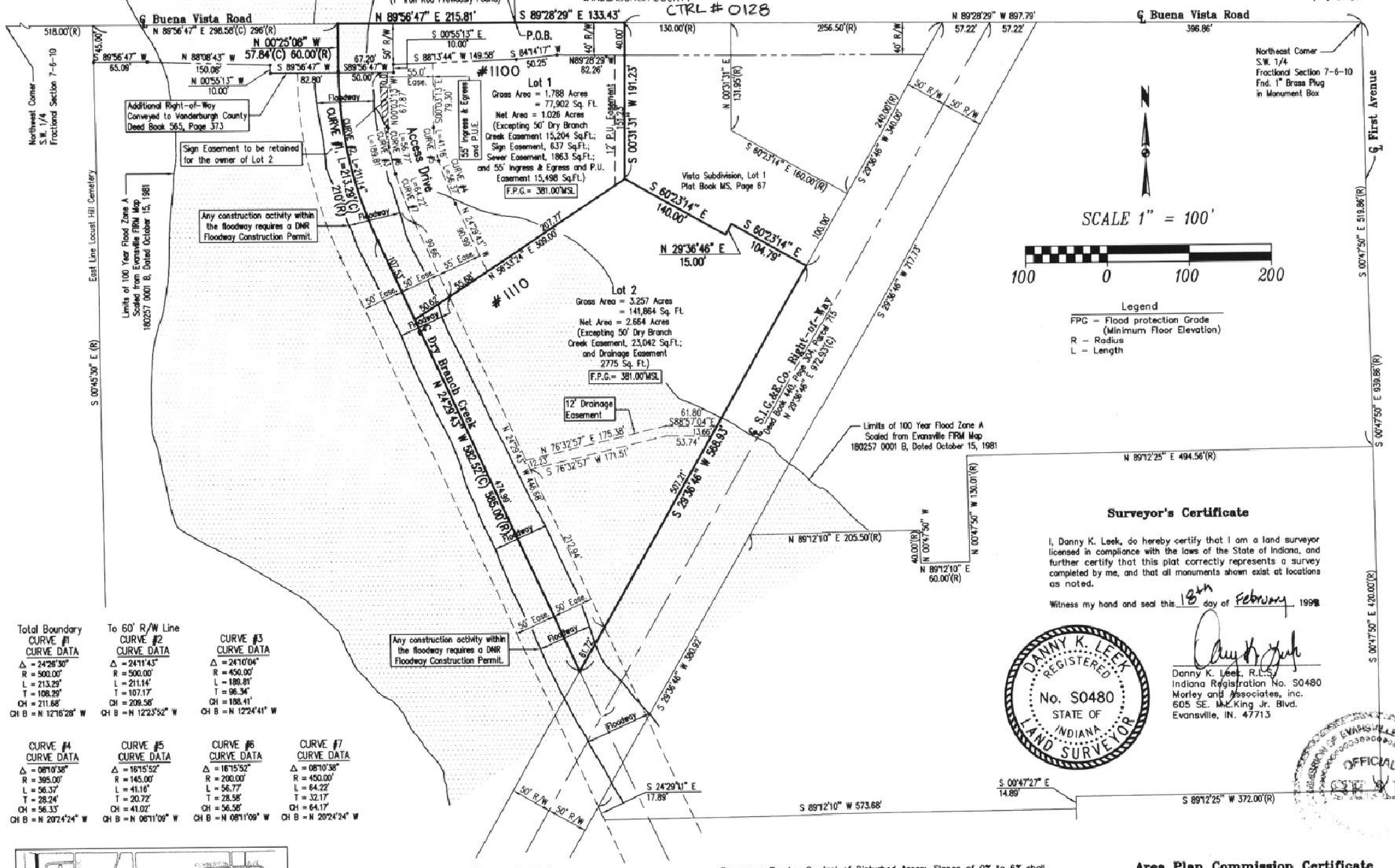
DRY BRANCH MINOR SUBDIVISION

A Commercial Subdivision

RECEIVED FOR RECORD
at 11:44 A.M.
MARCH 5 1998
Plat Book P
Page 144
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

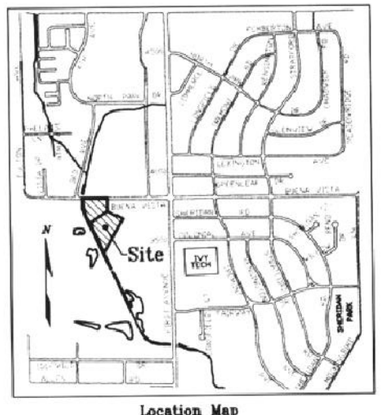
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 05 1998
AUDITOR
1402

CTRL # 0128



Total Boundary	To 60' R/W Line	
CURVE #1	CURVE #2	CURVE #3
CURVE DATA	CURVE DATA	CURVE DATA
Δ = 24°26'30"	Δ = 24°11'43"	Δ = 24°10'04"
R = 500.00'	R = 500.00'	R = 450.00'
L = 213.29'	L = 211.14'	L = 189.81'
T = 108.29'	T = 107.17'	T = 96.34'
CH = 211.68'	CH = 209.58'	CH = 188.41'
CH B = N 12°16'28" W	CH B = N 12°23'52" W	CH B = N 12°24'41" W

CURVE #4	CURVE #5	CURVE #6	CURVE #7
CURVE DATA	CURVE DATA	CURVE DATA	CURVE DATA
Δ = 08°10'38"	Δ = 16°15'52"	Δ = 16°15'52"	Δ = 08°10'38"
R = 395.00'	R = 145.00'	R = 200.00'	R = 450.00'
L = 56.37'	L = 41.16'	L = 56.77'	L = 64.22'
T = 28.24'	T = 20.72'	T = 28.58'	T = 32.17'
CH = 56.33'	CH = 41.02'	CH = 56.58'	CH = 64.17'
CH B = N 20°24'24" W	CH B = N 06°11'09" W	CH B = N 06°11'09" W	CH B = N 20°24'24" W



Location Map
No Scale

For easement Applying to Lot 1
See Deed Drawer 12 card 1115

General Notes

Utilities: Water and sanitary sewers are available to be extended to the Site.

Access: Lot 2 shall access Buena Vista Road through the 50-foot Ingress & Egress Easement along the west side of Lot 1.

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

Zoning: The subject property is currently zoned C-4.

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 the City of Evansville Indiana, Community Panel Number 180257 0001 B, dated October 15, 1981.

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). FPG has been marked on all lots near the flood plain. Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around buildings. All first floor grades shall conform to local and state enforced building codes.

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 forty-five (45) days of disturbance. Slopes of 2% to 8% shall be sodded and 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.

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 Board of Public Works and with all Federal, State and Local erosion control laws.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

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 18th day of February 1998

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

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, inc.
605 SE. Mt. King Jr. Blvd.
Evansville, IN. 47713

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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, Nov. 5, 1997

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: 3-5-98

P-144

Boundary Description

Part of the Southwest Quarter of Fractional Section 7, Township 6 South, Range 10 West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the northwest corner of the northeast quarter of the southwest quarter of said section 7; thence along the north line of the northeast quarter of the southwest quarter of said section South 89 degrees 28 minutes 29 seconds East 133.43 feet to the northwest corner of Vista Subdivision as recorded in Minor Sub Book, Page 67, in the office of the Recorder of Vanderburgh County, Indiana; thence along said Vista Subdivision the following four calls: South 00 degrees 31 minutes 31 seconds West 191.23 feet; thence South 60 degrees 23 minutes 14 seconds East 140.00 feet; thence North 29 degrees 36 minutes 46 seconds East 15.00 feet; thence South 60 degrees 23 minutes 14 seconds East 104.79 feet to the west line of a 100-foot SIGECO parcel, recorded in Deed Book 440, Page 304 in the office of said Recorder; thence along the west line of said SIGECO Parcel South 29 degrees 36 minutes 46 seconds West 568.93 feet to the centerline of the 100-foot Dry Branch Creek Easement, thence along the centerline of said easement North 24 degrees 29 minutes 43 seconds West 582.52 feet to the beginning of a tangent curve to the right, having a central angle of 24 degrees 26 minutes 30 seconds and a radius of 500.00 feet, from which the chord bears North 12 degrees 16 minutes 28 seconds West 211.68 feet; thence continue along the centerline of said easement and the arc of said curve 213.29 feet; thence perpendicular to the north line of the northwest quarter of the southwest quarter of said section 7, North 00 degrees 25 minutes 08 seconds West 57.84 feet to a point on the north line of said quarter quarter section; thence along the north line of the northwest quarter of the southwest quarter of said section North 89 degrees 56 minutes 47 seconds East 215.81 feet to the true point of beginning and containing a Gross Area of 5.426 acres.

Subject to a 50-foot easement for Dry Branch Creek off the entire west side of the above described parcel.

Also, subject to a permanent easement for the construction of Buena Vista Road, off the north side of the above described parcel, recorded in Deed Book 565, Page 373 in the office of the Recorder of Vanderburgh County, Indiana.

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 **Dry Branch Minor Subdivision**. Access Drive will be maintained by the lot owners.

Strips or areas of land, of the dimensions shown on this plat and marked **"P.U.E."** (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 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 by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "Drainage Easement" are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities 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, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

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 Board of Public Works or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

Developer

By: Edwina L. Kempf

Edwina L. Kempf, Trustee Revocable Trust Agreement
3848 First Avenue #B
Evansville, IN 47710

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 this _____ day of _____, 19____

My Commission Expires:

_____

Notary Public

_____

(typed or printed name)

Notary Resides in

_____

County, Indiana

"OFFICIAL SEAL"
JEAN ELLEN BENNETT
Notary Public, State of Indiana
Warrick County
My Commission Expires 01-21-01

97-3730, 3730SUB.DWG, 10/15/97

#34-MS-97