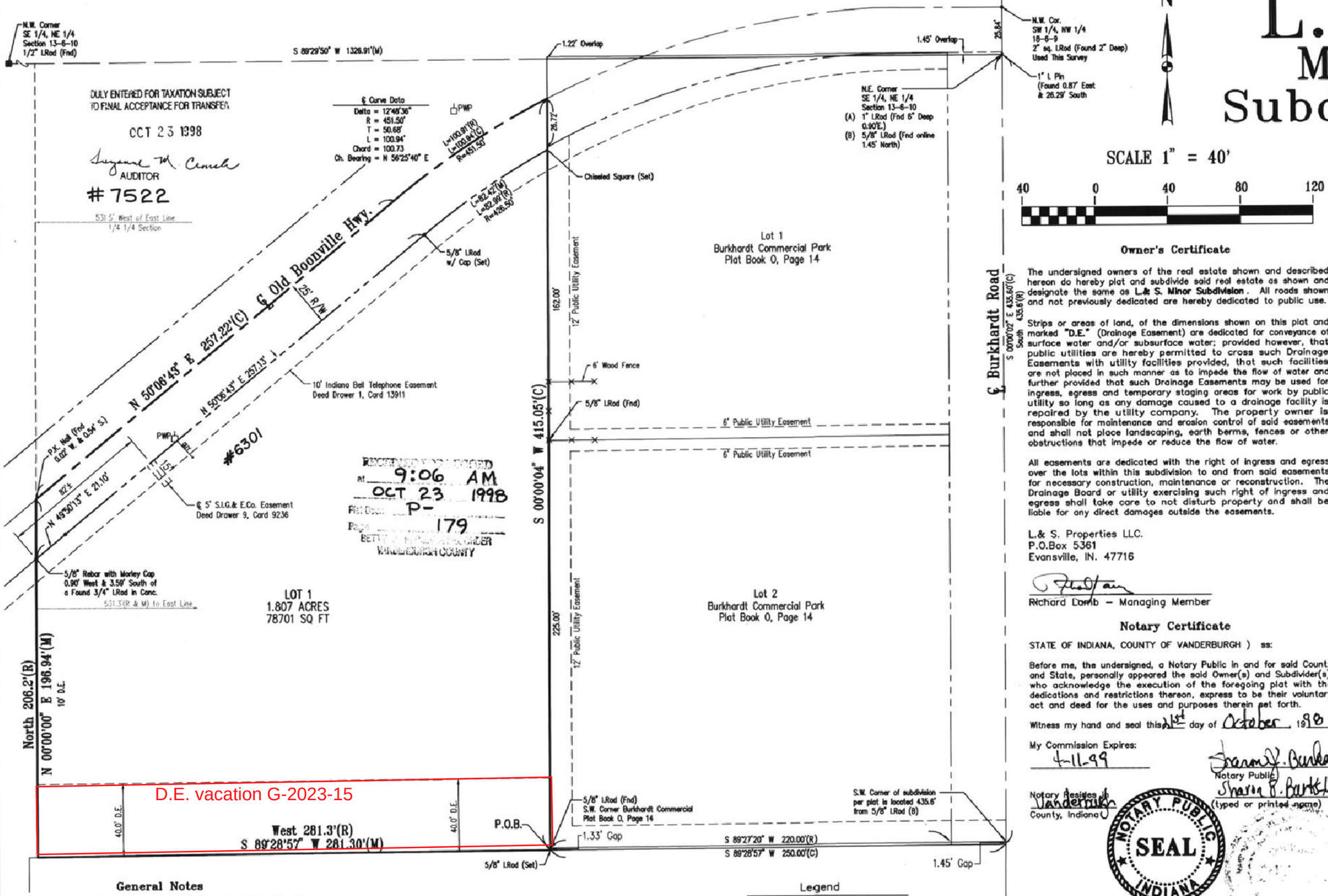
# L.&S. Minor Subdivision

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

1998R00035553

10-23-1998 9:06 AM

RECORDING FEE: 18.00
PAGES: 1




RECORDED AS PRESENTED
at 9:06 AM
OCT 23 1998
Plat Book P-
Page 179
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

## General Notes

Utilities: Water and sanitary sewers will be extended to the site. Note: Due to limited volume, water service is restricted to domestic use only, and is not adequate for lawn sprinklers or fire sprinkler systems.

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

Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone "A" as plotted by scale on Flood Insurance Rate Map for Vanderburgh County Indiana, Community Panel Number 180256 0025 C, dated August 5, 1991.

Access: Lot 1 shall have one access on Old Boonville Highway.

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:

1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
2. Keeping all parts of the storm water drainage system operating 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 bottoms of waterways and basins free of all erosion and sedimentation.
4. 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 easement which lies on his or her Property.

5. 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 Drainage Board.

Water Detention Requirements: Each individual lot owner shall design and construct a storm water detention system that will hold the water from 25 year storm runoff from the developed site and release it no faster than 10 year predeveloped runoff.

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 Drainage Board 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.

Legend
TBM – Temporary Bench Mark
R – Radius
L – Length
BSL – Building Setback Line

Flow and Erosion Control for Ditches: Slopes of 0% to 0.8% shall have a concrete ribbon to preserve a smooth flow line. Slopes of 0.8% to 1% shall be seeded and mulched. Slopes of 1% to 2% shall be sodded or stabilized with an erosion control mat. Slopes of 2% to 6% shall have staked sod or an approved staked erosion control mat. Slopes over 6% require riprap or other approved stabilization. Ditch slopes over 2% shall have erosion control mat on the side banks.

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."

Preliminary Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: September 28, 1998.

## 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 **L.& S. Minor Subdivision**. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked **"D.E."** (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 Drainage Board 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.

L.& S. Properties LLC.
P.O.Box 5361
Evansville, IN. 47716

Richard Lamb – Managing Member

## 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 21st day of October 1998

My Commission Expires:
4-11-99

Notary Public
Sharon R. Burke-Maier
(typed or printed name)

Notary Resides in Vanderburgh County, Indiana

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, 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, October 7, 1998.

President

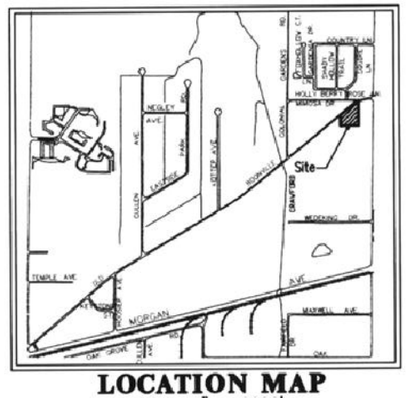
Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: Oct. 21, 1998

P-179




**LOCATION MAP**
SCALE 1" = 2000'

## Boundary Description

(REFERENCE: DEED DRAWER 10, CARD 8911)

Part of the Southeast Quarter of the Northeast Quarter of Section 13, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Quarter Quarter Section; thence along the east line thereof, South 00 degrees 00 minutes 02 seconds East 435.60 feet; thence South 89 degrees 28 minutes 57 seconds West 250.00 feet to the true point of beginning; thence continue South 89 degrees 28 minutes 57 seconds West 281.30 feet to a corner of a tract of land conveyed to M.M Properties, Inc. in Deed Drawer 9, Card 9397 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line of said M.M Properties tract North 00 degrees 00 minutes 00 seconds East 196.94 feet to a point in the centerline of Old Boonville Highway; thence along the centerline of said highway, North 50 degrees 06 minutes 43 seconds East 257.22 feet to the beginning of a non-tangent curve to the right having a central angle of 12 degrees 48 minutes 36 seconds and a radius of 451.50 feet from which the chord bears North 56 degrees 25 minutes 40 seconds East 100.73 feet; thence northeast along the centerline of said highway and along the arc of said curve 100.94 feet to a point on the west line of Burkhardt Commercial Park as recorded in Plat Book O, Page 14 in the office of said Recorder; thence along the west line and the extended west line of said Burkhardt Commercial Park South 00 degrees 00 minutes 04 seconds West 415.05 feet to the true point of beginning and containing a Gross Area of 2.013 acres.

Subject to a 25 foot right-of-way for Old Boonville Highway off the north side thereof.

Also, subject to a 5 foot easement in favor of Southern Indiana Gas and Electric Company as recorded in Deed Drawer 9, Card 9236 in the office of said Recorder.

Also, subject to a 10 foot easement in favor of Indiana Bell Telephone Company as recorded in Deed Drawer 1, Card 13911 in the office of said Recorder.

Also, subject to all other easements and rights-of-way of record.

## 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 21 day of October 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.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

Apc # 25-MS-98

3970 Minor.dwg 9/15/98 J.E.Wood