RECEIVED FOR RECORD
at 3:36 P.M.
NOV 30 1998
Plat Book P-
Page 188
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1998R00039515

Roll-Lee Minor Subdivision

Secondary Plat

BOUNDARY DESCRIPTION

Part of the East Half of the Southeast Quarter of Section 34, Township 5 South, Range 10 West in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows: "CENTER TWP."

Commencing at a 1 inch diameter pipe found marking the southwest corner of the East Half of the Southeast Quarter of Section 34-5-10; thence along the west line thereof, North 664.66 feet to the northwest corner of a tract of land conveyed to James D. Hamilton and Cinda L. Hamilton, per warranty deed recorded in Deed Drawer 6, Card 3354 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line thereof, North 89 degrees 49 minutes 56 seconds East 40.00 feet to a point on the east line of Pine View Drive as shown on the plat of Char-Lot Subdivision as recorded in Plat Book N, page 200 in the office of said Recorder, said point being the true point of beginning; thence along the east line of said Pine View Drive North 662.77 feet to the east line of Rucker Road as shown on said recorded plat of Char-Lot Subdivision, said point being the point of curvature of a curve to the left, having a central angle of 22 degrees 53 minutes 52 seconds and a radius of 146.92 feet from which the chord bears North 11 degrees 39 minutes 06 seconds West 58.33 feet; thence along the east line of Rucker Road along the arc of said curve 58.72 feet to the point of reverse curvature of a curve to the right, having a central angle of 22 degrees 53 minutes 47 seconds and a radius of 106.92 feet from which the chord bears North 11 degrees 39 minutes 09 seconds West 42.44 feet; thence continue along the east line of Rucker Road along the arc of said curve 42.73 feet to the point of tangency; thence continue along the east line of Rucker Road North 00 degrees 12 minutes 15 seconds West 117.34 feet to the point of intersection with the southwesterly line of Whetstone Meadows Subdivision, as per plat thereof, recorded in Plat Book N, page 191 in the office of said Recorder; thence along the southwesterly line of said Whetstone Meadows South 43 degrees 54 minutes 17 seconds East 506.51 feet to the west most corner of Ashby Heights Subdivision, as recorded in Plat Book N, page 95 in the office of said Recorder; thence along the southwesterly line of said Ashby Heights South 41 degrees 54 minutes 44 seconds East 552.02 feet to the northwesterly line of a 25 foot road right-of-way as described per deed recorded in Deed Record 557, page 160 in the office of said Recorder, said point being on a non-tangent curve to the left, having a central angle of 2 degrees 10 minutes 35 seconds a radius of 813.98 feet from which a chord bears South 34 degrees 53 minutes 45 seconds West 30.92 feet; thence along the arc of said curve 30.92 feet; thence South 47 degrees 27 minutes 42 seconds East 25.03 feet to the northwesterly line of a tract of land conveyed to the Bethlehem Evangelical and Reformed Church, Incorporated, per warranty deed recorded in Deed Record 217, page 364 in the office of said Recorder; thence along the northwesterly line thereof, South 40 degrees 41 minutes 04 seconds West 247.33 feet; thence continue along said property line South 00 degrees 10 minutes 04 seconds East 91.65 feet to the northeasterly line of the aforesaid Hamilton property; thence along said Hamilton property line North 35 degrees 31 minutes 43 seconds West 269.76 feet; thence continue along said Hamilton property line, South 89 degrees 49 minutes 56 seconds West 382.25 feet to the true point of beginning and containing 8.38 acres (365,202.77 sq.ft.).

Subject to easements, rights-of-way, building and use restrictions 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 28th 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

GENERAL NOTES

Re-Subdividing: Lot 2 as shown hereon may not be further subdivided and developed into buildable lots without being approved as a "MAJOR" Subdivision which includes dedication of a 50' right-of-way to Whetstone Road.

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0025 C, dated August 5, 1991, this proposed subdivision does not lie within that Special Flood Zone A.

Noise Sensitive Note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

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). Additional information may be obtained from the Vanderburgh County Building Commissioner.

Minimum First Floor Elevation: First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Utilities: Water and sanitary sewers are available to the site.

Access: Both lots shall access Rucker Road. No access is permitted to Pine View Drive.

Easements: Existing recorded easements are as shown hereon.

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

The location of existing underground utilities must be determined by the utility prior to beginning any type of construction.

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 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.

OWNER'S 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 Roll-Lee Minor Subdivision.

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.

By: Donald L. Dewig
Donald L. Dewig, Owner

Charlotte A. Dewig
Charlotte A. Dewig, Owner
2727 Pine View Court
Evansville, IN. 47711

NOTARY PUBLIC SEAL INDIANA

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

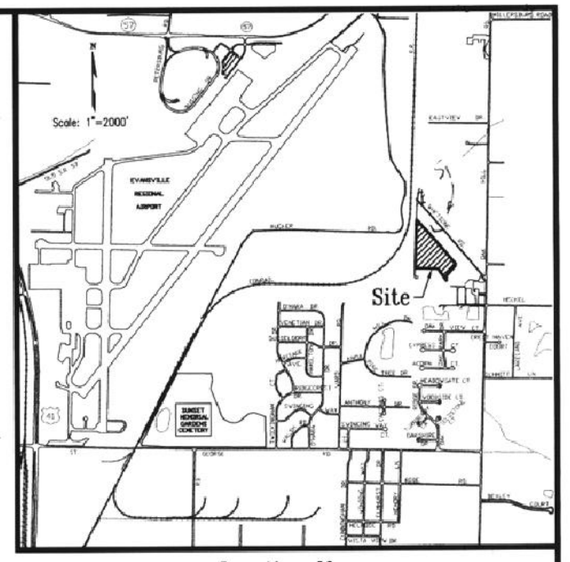
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 28th day of October 1998

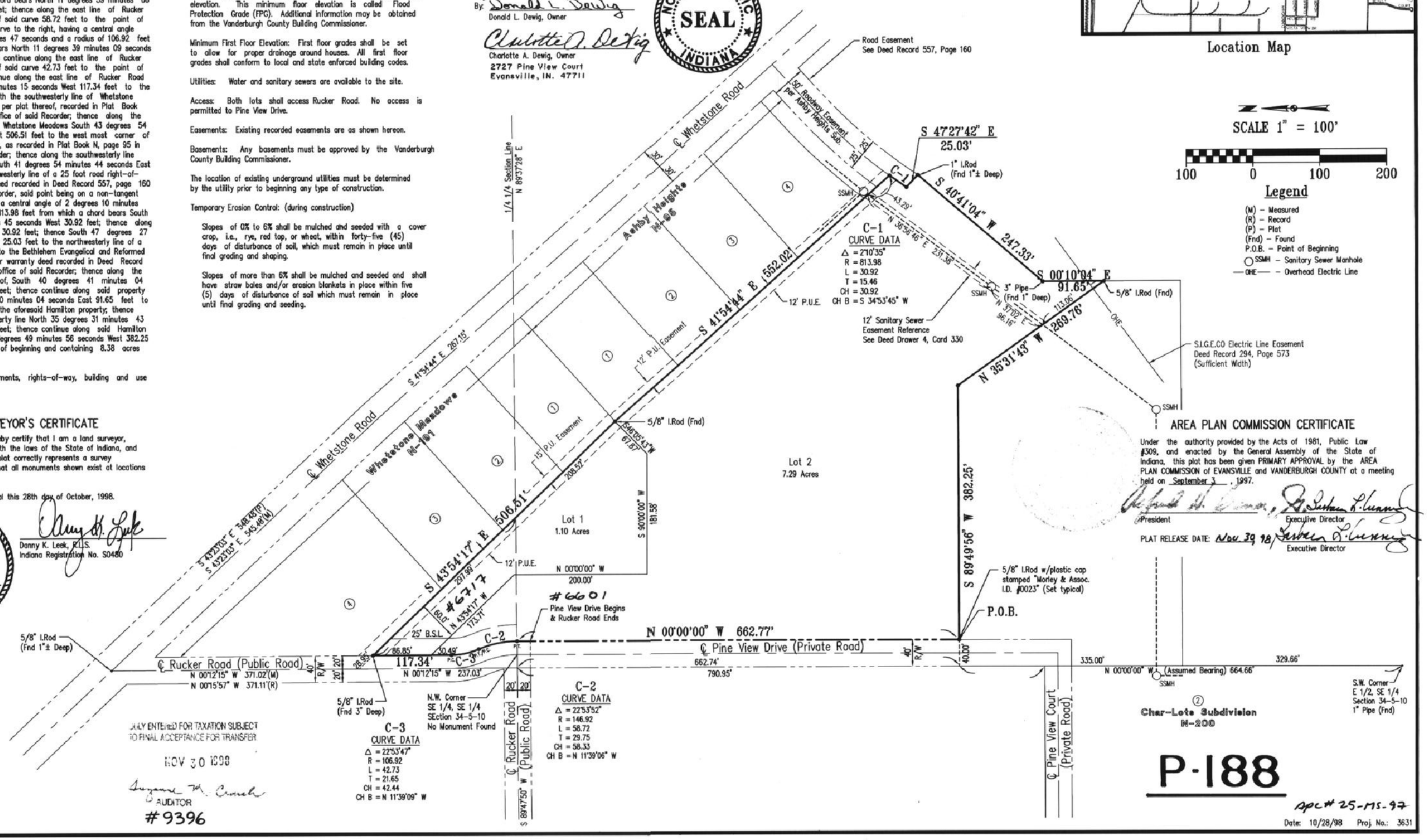
My Commission Expires: 4-1-99

Notary Resides in Vanderburgh County, Indiana

Sharon S. Burks-Maier
Notary Public
Sharon S. Burks-Maier
(typed or printed name)



Location Map



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 September 3, 1997.

President, Executive Director

PLAT RELEASE DATE: Nov. 30 98, Executive Director

JULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 30 1998

AUDITOR

#9396

P-188

apc# 25-MS-97

Date: 10/28/98 Proj. No.: 3631