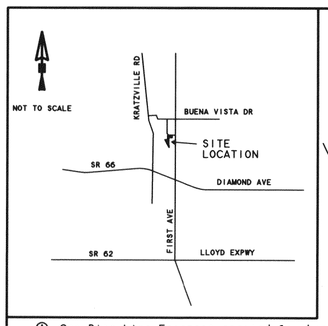
LOS BRAVOS SUBDIVISION

REPLAT OF LOTS 3 AND 4 IN THE BOWERS SUBDIVISION AND LOT 3 IN NORTHBROOK SOUTH SUBDIVISION



Ⓐ Gas Pipe Line Easement granted Southern Indiana Gas and Electric Company by instrument dated November 26. 1997 and recorded January 23. 1998 in Deed Drawer 11. Card 4936

Ⓑ Electric Distribution Line Easement granted Southern Indiana Gas and Electric Company by instrument dated October 27. 1993 and recorded March 30. 1994 in Deed Drawer 8. Card 6364.

Ⓒ Easement granted Southern Indiana Gas and Electric Company. as identified on survey of William Y. Bivins. L.S. 910003 dated May 14. 1997.

Ⓓ Mutual Reciprocal Easement dated December 14 1984 and recorded in Deed Drawer 1. Card 22347

Ⓔ Matters of Survey of William Y. Bivins. L.S. 910003 dated April 11. 1997. including but not being limited to the following:
1. Water meter
2. Six (6) inch pipe

Ⓕ Easement Granted Evansville Water and Sewer Utility Department by instrument dated March 2. 1989 and recorded March 17. 1989 in Deed Drawer 4. Card 8917.

Ⓖ Gas Pipe Line Easement granted Southern Indiana Gas and Electric Company by instrument dated November 26. 1997 and recorded January 23. 1998 in Deed Drawer 11. Card 4937

Ⓗ Easement granted Southern Indiana Gas and Electric Company by instrument dated March 31. 1952 and recorded April 8. 1952 in Deed Record 334. Page 592.

Ⓘ Easement granted Southern Indiana Gas and Electric Company by instrument dated March 17. 1952 and recorded April 8. 1952 in Deed Record 334. Page 595.

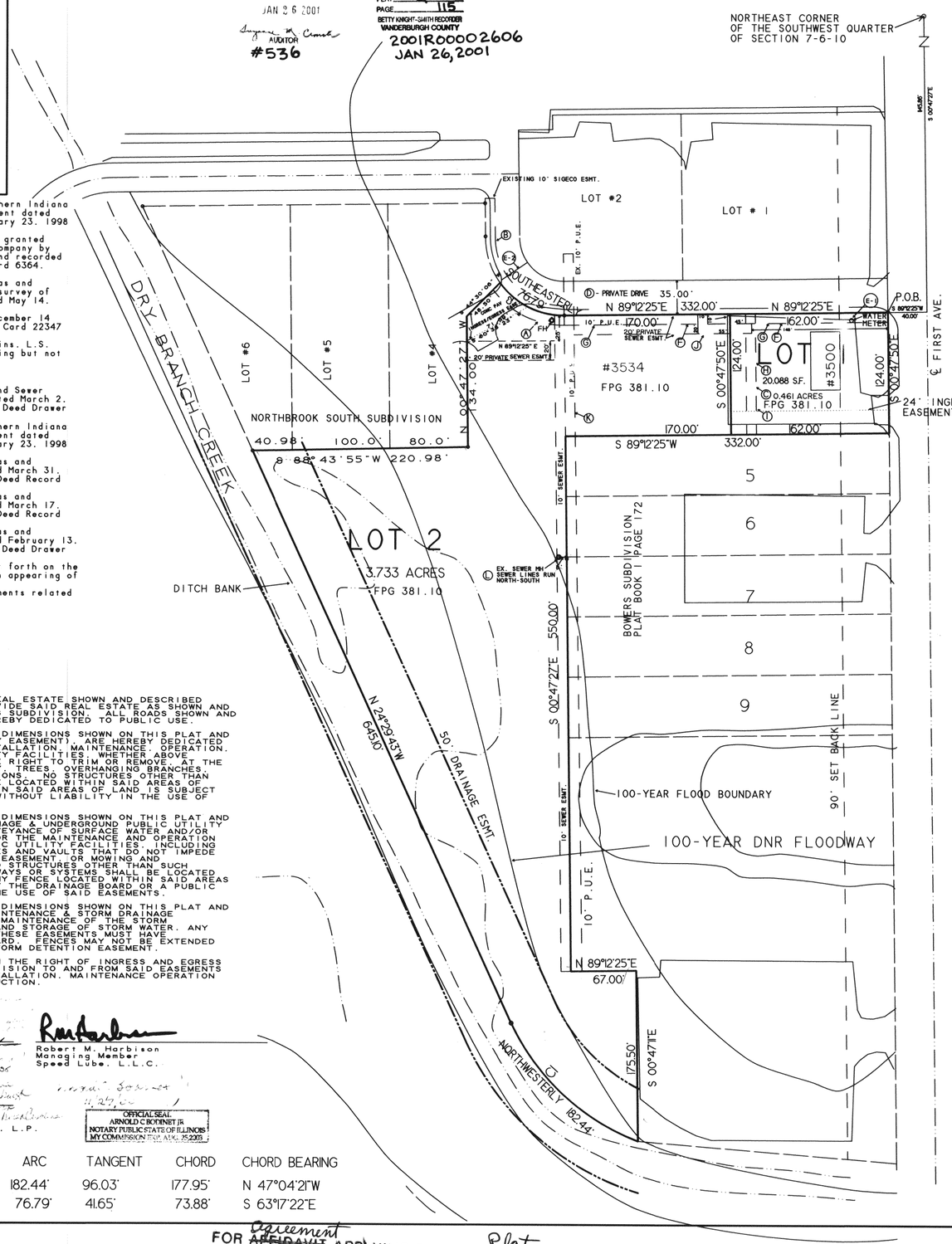
Ⓙ Easement granted Southern Indiana Gas and Electric Company by instrument dated February 13. 1989 and recorded March 17. 1989 in Deed Drawer 4. Card 8902.

Ⓚ Easement for Public Utilities as set forth on the recorded plat of Bower's Subdivision appearing of record in Plat Book 1. Page 172.

Ⓛ Existing Sewer Manhole and any easements related thereto.

FULLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN 26 2001
AUDITOR
#536

RECEIVED FOR RECORD
AT 2:09 P M
PLAT Q-115
PAGE
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY
2001R00002606
JAN 26,2001



SCALE 1"=60'

100 YEAR ELEV. 379.0
AS PER FIRMA MAP
COMMUNITY PANEL
#180 257 0001 B
EFFECTIVE DATE:
OCTOBER 15. 1981

OWNER 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 LOS BRAVOS 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. & UG.P.U.E. (DRAINAGE & UNDERGROUND PUBLIC UTILITY EASEMENT) ARE DEDICATED FOR CONVEYANCE OF SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE AND FOR THE MAINTENANCE AND OPERATION OF UNDERGROUND PORTIONS OF PUBLIC UTILITY FACILITIES. INCLUDING FLUSH WITH SURFACE LEVEL MANHOLES AND VAULTS THAT DO NOT IMPEDE DRAINAGE FLOW. ACCESS ALONG THE EASEMENT OR MOWING AND MAINTENANCE OF THE EASEMENT. NO STRUCTURES OTHER THAN SUCH UTILITY FACILITIES OR DRAINAGE WAYS OR SYSTEMS SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY THE DRAINAGE BOARD OR A PUBLIC UTILITY WITHOUT LIABILITY. IN THE USE OF SAID EASEMENTS.

STRIPS OR AREAS OF LAND. OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "L.M. & S.D.E." (LAKE MAINTENANCE & STORM DRAINAGE EASEMENT) ARE DEDICATED FOR THE MAINTENANCE OF THE STORM DRAINAGE LAKE AND MAINTENANCE AND STORAGE OF STORM WATER. ANY ALTERATIONS TO THE LAND WITHIN THESE EASEMENTS MUST HAVE THE APPROVAL OF THE DRAINAGE BOARD. FENCES MAY NOT BE EXTENDED INTO THE LAKE MAINTENANCE AND STORM DETENTION EASEMENT.

ALL EASEMENTS ARE DEDICATED WITH THE RIGHT OF INGRESS AND EGRESS OVER THE LOTS WITHIN THIS SUBDIVISION TO AND FROM SAID EASEMENTS FOR ACCESS TO FACILITIES FOR INSTALLATION. MAINTENANCE OPERATION ENLARGEMENT. REPAIR OR RECONSTRUCTION.

Andrew Guagenti
Manager
First Ave. Partners. LLC
2691 N Cullen Ave
Evansville IN 47715

Robert M. Harbison
Managing Member
Speed Lube. L.L.C.

Thomas R. Hamilton
General Partner
Hamilton Management Partnership. L.P.

OFFICIAL SEAL
ARNOLD C BOTTINET JR
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. AUG. 25 2003

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	44°11'54"	236.50'	182.44'	96.03'	177.95'	N 47°04'21"W
C 2	55°00'01"	80.00'	76.79'	41.65'	73.88'	S 63°17'22"E

GENERAL NOTES

FLOOD DATA: According to Firm Panel No: 180-257-0015 B for Vanderburgh County. Indiana. dated October 15. 1981 a portion of the subject property DOES lie within the 100 year flood plain. Flood Zone "A" DNR 100-Year Floodway delineated by DNR Project REC-GN-15793 dated November 8. 2000. A FLOOWAY CONSTRUCTION PERMIT MUST BE OBTAINED FROM THE DNR PRIOR TO CONSTRUCTING IN THE DNR FLOODWAY.

UTILITIES: According to S.I.G. & E. CO. Electric power is available to the proposed site. According to the Evansville Water Works there is a 12" water line along First Avenue in Center Township accessible to the proposed site by extention.

Existing public sewer is available to all of the lots by extension.

Storm Drainage Plans have been approved by the City of Evansville Drainage Board on September 25. 2000

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 & VANDERBURGH COUNTY AT A MEETING HELD ON October 4. 2000

President — Executive Director

Jan. 26, 2001
Plat Release: — Executive Director

Erosion Control: The Developer. Development Contractors. Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and th soil and Water Conservation District. and with all Federal. State and Local erosion control laws.
Temporary Erosion Control of Disturbed Areas: Slopes of 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.
Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance.
shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

NOTARY CERTIFICATE State of Indiana)
County of Vanderburgh)

Before me. the undersigned a Notary Public in and for said County and State personally appeared the within named Owners and Subdividers who acknowledged the foregoing plat with the dedications and restrictions thereon. express their voluntary act and deed for the uses and purposes therein seyt forth.

WITNESS my hand and Notary Seal this 27th day of November, 2000.

Debra S. Heneisen
Notary Public-Signature
Debra S. Heneisen
Notary Public-Printed

My Commission Expires: November 2, 2007
I reside in Vanderburgh County. Indiana.

NOTARY PUBLIC SEAL INDIANA

I WILLIAM Y. BIVINS. DO HEREBY STATE THAT I AM A LAND SURVEYOR. LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND FURTHER STATE THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED ON JULY 27. 2000 AND THAT ALL MONUMENTS SHOWN EXIST AT LOCATIONS NOTED AS OF THIS DATE.

WITNESS MY HAND AND SEAL THIS 29th DAY OF November 2000.

WILLIAM Y. BIVINS L.S.
INDIANA REGISTRATION NO. LS-910003
10579 OAK GROVE ROAD
NEWBURGH. IN 47630

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

Q-115

For easement Applying to this deed see Deed Drawer 14 card 1973

For easement Applying to this deed see Deed Drawer 14 card 1274

FOR ~~AFFIDAVIT~~ Agreement APPLYING TO THIS ~~LEASE~~ Plat
SEE MISC. DRAWER 6 CARD 6832
#2001R00023577 DATE 7-10-01
ATTEST: BETTY KNIGHT-SMITH, RVC
BY RD Machanuk DRVC

Q-115 Apc# 29-MS-2000 LOSBRAV.GCD