ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 26 1999

Suzanne M. Crouch
AUDITOR

#1935

RECEIVED FOR RECORD
at 9:10 A M.
MARCH 26 1999
File Book: Q-
Page: 7
BETTY J. NEIDHAMMER RECORDER
VANDERBURGH COUNTY

1999R00009718

Sports Plex Minor Subdivision

OWNER'S CERTIFICATE

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 Sports Plex 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 "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.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 provide 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, earthberms, fences or other obstructions that impede or reduce 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.

Evansville Sports Plex Inc.
Developer

By _____ PRESIDENT
(Name) (Title)

P.O. Box 4530
Address

Evansville, IN 47724
City State Zip

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 the 19th day of March, 1999.

My Commission Expires:
2-10-01

Notary Resides in
Vanderburgh
County, Indiana

Notary Public
Terry A. Campbell

Terry A. Campbell
(typed or printed name)

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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on _____, 19____.

SUBDIVISION REVIEW 3-10-1999

President

Barbara R. Cunningham
Executive Director

Barbara R. Cunningham
Executive Director

PLAT RELEASE DATE: 3-25-99

Alfred H. Bess, Jr.

OFFICIAL SEAL

Q-7

GENERAL NOTES

Flood Plain Data: The approximate limits of Flood Hazard Zone "A" are scaled from F.I.R.M. Panel 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana. The Zone "A" limits were based on the old locations of Sonntag Stevens ditch and its tributary, prior to the relocation of the ditches.

Minimum First Floor Elevations: Flood Protection Grades (F.P.G.) are shown as established by the Vanderburgh County Building Commissioner.

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

Utilities: Sanitary sewer, water, gas, telephone and electric are on or will be extended to the site.

Temporary Erosion Control:
Slopes of 0%-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.

Site Topography: Site contours shown are taken from field measurements.

Monuments
Monuments have been set at all boundary & lot corners. Monuments set as a part of this plat are 3/4" X 30" Rebars w/ plastic cap stamped "BLA FIRM 0030", except as otherwise noted.

INGRESS/EGRESS
Ingress and egress to Lot 1, as platted, must align with Spring Street (North of Bergdolt Road).
Ingress and egress to Lot 2, as platted, shall be through the existing access easement along the east property line.

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 10, Township 6 South, Range 10 West of the Second Principal Meridian, Vanderburgh County, Indiana, described as follows:
Center Township
Commencing at the northwest corner of the Northwest Quarter of said Section 10; thence along the north line of said quarter section South 89 degrees 38 minutes 00 seconds East 641.27 feet to the northwest corner of the land described in a deed to Evansville Sports Plex, Inc. recorded in Deed Drawer 9, card 5155 in the office of the Recorder of Vanderburgh County, Indiana, and the POINT OF BEGINNING of this description; thence continuing along the north line of said quarter section South 89 degrees 38 minutes 00 seconds East 761.47 feet to a point 70 feet west of the northwest corner of the land described in a deed to Marcoboy Properties, Inc. recorded in Deed Drawer 11, Card 4444 in the office of said Recorder; thence parallel with the west line of said Marcoboy South 00 degrees 30 minutes 00 seconds West 88.80 feet; thence parallel with the north line of said quarter section South 89 degrees 38 minutes 00 seconds East 20.00 feet; thence parallel with the west line of said Marcoboy South 00 degrees 30 minutes 00 seconds West 375.63 feet to a 3/4 inch rebar with cap stamped "BLA FIRM 0030" (hereinafter referred to as "3/4 inch rebar"); thence North 89 degrees 38 minutes 00 seconds West 380.00 feet to a 3/4 inch rebar; thence South 00 degrees 30 minutes 00 seconds West 694.46 feet to a 3/4 inch rebar in the south line of said Evansville Sports Plex, Inc. land; thence along the south line of said Evansville Sports Plex, Inc. land North 89 degrees 27 minutes 02 seconds West 397.02 feet to the southwest corner of said Evansville Sports Plex, Inc. land; thence North 00 degrees 16 minutes 00 seconds East 1157.62 feet to the point of beginning, and containing 14.629 acres, more or less.

SURVEYOR'S CERTIFICATE

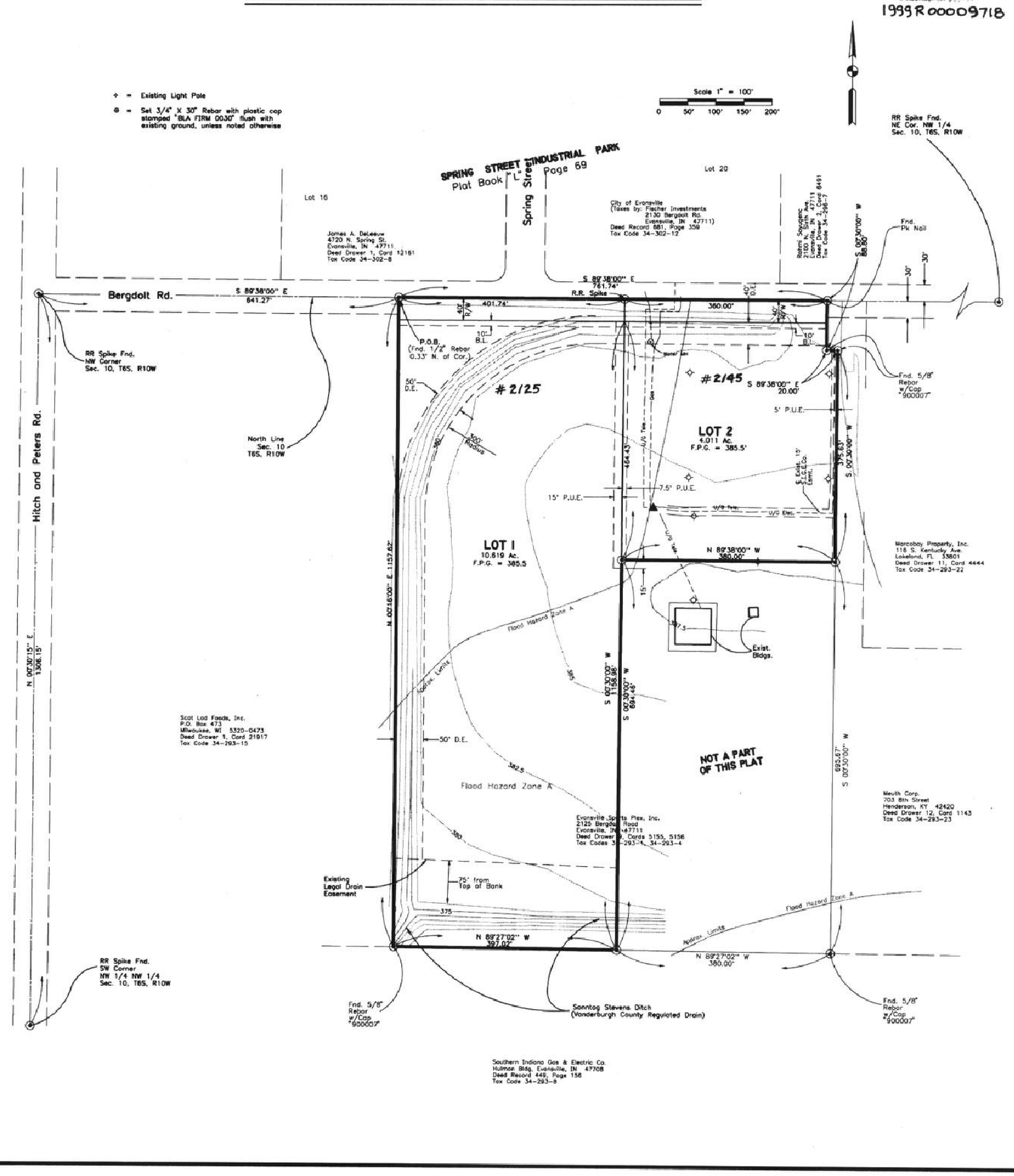
I, Matthew E. Wannemuehler, do hereby certify that I am a registered land surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me on February 16, 1999, and that all monuments shown exist at locations as noted.

MATTHEW E. WANNEMUEHLER REGISTERED NO. 8800054 STATE OF INDIANA LAND SURVEYOR

Matthew E. Wannemuehler
Matthew E. Wannemuehler, R.L.S.
Indiana Registration No. 8800054

◆ = Existing Light Pole
⊕ = Set 3/4" X 30" Rebar with plastic cap stamped "BLA FIRM 0030" flush with existing ground, unless noted otherwise

Scale 1" = 100'
0 50' 100' 150' 200'



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