SPRING PARK SUBDIVISION SECTION "C"

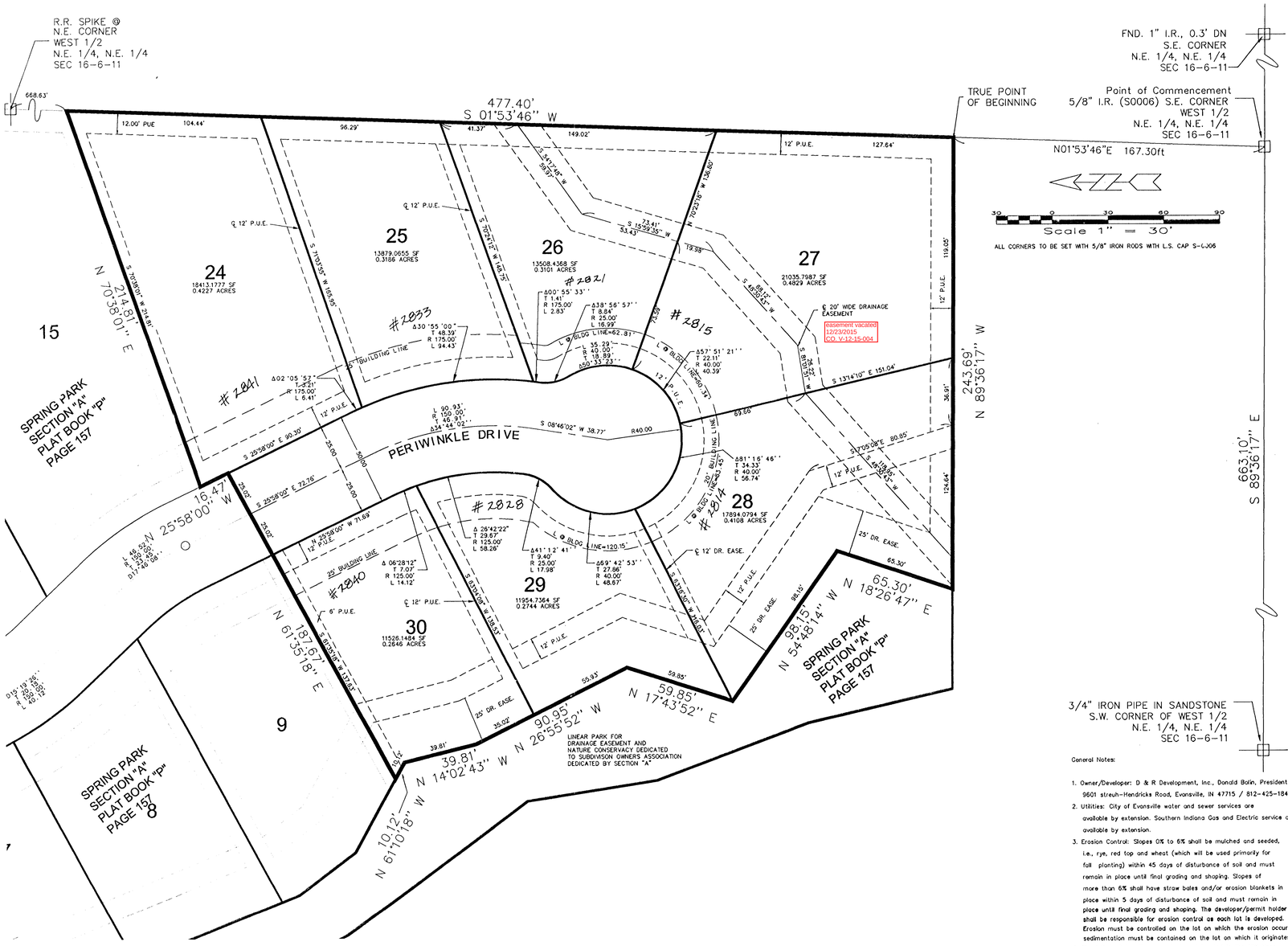
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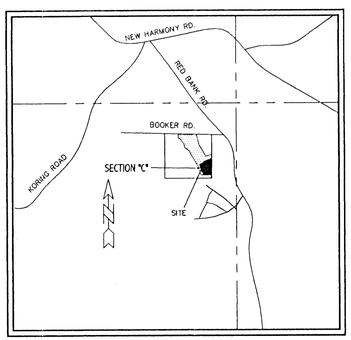
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 13 2002

AUDITOR

#6371





LOCATION MAP

SCALE: 1" = 2000'

ADDENDUM TO PLAT:

NOTE:

THE OWNER / DEVELOPER SHALL PROVIDE TO THE PURCHASER OF EACH LOT WITHIN THE SUBDIVISION AN ENVIRONMENTAL DISCLOSURE STATEMENT SETTING FORTH THE HISTORIC PRESENCE OF LEAD PELLET CONCENTRATION WITHIN THE SUBDIVISION, THE DEVELOPER'S REMEDIATION PLAN AND A LEAD WARNING STATEMENT IN A FORM ACCEPTABLE TO THE VANDERBURGH COUNTY DEPARTMENT OF HEALTH PRIOR TO THE CONVEYANCE OF THE LOT.

ADDENDUM RECORDED: Sept. 13, 2002

COUNTY:

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON APRIL 28, 1998

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON APRIL 13, 1998

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITIES ON OCTOBER 20, 1998

THE EVANSVILLE-VANDERBURGH COUNTY AREA PLAN COMMISSION GRANTED PRIMARY APPROVAL TO SPRING PARK SUBDIVISION ON DECEMBER 3, 1997.

LAND DESCRIPTION

Part of the West Half of the Northeast Quarter of the Northeast Quarter of Section 16, Township 6 South, Range 11 West of the Second Principal Meridian, in Perry Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at a the Southeast Corner of said Half Quarter, Quarter Section; thence along the East line of said Half Quarter, Quarter Section NORTH 01 DEGREE 53 MINUTES 46 SECONDS EAST 167.30 feet to the true Point of Beginning; thence

1st: NORTH 89 DEGREES 36 MINUTES 17 SECONDS WEST 247.69 feet to a point on the boundary of Spring Park Section "A" as recorded in Plat Book "P", page 157 in the Office of the Recorder of Vanderburgh County, Indiana; thence along said boundary of Spring Park Section "A" for the following nine courses

2nd: NORTH 18 DEGREES 26 MINUTES 47 SECONDS EAST 65.30 feet; thence

3rd: NORTH 54 DEGREES 48 MINUTES 14 SECONDS WEST 98.15 feet; thence

4th: NORTH 17 DEGREES 43 MINUTES 52 SECONDS EAST 59.85 feet; thence

5th: NORTH 26 DEGREES 55 MINUTES 52 SECONDS WEST 90.95 feet; thence

6th: NORTH 14 DEGREES 02 MINUTES 43 SECONDS WEST 39.81 feet; thence

7th: NORTH 61 DEGREES 10 MINUTES 18 SECONDS WEST 10.12 feet; thence

8th: NORTH 61 DEGREES 35 MINUTES 18 SECONDS EAST 187.67 feet; thence

9th: NORTH 25 DEGREES 58 MINUTES 00 SECONDS WEST 16.47 feet; thence

10th: NORTH 70 DEGREES 38 MINUTES 01 SECONDS EAST 214.81 feet to a point on the East line of said Half Quarter, Quarter Section; thence departing from said boundary of Spring Park Section "A" and continuing along said East line of said Half Quarter, Quarter Section

11th: SOUTH 01 DEGREES 53 MINUTES 46 SECONDS WEST 477.40 feet to the TRUE Point of Beginning and containing 121524.6864 square feet or 2.7898 acres more or less.

3/4" IRON PIPE IN SANDSTONE
S.W. CORNER OF WEST 1/2
N.E. 1/4, N.E. 1/4
SEC 16-6-11

General Notes:

1. Owner/Developer: D & R Development, Inc., Donald Bolin, President 9601 streuh-Hendricks Road, Evansville, IN 47715 / 812-425-1842
2. Utilities: City of Evansville water and sewer services are available by extension. Southern Indiana Gas and Electric service are also available by extension.
3. Erosion Control: Slopes 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 of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping. The developer/permit holder shall be responsible for erosion control as each lot is developed. Erosion must be controlled on the lot on which the erosion occurs and sedimentation must be contained on the lot on which it originates.
4. Flood Plain Data: The property is not located in the 100 flood zone according to FIRM panel 180256-0750 dated August 5, 1991 for Vanderburgh County, Indiana.
5. Soil Data: HoC3 – Hosmer Silt Loam 6% to 12% slopes, severly eroded.
   HoB2 – Hosmer Silt Loam 2% to 6% slopes, eroded.
6. Lot Access: All lots must access to interior streets only.
7. "The Subdivision Owners" Association shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system and its easements within or attached to this subdivision and outside of the county accepted road right of ways including:
   (1) Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin 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; free of all trash, debris and obstructions to the flow of water.
   (3) Keeping the channel, embankments, shoreline, and bottom of waterways and basins; free of all erosion and sediment.
   (4) Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's office and/or the County Engineer'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 occurring to any part of the storm water drainage system and easements within or attached to this subdivision.
   (6) Notice: any pipe, fence wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.
   NOTE: "THE SUBDIVISION OWNERS" (OF LOT OWNERS) ASSOCIATION WAS INCORPORATED JUNE 8th, 2002 AS SPRING PARK OWNERS ASSOCIATION, INC.

Subdivision Plat Certifications

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 SPRING PARK SECTION "C".

Strips or areas of land, of the dimensions show 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, 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 'DE' (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 a manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by the 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, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "D&UGPUE" (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 the 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 public utility without liability, in the use of said easement.

Strips or areas of land, of the dimensions shown on this plat and marked "LM&SDE" (Lake Maintenance & Storm Detention 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 necessary construction, maintenance or reconstruction.

David V. Bolin Rachel L. Bolin

D & R DEVELOPMENT, INC. DONALD V. BOLIN, PRESIDENT; RACHEL L. BOLIN, SECRETARY
9601 STREUH-HENDRICKS ROAD; EVANSVILLE, IN 47715

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 December 3, 1997.

Mark Foster
President

Bradley E Wilt
Attest Executive Director

R-17

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

Bradley E Wilt
Executive Director

Sept. 13, 2002
Plat Release Date

Surveyor's Certificate:

I, Ralph A. Easley, Jr., hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on October 22nd, 1990 and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 12TH day of August 2002.

Ralph A. Easley, Jr. L.S.
Indiana Registration No. S-0006

Andy Easley Engineering, Inc.
1133 West Mill Road
Evansville, IN, 47710

Ralph A. Easley

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

Notary Certificate;

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned 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 this 12th day of August, 2002.

My Commission Expires: 4/22/06

Notary resides in Vanderburgh Co.nty, Indiana.

Patricia E Keith
Notary Public

Patricia E. Keith
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

Apc# 7-5-97

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2461 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

SECONDARY PLAT
SPRING PARK - SECTION "C"
DON BOLIN
VANDERBURGH COUNTY, INDIANA

DRAWN BY: JW
CHECKED: R.A.E.
SCALE: AS NOTED
DATE: 8/6/02
PROJECT NO.: 717-C2
REVISIONS
SHEET NO.: 717-C

C:\PROJECTS\EDL\717-C2.DWG Thu Aug 08 08:26:09 2002 Copyright - Andy Easley Engineering, Inc.