FOR ~~ASSIGNMENT~~ Agreement APPLYING TO THIS ~~LEASE~~ Plat
SEE ~~LEASE~~ Misc DRAWER 5 CARD 1827
1998R00041612 DATE 12-15-98
ATTEST: BETTY J. HERMANN, RVC
BY Rebecca J. Packard DRVC

ENCLAVE MINOR SUBDIVISION

RECEIVED FOR RECORD
at 3:40 P.M.
DEC 1 98
Plat Book P-190
Page
BETTY J. HERMANN
VANDERBURGH COUNTY RECORDER
1998R00039684

N.W. Corner
Section 27-T5S-R10W
Stone (Fnd)

N 89°43'00" E 705.00' (Assumed Bearing)

371.18'

333.82'

P.O.B.

N 00°00'00" W 188.00'(R)

187.89' (Adjoiner)

Lot #2
3.48 Acres
151634.03 Sq Ft

Lot #1
3.00 Acres
130852.43 Sq Ft

N 00°42'46" E 272.99'

S 23°02'00" E
55.50'

25'
25'

R= 384.2'
L= 350.8

Approximate location of existing field bed lines

Distribution Box

Septic Tank

Garage

Pole

Retaining Wall

MH

House

AD

9402 Petersburgh Road

12" Pipe

New 1500 S.F. Septic Absorption Field

WM

WV

Gravel

Tele. Pedestal

PWP W/Transformer

PWP W/Drop

OHE

GYE

5/8" LRod (Fnd)

N 61°10'00" W 474.60'

N 65°52'38" W 354.39'

N 50°11'00" W 244.00'(R)

243.83' (Adjoiner)

S 29°17'00" W 214.50'

198.00'

#9310

34.55'

S. Petersburgh Road

5/8" LRod (Fnd)

#9446

Site

Brandy Road
Petersburg Road
Kansas Road
McCutchanville
Weinbrenner Road

SITE LOCATION MAP

LEGEND

- POWER POLE
- GYE WIRE
- GAS METER
- WATER VALVE
- WATER METER
- MANHOLE
- FIRE HYDRANT
- AREA DRAIN
- OVERHEAD ELECTRIC
- CENTER LINE
- BOUNDRY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- RIGHT-OF-WAY LINE
- POINT OF BEGINNING

N

SCALE 1" = 30'

30 0 30 60 90

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section Twenty-seven (27), Township Five (5) South, Range Ten (10) West, in Center Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Section Twenty-seven (27), Township Five (5) South, Range Ten (10) West; thence along the North line of said section North Eighty-nine (89) degrees and Forty-three (43) minutes East Seven Hundred Five (705) feet to the center of the Evansville and Petersburg Road; thence along the center of said road South Twenty-three (23) degrees and Two (2) minutes East Fifty-five and Five Tenths (55.5) feet; thence along the center of said road along a circular curve to the right of radius Three Hundred Eighty-four and Two Tenths (384.2) feet for a distance of Three Hundred Fifty and Eight Tenths (350.8) feet; thence along the center of said road south Twenty-nine (29) degrees and Seventeen (17) minutes West Two Hundred Fourteen and Five Tenths (214.5) feet; thence North Fifty (50) degrees and Eleven (11) minutes West Two Hundred Forty-four (244) feet; thence North Sixty-one (61) degrees and Ten (10) minutes West Four Hundred Seventy-four and Six Tenths (474.6) feet to a point on the West line of said Section Twenty-seven (27) Township Five (5) South, Range Ten (10) West, One Hundred Eighty-eight (188) feet South of the place of beginning; thence North One Hundred Eighty-eight (188) feet to the place of beginning. Containing 6.4 acres more or less.

Subject to the right-of-way for Petersburg Road off the east side thereof.

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

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

GENERAL NOTES

Noise: 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.

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel No. 180256 0025 C, dated August 5, 1991, the proposed subdivision does not appear to lie within the 100 year flood zone as parcel plots by scale on panel.

Utilities: Water is available at the site. Sewage disposal is by Private Individual Sewage System to be approved by the Vanderburgh County Health Department.

Zoning: The subject property is currently zoned AG. The abutting property is zoned as shown above.

Temporary Erosion Control:

.Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within 45 days of disturbance of soil and 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 5 days of disturbance of soil and must remain in place until final grading and seeding.

Erosion Control for Ditches:

.Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance.

.Slopes of 2% - 8% shall be sodded or 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.

Road Grades: No new road to be constructed.

Minimum First Floor Elevation: First floor elevations shall be approved by the Vanderburgh County Building Commissioner.

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

ACCESS: Lots will access Petersburgh Road

OWNERS' CERTIFICATE

The Undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designates the same as ENCLAVE MINOR SUBDIVISION. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated 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 erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Michael W. Cater, Owner
9402 Petersburgh Road
Evansville, IN 47711
(812) 477-6522

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 Owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions therein, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 1st day of Dec., 1998

My Commission Expires:
2-25-2001

Notary Resides In
Vanderburgh
County, Indiana

Joan M. Morley
Notary Public
Joan M. Morley
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

OFFICIAL SEAL

P-190

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 October 13, 1998

President

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE Dec. 01, 1998

Barbara L. Cunningham
Executive Director

APC # 29-133-98