J.A. SMIT Subdivision Secondary Plat

P-189

General Notes

Utilities: Water and sanitary sewers will be extended to the site.

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

Zoning: The subject property is currently zoned M-3

Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone "A9" as plotted by scale on Flood Insurance Rate Map for the City of Evansville Indiana, Community Panel Number 180257 0004 B, dated October 15, 1981.

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 Board of Public Works.

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

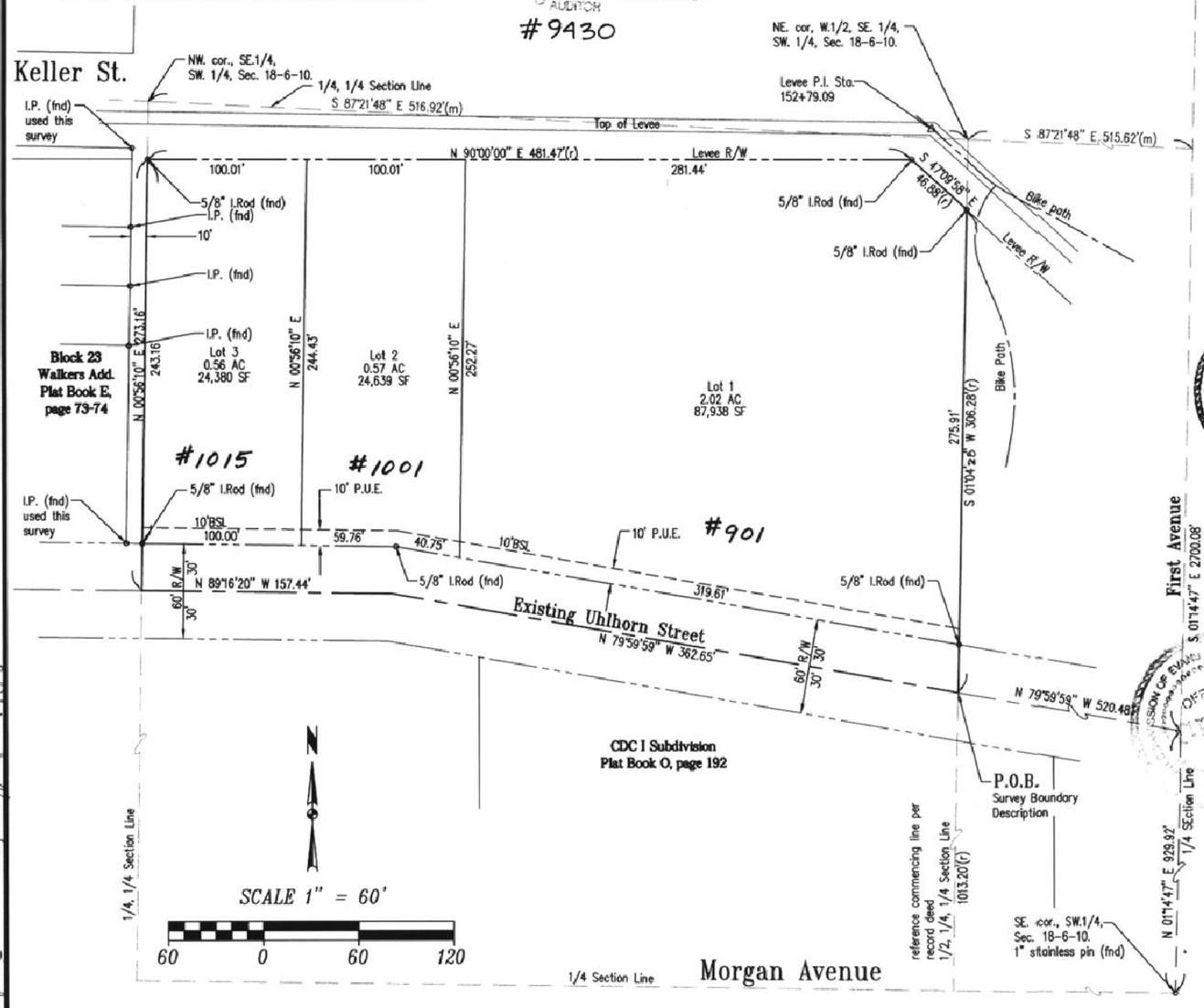
Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded 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.

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."

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

RECEIVED FOR RECORD
at 1:29 P.M.
DEC 1 1998
Plat Book P-
Page 189
VANDERBURGH COUNTY
1998R00039622

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC 01 1998
AUDITOR
#9430



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 **J.A. Smit 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 **"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 **"D.&UG.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 portions 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.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 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.

L.S. Leasing, LLC.
P.O.Box 18185
Evansville, IN. 47719

Larry R. Smith – Officer

Sharon A. Smith – Officer

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 6th day of November 1998

My Commission Expires:
4-11-99

Notary Public
Sharon A. Burks-Hiers
(typed or printed name)

Notary Resides in Vanderburgh County, 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, March 9 1998.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: DEC. 01, 1998



LOCATION MAP
SCALE 1" = 1000'

Boundary Description

Part of the West Half of the Southeast Quarter of the Southwest Quarter of Section 18, Township 6 South, Range 10 West in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows: (Pigeon Twp.)

Commencing at a 1 inch stainless pin marking the southeast corner of the southwest quarter of said section, said point is also in the centerline of First Avenue; thence along the east line of said quarter section and the centerline of First Avenue North 01 degrees 14 minutes 47 seconds East 929.92 feet to the centerline intersection of Uhlhorn Street; thence along the center of Uhlhorn Street North 79 degrees 59 minutes 59 seconds West 520.48 feet to the intersection of the east line of the west half of the southeast quarter of the southwest quarter of said section 18, said point also being the point of beginning; thence continue along the center of Uhlhorn Street North 79 degrees 59 minutes 59 seconds West 362.65 feet; thence continue along the center of Uhlhorn Street North 89 degrees 16 minutes 20 seconds West 157.44 feet to a point on the west line of said half, quarter, quarter section; thence along the west line thereof North 00 degrees 56 minutes 10 seconds East 273.16 feet to the south right-of-way line of Evansville-Vanderburgh Levee; thence along said south right-of-way line North 90 degrees 00 minutes 00 seconds East 481.47 feet; thence along said south right-of-way line South 47 degrees 09 minutes 58 seconds East 46.88 feet to a point on the east line of the west half of the southeast quarter of the southwest quarter of said section 18; thence along the east line thereof South 01 degrees 04 minutes 28 seconds West 306.28 feet to the point of beginning Containing 3.50 acres (152,563 sq.ft.) gross 3.14 acres (136,958 sq.ft.) net.

Subject to a 30 foot right-of-way along the southerly line for Uhlhorn Street.

Subject to all 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 3rd day of November 1998

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

3840 Plat.dwg 2/17/98 J.E.W.

Apc # 10-5-98

FOR Petition to Vacate APPLYING TO THIS Plat
SEE MISC. DRAWER 6 CARD 2800
2000R00043328 DATE 5-22-2000
ATTEST: BETTY J. HERMANN, RVC
BY Rebecca G. Hartman DEPUTY RECORDER

For easement Applying to Lot Pt 5 & 6 Embree Sub
See Deed Drawer 13 card 223