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

President

Attest Executive Director

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

Executive Director

DEC. 8, 2004
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 July 1st, 2004, and that all monuments shown exist at the locations as noted.

Witness my hand and seal this Second day of July, 2004.

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

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

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

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 November, 2004.

My Commission Expires: 11/22/06

Notary resides in Vanderburgh County, Indiana.

Patricia E. Keith
Notary Public

Patricia E. Keith
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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 THE OAK HILL COMMERCIAL SUBDIVISION PART FOUR, REPLAT OF LOT 3.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "PUE" (PUBLIC UTILITY EASEMENT), ARE HEREBY DEDICATED 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 "DE" (DRAINAGE EASEMENT) ARE HEREBY 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 "D&UGPUE" (DRAINAGE & UNDERGROUND PUBLIC UTILITY EASEMENT), ARE HEREBY 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.

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.

ROY JORGENSEN
1709-A N FARES AVE
EVANSVILLE, IN 47711

KATHLEEN JORGENSEN
1709-A N FARES AVE
EVANSVILLE, IN 47711

General Notes:

1. Owners: ROY & KATHLEEN JORGENSEN; 1709-A N. FARES AVE; EVANSVILLE, IN 47711 PH 812/424-0014

2. Utilities: City of Evansville water and sewer service is available. Vectren Gas and Electric service are also available.

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 seeding. 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: A portion of the property is located in the 100 year flood zone according to FIRM panel 180257-0004 B dated October 15, 1981 for the City of Evansville, Vanderburgh County, Indiana. Within Flood Zone "A", a soils engineer shall certify the compaction, methods, and suitability of fill in the area of building pads and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on the soil conditions.

5. Soil Data: HoC3 – Hosmer Silt Loam 6% to 12% slopes, HoD2 – Hosmer Silt Loam 2% to 6% slopes, eroded,severly eroded.

6. The individual Lot Owners 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 waterways 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.

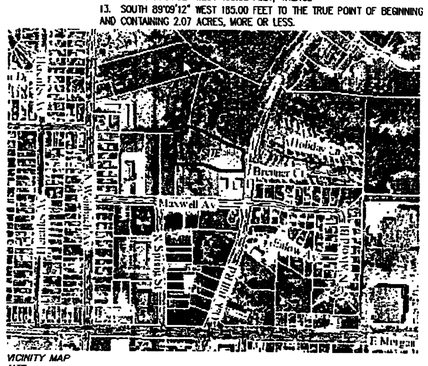
BOUNDARY DESCRIPTION

LOT 3 OF THE REPLAT OF OAK HILL COMMERCIAL SUBDIVISION (PART FOUR) AS RECORDED IN PLAT BOOK "P" PAGE 194 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

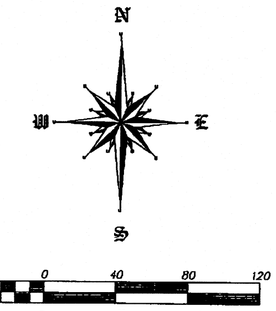
PART OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 10 WEST IN KNIGHT TOWNSHIP, VANDERBURGH COUNTY, INDIANA

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 10 WEST; THENCE SOUTHERLY ALONG SAID SECTION LINE SOUTH 01°33'17" EAST 1768.77 FEET; THENCE NORTH 89°09'12" EAST 570.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF THE REPLAT OF OAK HILL COMMERCIAL SUBDIVISION (PART FOUR) AS RECORDED IN PLAT BOOK "P" PAGE 194 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA; THENCE ALONG THE WEST LINE OF SAID LOT 2 NORTH 01°08'11" WEST 210.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 IN SAID SUBDIVISION AND BEING THE TRUE POINT OF BEGINNING; THENCE

1. NORTH 01°08'11" WEST 203.05 FEET; THENCE
2. NORTH 89°09'12" EAST 63.25 FEET; THENCE
3. NORTH 11°55'12" EAST 54.06 FEET; THENCE
4. SOUTH 52°58'10" EAST 14.44 FEET; THENCE
5. SOUTH 74°31'59" EAST 109.54 FEET; THENCE
6. EASTERLY 98.20 FEET ALONG A CURVE CONCAVE TO THE NORTH THROUGH A CENTRAL ANGLE OF 02°46'42" AND HAVING A RADIUS OF 2024.94 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 64°14'08" EAST 98.19 FEET; THENCE
7. EASTERLY 188.08 FEET ALONG A CURVE CONCAVE TO THE NORTH THROUGH A CENTRAL ANGLE OF 05°19'18" AND HAVING A RADIUS OF 2024.94 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 68°17'08" EAST 188.01 FEET; THENCE
8. SOUTH 08°17'49" WEST 56.93 FEET; THENCE
9. SOUTH 05°58'48" EAST 73.45 FEET; THENCE
10. SOUTH 04°55'01" WEST 5.25 FEET; THENCE
11. SOUTH 89°06'07" WEST 166.00 FEET; THENCE
12. NORTH 71°34'02" WEST 106.02 FEET; THENCE
13. SOUTH 89°09'12" WEST 185.00 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 2.07 ACRES, MORE OR LESS.



VICINITY MAP
NTS



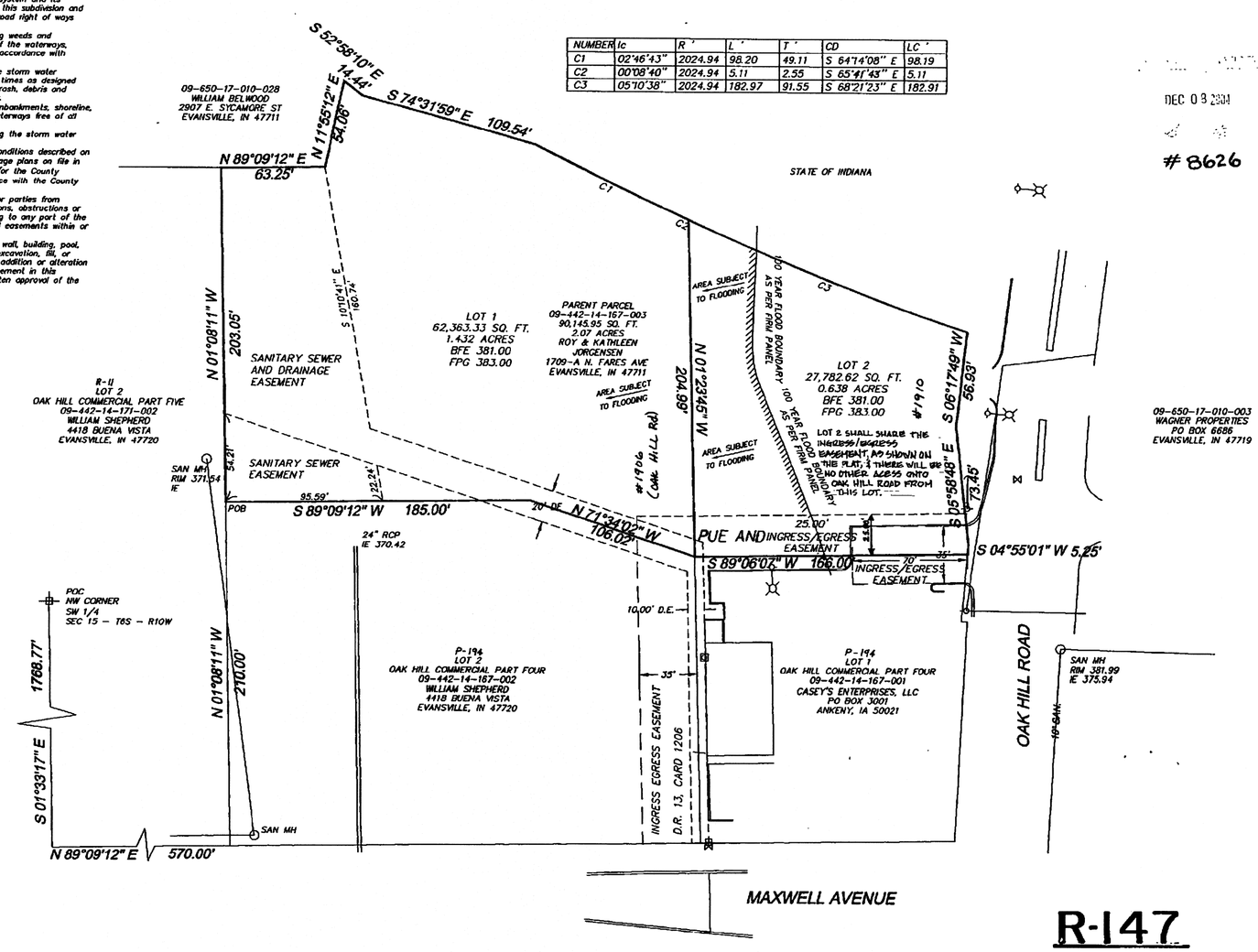
Scale 1" = 40'

RECEIVED FOR RECORD
DATE: 12-08-04 9:35A
PLAT BOOK R-
PAGE 147
INSTR # 2004R00042597
PETTY KNICHT-SMITH RECORDER
VANDERBURGH COUNTY

DEC 03 2004

8626

NUMBER	lc	R '	L '	T '	CD	LC '
C1	02°46'43"	2024.94	98.20	49.11	S 64°14'08" E	98.19
C2	00°08'40"	2024.94	5.11	2.55	S 65°41'43" E	5.11
C3	05°10'38"	2024.94	182.97	91.55	S 68°21'23" E	182.91



R-147

For easement Applying to this Deed Drawer ____ card ____ see PLAT LOT 1 & REPLAT LT 3
#05-1670

ROY & KATHLEEN JORGENSEN
REPLAT OF LOT 3
OF THE REPLAT OF OAK HILL
COMMERCIAL SUBDIVISION (PART FOUR)

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

SHEET NO: 1 OF 1
DATE: 09-09-04
JOB NO:
PROJECT NO: 7872
REVISIONS
DRAWN BY:
CHECKED BY: RAE
SCALE: 1" = 40'

R-147 Apc 41-MS-2004

C:\projects\Projects\7872\7872-SUB.DWG Fri Nov 12 11:52:20 2004 ANDY EASLEY ENGINEERING, INC. - COPYRIGHTED