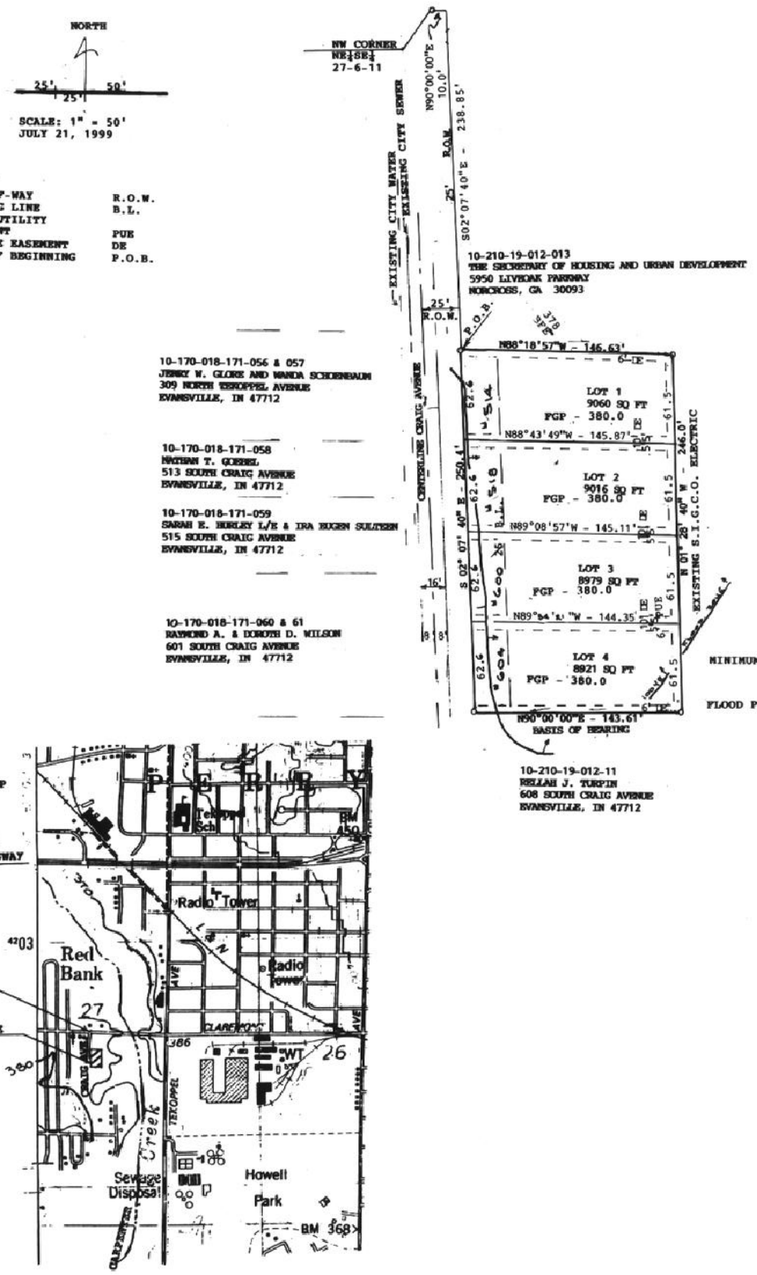
LICHLYTER

SUBDIVISION

ORDINARY

A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 11 WEST, PERRY TOWNSHIP, CITY OF EVANSVILLE, VANDERBURGH COUNTY, INDIANA.



MINIMUM FIRST FLOOR ELEVATION
380.0

FLOOD PROTECTION GRADE FPG
380.0

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 11 WEST, PERRY TOWNSHIP, CITY OF EVANSVILLE, VANDERBURGH COUNTY, INDIANA.

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EAST A DISTANCE OF 10.0 FEET; THENCE SOUTH 02° 07' 40" EAST A DISTANCE OF 238.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02° 07' 40" EAST A DISTANCE OF 250.4 FEET; THENCE EAST A DISTANCE OF 143.61 FEET; THENCE NORTH 01° 28' 40" WEST A DISTANCE OF 246.0 FEET; THENCE NORTH 88° 18' 57" WEST A DISTANCE OF 146.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.826 ACRES, MORE OR LESS.

GENERAL NOTES

UTILITIES AVAILABLE: GAS & ELECTRIC - SIGECO
WATER - EVANSVILLE CITY WATER DEPARTMENT
SEWER - EVANSVILLE CITY SEWER DEPARTMENT

BASEMENTS: ANY BASEMENT MUST BE APPROVED BY THE EVANSVILLE BUILDING COMMISSION.

FLOOD PLAN DATA: THE PROPERTY IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD FLOOD ZONE A AS PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP FOR THE CITY OF EVANSVILLE, INDIANA COMMUNITY PANEL 180257 0003B DATED OCTOBER 15, 1981. THE 100 YEAR FLOOD ELEVATION SHOWN THEREON IS 378.0.

THE LOWEST ELEVATION 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 PROTECTIN GRADE (FPG). ADDITIONAL INFORMATION MAY BE OBTAINED FROM THE EVANSVILLE BUILDING COMMISSIONER. FIRST FLOOR GRADES SHALL BE SET TO ALLOW THE PROPER DRAINAGE AROUND HOUSES. ALL FIRST FLOOR GRADES SHALL CONFORM TO LOCAL AND STATE ENFORCED BUILDING CODES.

EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THEIR PORTIONS OF DRAINAGE AND PUBLIC UTILITY EASEMENTS.

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 WRITTEN APPROVAL OF THE CITY BOARD OF PUBLIC WORKS.

EROSION CONTROL: SLOPES OF 0% -6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, I.E. RYE, RED TOP, AND WHEAT (WHICH WILL BE USED PRIMARILY FOR FALL PLANTING) WITHIN 45 DAYS OF DISTURVANCE 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 WITH FIVE (5) DAYS OF DISTURBANCE OF SOIL WHICH MUST REMAIN UNTIL FINAL GRADING AND SEEDING.

PROPERTY CORNER MARKERS: ALL CORNES NOT ALREADY MONUMENTED WILL BE MOUNUMENTED WITH 5/8" DIAMETER IRON PINS WITH PLASTIC CAPS STAMPED "BIVINS LS910003".

BENCH MARK:
B.M. #1, RIM SANITARY SEWER MANHOLE ON WEST SIDE OF CRAIG AVENUE WEST OF LOT 2 - 383.30

SURVEYORS CERTIFICATE

I, WILLIAM Y. BIVINS, hereby certify that I am a Land Surveyor licensend in compliance with the laws 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.

DATE: July 26, 1999

William Y. Bivins
10579 Oak Grove Road
Newburgh, IN 47630
L.S. Registration No.910003
858-9268

FINAL DRAINAGE PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF WORKS ON : October 28, 1999

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC 07 1999
Eugene M. Crouch
AUDITOR
8395

RECEIVED FOR RECORD
@ 12:57 P M.
Dec. 7, 99
Plat Book 9
Page 57
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999 R0004106

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATE THE SAME AS "LICHLYTER SUBDIVISION".

STRIPS OF AREAS OF LAND OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED PUE (PUBLIC UTILITY EASEMENT), ARE HEREBY DEDICATED TO PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES, WETHER 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 STRUCTURE OTHER THAN SUCH UTILITY FACILITIES SHALL BE LOCATED WITHIN SAID AREA OF LAND AND ANY FENCE LOCATED WITHIN SAID ARES OF LAND IS SUBJECT TO REMOVAL BY A PUBLIC UTILITY WITHOUT LIABILITY IN THE USE OF SAID EASEMENTS BY SAID UTILITY.

STRIPS OF AREAS OF LAND OF THE DIMENSION SHOWN ON THIS PLAT AND MARKED DE (DRAINAGE EASEMENT), ARE HEREBY DEDICTED FOR CONVEYANCE OF SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE. NO STRUCTURE OTHER THAN DRAINAGE WAYS AND SYSTEMS SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY THE BOARD OF PUBLIC WORKS WITHOUT LIABILITY IN THE USE OF SAID EASEMENT.

ALL EASEMENTS ARE HEREBY 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.

John Lichlyter
JOHN LICHLYTER, OWNER & DEVELOPER
410 OAKLEY STREET
EVANSVILLE, IN 47710

STATE OF INDIANA)
) SS
COUNTY OF VANDERBURGH)

Before me, the undersigned, Notary Public in and for said County and State, personally appeared the within named JOHN LICHLYTER and each separately and severly acknowledged the execution of the foregoing instrument to be their voluntary act and deed for the purpose therein expressed.

WITNESS, my hand and Notarial Seal this 14th day of Dec, 1999.

Lori J. Bumb
Signature Notary
Lori J. Bumb
Printed Name of Notary

My County of Residence is Vanderburgh, State of Indiana
My Commission Expires July 17, 2006

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, Nov. 3, 1999.

PRESIDENT

ATTEST EXECUTIVE DIRECTOR

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR

PLAT RELEASE DATE: Dec. 7, 1999

WILLIAM Y. BIVINS REGISTERED No. LS-910003 STATE OF INDIANA LAND SURVEYOR

Q-57

For easement Applying to Lot 94 & 123
See Deed Drawer 13 Card 2788
Corrected 8/25/00 KJW

AAC# 25-5-99