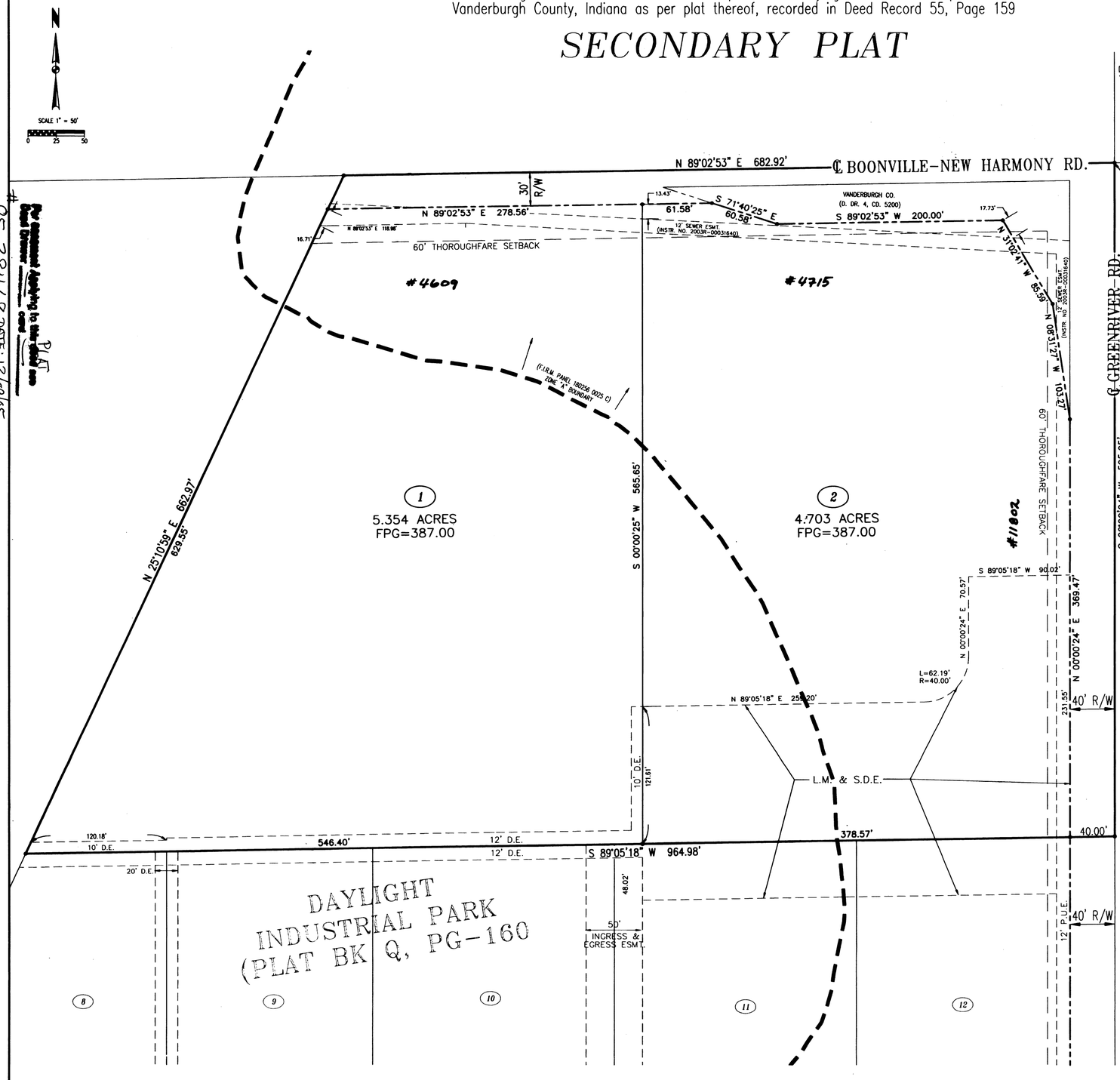
B.N.H. MINOR SUBDIVISION

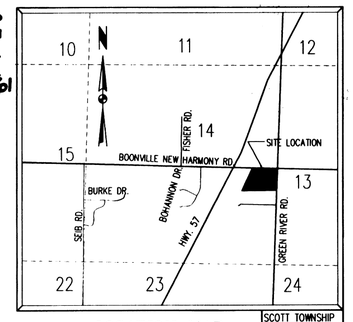
A replat of Part of Lot No. 6 of the Subdivision of part of the South Half of Section 14, Township 5 South, Range 10 West of the Second Principal Meridian, lying in Scott Township, Vanderburgh County, Indiana as per plat thereof, recorded in Deed Record 55, Page 159

SECONDARY PLAT

RECEIVED FOR RECORD
DATE 03-09-04 1:24 P M
PLAT BOOK R-97
PAGE
INSTR # 2004R00007661
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 0 9 2004
AUDITOR
#1488





LOCATION MAP
SCALE: 1"=2000'

P.O.B.
NE. COR., SE. 1/4,
SECTION 14-5-10

GENERAL NOTES

1. Access: Access to Lots 1 and 2 from Boonville-NewHarmony Road will be by a shared driveway only. This driveway must be able to accomodate large trucks. Lot 2 shall have access to Green River Road. The driveway onto Green River Road must be constructed immediately North of the Lake Maintenance and Storm Drainage Easement on Lot 2.
2. Utilities: Sanitary sewer, water, gas, electric, and telephone are available to the site.
3. Flood Plain Data: A portion of this property lies within the 100 year flood zone (Zone A) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991.
4. Lot Drainage: Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
5. Temporary Erosion Control: (during construction)
   - Slopes of 0%- 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 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.
6. Erosion Control for Ditches:
   - Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance.
   - Slopes of 2%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
   - Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
7. Property Corner Markers: All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 20100014."

BOUNDARY DESCRIPTION

A replat of Part of Lot No. 6 of the Subdivision of part of the South Half of Section 14, Township 5 South, Range 10 West of the Second Principal Meridian, lying in Scott Township, Vanderburgh County, Indiana as per plat thereof, recorded in Deed Record 55, Page 159 in the office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the Southeast Quarter of said Section 14; thence along the East line thereof, South 00 degrees 00 minutes 24 seconds West 595.95 feet to the Northeast corner of Daylight Industrial Park, as per plat thereof, recorded in Plat Book Q, Page 160; thence along the North line thereof, South 89 degrees 05 minutes 18 seconds West 964.98 feet; thence North 25 degrees 10 minutes 59 seconds East 662.97 feet to the North line of said Quarter Section; thence along said North line, North 89 degrees 02 minutes 53 seconds East 682.92 feet to the Point of Beginning, containing 11.266 acres, more or less.

Excepting therefrom that part of the above described real estate conveyed to Vanderburgh County, Indiana in Deed Drawer 4, Card 5200 in the office of the Recorder of Vanderburgh County, Indiana.

Subject to a Sewer Easement as described in Instrument Number 2003R-00031640 in the office of the Recorder of Vanderburgh County, Indiana.

SURVEYOR'S CERTIFICATE

I, Scott L. Hubert, 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 completed by me on Feb. 16, 2004 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 8th day of March, 2004

Scott L. Hubert
Scott L. Hubert, L.S.
Indiana Registration No. 20100014

SCOTT L. HUBERT REGISTERED LS 20100014 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as "B.N.H. MINOR SUBDIVISION"

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (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 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 "L.M. & S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm detention lake 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 Lake Maintenance and Storm Detention Easement.

DAN BUCK DEVELOPMENT, L.L.C.
Dan Buck Mgr
DAN BUCK, MANAGER
DAN BUCK DEVELOPMENT, L.L.C.
P.O. BOX 4530
EVANSVILLE, IN 47724-0530

R-97

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers 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 8th day of March, 20

My Commission Expires:
June 14 2007
Notary Resides in Vanderburgh County, Indiana

Kristina Sanders
Notary Public
(Stamped or printed name)

KRISTINA SANDERS NOTARY PUBLIC 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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on FEB. 10, 2004.

President Mark Fortney Executive Director Blaine Oliver

Secodary Plat complies with the Ordinance and is released for recording

Executive Director Blaine Oliver PLAT RELEASE DATE: MAR. 9, 2004

APC Docket No. 14-MS-04

DATE: 3-8-04; PROJECT: 001-04-99; FILE: SUBPLAT.DWG

#05-38408 DATE: 12/09/05
Plat
For comment Applying to this plat see Deed Drawer ____ card ____