2000R00029254

FINAL PLAT

Q-94 PECAN RIDGE ESTATES SUBDIVISION

N W E S

GRAPHIC SCALE 1"=100'

0 100 200 300

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 04 2000

AUDITOR

#6486

2" iron pipe found 9" below grade, NW. Cor. Sec. 6, T-5-S, R-10-W

SUBDIVISION DESCRIPTION

A SUBDIVISION BEING A PART OF THE NORTHWEST QUARTER OF SECTION (6), TOWNSHIP (5) SOUTH, RANGE (10) WEST, IN SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIN FOUND MARKING THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE N00 06'50"W ALONG THE WEST LINE OF SAID 1/4 SECTION 2264.66 FEET TO A 5/8" IRON PIN SET FLUSH (WITH CAP LS #80137); THENCE S89 52'14"E 864.55 FEET TO A 5/8" IRON PIN FOUND FLUSH (WITH CAP LS #0006); THENCE S26 05'26"E 333.22 FEET TO A 5/8" IRON PIN SET FLUSH (WITH CAP LS #80137); THENCE S89 07'41"E 102.97 FEET TO A MAG-NAIL SET FLUSH IN OLD PRINCETON ROAD; THENCE S16 05'50"W ALONG SAID ROAD 62.17 FEET TO A MAG-NAIL FOUND FLUSH; THENCE N89 07'41"W 8.38 FEET TO A 5/8" IRON PIN SET FLUSH (WITH CAP LS #80137) ON THE EAST LINE OF THE OLD SOUTHERN INDIANA TRACTION LINE; THENCE S17 09'49"W ALONG SAID EAST LINE 260.90 FEET TO A 5/8" IRON PIN SET FLUSH (WITH CAP LS #80137) ON THE E. LINE OF THE W.1/2 OF THE NW.1/4, OF SAID SECTION; THENCE S00 03'51"E ALONG SAID E. LINE 41.99 FEET TO A MAG-NAIL SET FLUSH IN THE CENTERLINE OF OLD PRINCETON ROAD; THENCE S16 20'01"W ALONG SAID CENTERLINE 322.30 FEET TO A MAG-NAIL SET FLUSH; THENCE S17 10'54"W ALONG SAID CENTERLINE 1372.52 FEET TO A 5/8" IRON PIN SET FLUSH (WITH CAP) ON THE S. LINE OF SAID 1/2 1/4 SECTION; THENCE N88 55'31"W ALONG SAID S.LINE 510.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.30 ACRES, MORE OR LESS.

OWNERS CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE THE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDINGS OR STRUCTURES.

Strips of ground of the width shown on this plat and marked "Public Utility Easement (p.u.e.) 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 the 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.

Strips of ground marked "Drainage Easement" (D.E.) are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted 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 utility so long as 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 water flow.

Strips or areas of land of the dimensions shown on this plat and marked "S.D.E." (Storm Detention Easement), are hereby dedicated for the maintenance of the storm detention basin and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Storm Detention Easement.

All road right-of-way not previously dedicated are hereby dedicated to the public as shown.

CHARLES FARNEY (DATE) 7-19-00

ANN FARNEY (DATE) 7/19/00

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF Vanderburgh

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS AND EACH SEPERATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 19 DAY OF July 20 00

NOTARY PUBLIC Christine Crumbie SEAL

RESIDENT OF Vanderburgh COUNTY, INDIANA.

MY COMMISSION EXPIRES 3-17-01

(6) "THE PEDISTAL TYPE ESTABLISHED FOR THIS PROJECT WILL PAY THE COST OF PEARING OUT ALL SURVEY MONUMENTS, WATER VALVES, PIPES, PIPE COLLARS, DROP BOXES, APRONS, INLETS, MANHOLES, JUNCTION BOXES, AND THE PIPES OR PAVED OUTLET STRUCTURES OF THE APPROVED AND CONSTRUCTED STORM WATER DRAINAGE SYSTEM SHOWN ON THE AS-BUILT PLANS FOR THIS SUBDIVISION, AND WHICH ARE IN DRAINAGE EASEMENTS AND OUTSIDE OF THE EASEMENTS WHICH ARE IN THE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF THIS SUBDIVISION.

Apr 6 12-5-2000

(7) "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, REQUIRES THE PRIOR WRITTEN APPROVAL OF THE COUNTY DRAINAGE BOARD.

REVISIONS			
NO	DATE	BY	
1			
2			
3			
4			
5			
6			

TOLERANCES		DRAWN BY	SCALE	MATERIAL
UNLESS NOTED				
DECIMAL		CHK'D	DATE	DRAWING NO
.1		TRACED	APP'D	
FRACTIONAL				
ANGULAR				

Lot #1 2.500 ACRES
Lot #2 2.500 ACRES
Lot #3 2.500 ACRES
Lot #4 2.551 ACRES
Lot #5 2.569 ACRES
Lot #6 2.500 ACRES
Lot #7 2.500 ACRES
Lot #8 2.500 ACRES
Lot #9 2.573 ACRES
Lot #10 2.600 ACRES
Lot #11 2.649 ACRES
Lot #12 2.500 ACRES
Lot #13 2.500 ACRES
Lot #14 2.500 ACRES
Lot #15 2.534 ACRES
Lot #16 2.728 ACRES
Lot #17 2.597 ACRES

DARNSTADT ROAD — existing west 25' r/w line
Old Princeton Road — existing 25' r/w line
Nuebling Rd.

N00 06'50"W 2264.66'

S89 52'14"E 864.55'
S26 05'26"E 333.22'
S89 07'41"E 102.97'
S16 05'50"W 62.17'
N89 07'41"W 8.38'
S17 09'49"W 260.90'
S00 03'51"E 41.99'
S16 20'01"W 322.30'
S17 10'54"W 1372.52'
N88 55'31"W 510.99'
N88 55'31"W 498.00'

3/4" iron pin found 6" below grade, SW. Cor. NW. 1/4, Sec. 6, T-5-S, R-10-W

true P.O.B.

6" X 7" Stone found 7" below grade SE. Cor. N. 1/2, NW. 1/4, Sec. 6, T-5-S, R-10-W

LOCATION MAP (not to scale)

PROPOSED SUBDIVISION

Base Line Road; Darnstadt Rd; Old Princeton Rd; railroad; U.S. #41; Nuebling Road; Inglefield Road; Inglefield; Darnstadt; W 6 Mm Rd

(3) "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."

(4) "MAINTAINING THAT PART OF THE STORM WATER DRAINAGE SYSTEM WHICH LIES ON HIS OR HER PROPERTY IN ACCORDANCE WITH THE CONDITIONS AND RESTRICTIONS DESCRIBED ON THE APPROVED "AS-BUILT" PLANS FOR THIS SUBDIVISION AS ON FILE IN THE COUNTY ENGINEERS OFFICE, AND/OR IN THE COUNTY ENGINEERS OFFICE AND IN COMPLIANCE WITH THE COUNTY DRAINAGE ORDINANCE.

UTILITIES

WATER: All lots will have Evansville Water Service water will be provided by extension

GAS & ELECTRIC: All lots will have Southern Indiana Gas & Electric service

SEWER: All lots will have private septic system [System must be in compliance with 410 IAC.6-8.1]

EROSION CONTROL: Slopes 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.

LEGEND

- Monument as noted
- 5/8" iron pin found flush with cap (LS #50006)
- SM. Cor. of a 10" wood corner post
- Mag-nail found flush
- mag-nail set flush
- Railroad spike set flush
- 5/8" iron pin set flush, with plastic cap inscribed Fred Kuester IN RLS 50137
- E — Overhead Power Lines
- indicates building setback line 25' behind Mosquito road r/w & is the west r/w line of the overhead power lines (and/or as shown)
- indicates public utility easement (p.u.ease) [25 foot beside Mosquito Road r/w line] & DARNSTADT ROAD [20 foot beside Old Princeton Road r/w line]. [10 foot beside other lot lines and/or as shown]

NOTE: Hatched area in Lot #16 indicates the area in which there are title uncertainties. This area is included in this subdivision, however, there may be rights associated in this area by adjoining parties. This area contains 0.222 acres, more or less.

CERTIFICATE OF AREA PLAN COMMISSION APPROVAL

UNDER THE AUTHORITY PROVIDED BY CHAPTER 138, ACTS OF 1957, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AFTER PROPER PUBLIC NOTICE OF THE HEARING WAS PUBLISHED. THIS PLAT WAS GIVEN PRIMARY APPROVAL BY A MAJORITY OF THE MEMBERS OF THE VANDERBURGH COUNTY AREA PLAN COMMISSION AT A MEETING HELD ON THE 20th DAY OF June 2000

President

Attest Executive Director

Secondary plat complies with the Ordinance and is released for recording.

Executive Director

OCT 5, 2000
Plan Release Date

SURVEYORS CERTIFICATE

I, FRED J. KUESTER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON JANUARY 24, 2000; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN.

Fred J. Kuester 7-19-00
Fred J. Kuester (date)
IN RLS #50137

(2) "KEEPING ALL PARTS OF THE STORM WATER DRAINAGE SYSTEM OPERATING AS DESIGNED AND FREE OF ANY OBSTRUCTIONS THAT WOULD IMPEDE THE FLOW OF WATER."

(5) "KEEPING THE CHANNELS, EMBANKMENTS, SHORELINES, AND BOTTOMS OF WATERWAYS AND BASINS FREE OF ALL EROSION AND SEDIMENTATION.

NOTES:

-Deed records involved in subdivision include the land described in D.D.13, C-69, & D.D.13, C-2549, and does not included the land described in D.D.13, C-2543.

-For recorded surveys involving the subdivision, see surveyors plat drawer 1, card 1500 & 1501.

-No brick or other non-breakaway mailbox structures can be placed in County right-of-way.

-The builder for each lot must contact the county engineers office for a driveway permit.

-No roadside ditches can be piped (other than a drive) in conjunction with the subdivision.

- The onsite sewage system serving Lot #11 must be located in the area shown (80' X 130' in northwest portion of said Lot #11)

FINAL DRAINAGE PLAN APPROVAL BY THE VANDERBURGH COUNTY DRAINAGE BOARD: MAY 22, 2000

FLOOD NOTE

ALL AREAS OF THIS SUBDIVISION LIE OUTSIDE THE FLOOD ZONE AS PER FLOOD HAZARD BOUNDARY MAP 180256 0055C DATED AUGUST 5, 1991.

LAND SURVEYOR/ENGINEER

Fred J. Kuester
R.R. #2, Box 72A
Fort Branch, IN 47648

OWNER/DEVELOPER

Charlie & Ann Farney
16500 Korf Road
Evansville, IN 47725

PLAN B:

"THE INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE, INCLUDING FINANCIALLY, FOR MAINTAINING THAT PART OF THE STORM WATER DRAINAGE SYSTEM WHICH LIES ON HIS OR HER PROPERTY IN PROPER WORKING ORDER INCLUDING:

(1) "MOWING GRASS, CONTROLLING WEEDS, AND MAINTAINING THE DESIGNED COVER THE WATERWAYS, STORAGE BASINS, AND EASEMENTS IN ACCORDANCE WITH APPLICABLE ORDINANCES.