CHURCH ROAD ESTATES
SECTION "A"

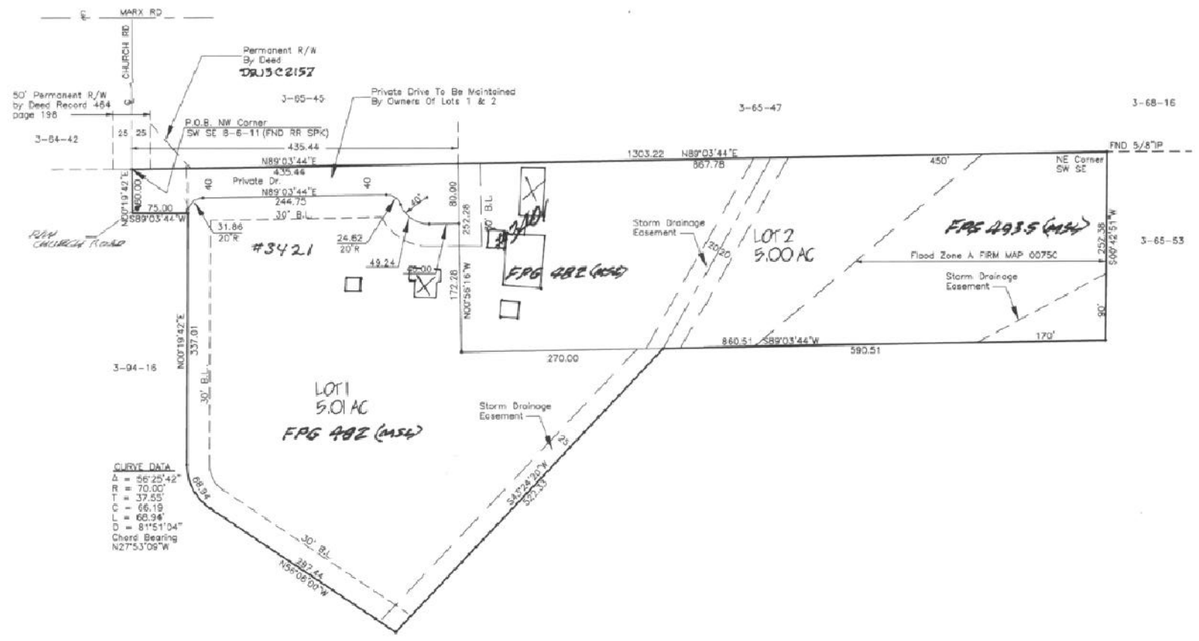
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 09 2000
Duane R. Conner
AUDITOR
#1466

RECEIVED FOR RECORD
AT 2:34 P.M.
MARCH 9 2000
Plat Book Q-
Page 67
BETTY J. ROBERTSON
RECORDER
2000R00006639

LEGAL DESCRIPTION

A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 6, SOUTH, RANGE 11 WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA. DESCRIBED AS FOLLOWS:

Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 8, thence North 89 degrees 03 minutes 44 seconds East along the North line thereof 1303.22 feet to the Northeast corner thereof, thence South 00 degrees 42 minutes 51 seconds West along along the East line of said Quarter Quarter Section 252.38 feet, thence South 89 degrees 03 minutes 44 seconds West and parallel to the North line of said Quarter Quarter Section 590.51 feet, thence South 43 degrees 24 minutes 20 seconds West 922.33 feet, thence North 56 degrees 06 minutes 00 seconds West 297.44 feet to the beginning of a curve to the right having a radius of 70 feet, thence Northwesterly along said curve 68.94 feet (chord = 66.19 feet at a bearing of North 27 degrees 53 minutes 09 seconds West) to the end of said curve, thence North 00 degrees 19 minutes 42 seconds East 337.01 feet, thence South 89 degrees 03 minutes 44 seconds West and parallel to the North line of said Quarter Quarter section 75.00 feet to the West line of said Quarter Quarter section, thence North 00 degrees 19 minutes 42 seconds East along said West line 60.00 feet to the place of beginning, containing 10.52 acres more or less.



DRAINAGE IMPROVMENTS - PLAN - A

The individual lot owners 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 the waterways, storage basins, and easements in accordance with applicable ordinances.
2. Keeping all parts of the storm water drainage system operating at all times 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. Maintaining that part of the storm water drainage system which lies on his or hers property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office; and in compliance with the County Drainage Ordinance.
5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occuring to any part of the storm water drainage system and easements which lies on his or hers property.

6. 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 prior written approval of the County Drainage Board.

GENERAL NOTES

NATURAL SURFACE WATER COURSE: These strips of ground as shown on the plat are set aside for the conveyance of storm water. Property owners must keep these natural waterways clear of any obstructions to the flow of storm water.

Sanitary Sewer not available. All other utilities are available by extension.

Septic Systems must be in compliance with Rule 410-IAC 5BU and must have a Certified Engineer designed system approved by the Vanderburgh County Health Department.

EROSION CONTROL: Slopes of 0% to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days soil disturbance and must remain in place until final grading and shaping. Slopes more than 6% shall have straw bales and/or erosion baskets in place within 5 days soil disturbance and must remain in place until final grading and seeding.

All lot corners marked with 5/8" rebar except as noted.

Property is Zoned AG

Flood Plain Data: A portion of this Subdivision lie within the 100 year Flood Zone as indicated on map Panel 180256 0075 C dated Aug. 5, 1991.

OWNER'S CERTIFICATE

We the undersigned owners of the real estate shown and described hereon do hereby as shown plat and subdivide said real estate and designate same as CHURCH ROAD ESTATES SECTION "A"

All streets within the plat are dedicated to the public.

Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure.

Strips of ground of the width shown on this plat and marked "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 structure other than said utility facility shall be located within said strips of ground and any fence located within said strips of ground is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement for surface water and/or subsurface water drainage; provided however that public utilities are hereby permited to cross such "Drainage Easements" with public utility facilities, and 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 and egress and temporary staging areas for work by public utilities.

Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lots.

Donald C. Conterman Jr.
Donald C. Conterman Jr.
Printed

KDR INVESTMENTS LLC
P.O. BOX 4145
EVANSVILLE, IN 47724

NOTARY CERTIFICATE
STATE OF INDIANA, COUNTY OF VANDERBURGH

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

Witness my hand and Seal this 14th day of February, 2000

My Commission Expires: 4/19/2000

Vanderburgh
County, Indiana

Barbara A. Rueger
Notary Public

Barbara A. Rueger
(Typed or printed name)

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 VANDERBURGH COUNTY AREA PLAN COMMISSION at a meeting held on JAN 5 2000

Mark Foster
President

Barbara A. Cunningham
Executive Director

3-9-2000
Plat Release Date

Barbara A. Cunningham
Executive Director

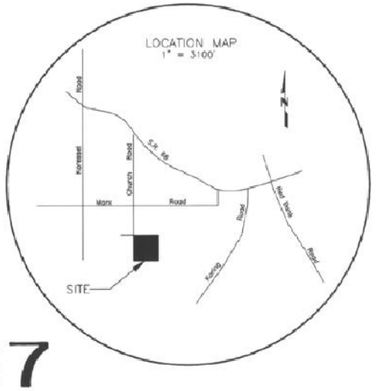
SURVEYOR'S CERTIFICATE

I, Billy T. Nicholson, 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 by me in accordance with said laws and that all monuments shown exist at locations shown.

Witness my hand and seal this 6th day of October, 1999

Billy T. Nicholson, L.S.
Indiana Registration No. 7964

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR



100 0 100 200 300
Scale 1" = 100'

Veach, Nicholson Associates, Inc.
1830 West Franklin St. Suite A ~ Evansville, Indiana 47712 ~ (812)424-2936

Q-67

APL# 2-5-2000 job 10-99-11

Plot date: 02/11/00 at 2:15 File name: E:\Drafting\10