KULIKOVICH TERRACE

RECEIVED FOR RECORD
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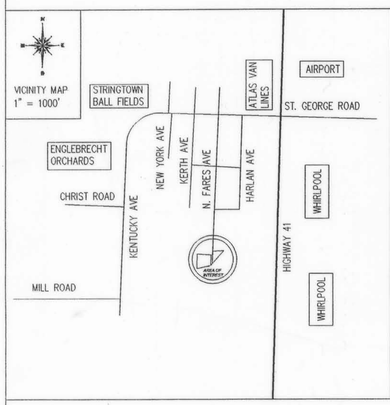
PLAT BOOK S
PAGE 28
INSTR # 2006 R 00034261
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Lots 15 and 16 in Block 3 of the Replat of Kolbs Subdivision as per plat recorded in Plat Book "I", page 147 and part of the Southwest Quarter of the Southwest Quarter of Section 4, Township 6 South, Range 10 West, all lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northeast corner of said Quarter, Quarter Section; thence along the East line of said Quarter, Quarter Section, South 00°22'00" West 675.90 feet; thence parallel with the North line of said Quarter, Quarter Section, North 89°38'22" West 25.00 feet to the point of beginning; thence parallel with the East line of said Quarter, Quarter Section

1st: South 00°22'00" West 31.07 feet; thence
2nd: North 89°38'00" West 15.00 feet; thence parallel with said East line
3rd: South 00°22'00" West 40.00 feet; thence
4th: South 89°38'00" East 80.00 feet; thence parallel with said East line
5th: North 00°22'00" East 40.00 feet; thence
6th: North 89°38'00" West 15.00 feet to a point in the West line of said Lot 16; thence along the West line of said Lots 16 and 15 and parallel with the East line of said Quarter, Quarter Section
7th: North 00°22'00" East 158.54 feet to the Northwest corner of said Lot 15; thence along the North line of said Lot 15
8th: North 87°12'43" East 126.88 feet to the Northeast corner of said Lot 15; thence along the East line of said Lots 15 and 16
9th: South 28°21'00" West 323.28 feet to the East line of said Quarter, Quarter Section; thence
10th: South 75°21'38" West 207.04 feet; thence parallel with said East line
11th: North 00°22'00" East 202.42 feet; thence parallel with the North line of said Quarter, Quarter Section
12th: North 89°38'22" East 175.00 feet to the point of beginning, containing 1.1126 acres more or less.

General Notes:

1. Owner/Developer:
Nikolay Kulikovich
5021 N. Fares Avenue
Evansville, IN 47711-2324
812-484-0177

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 180257-0001 B dated October 15, 1981 for the City of Evansville, Indiana.

Within Flood Zone "A", a soils engineer shall certify the compaction, methods, and suitability of fill in the area of the 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. All lots within or adjacent to the special Flood Hazard Area (SFHA) Zone "A" are marked with the appropriate Flood Protection Grade (FPG). The FPG is the minimum Finished Floor Elevation (FFE) required for all new construction as per the requirements of the Vanderburgh County Building Commission. Consult with an engineer or the Vanderburgh Building Commission to confirm how the FPG influences the type of construction and the structures being built within the SFHA. Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installed sump pumps, yard slopes in excess of code minimums, etc.

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.

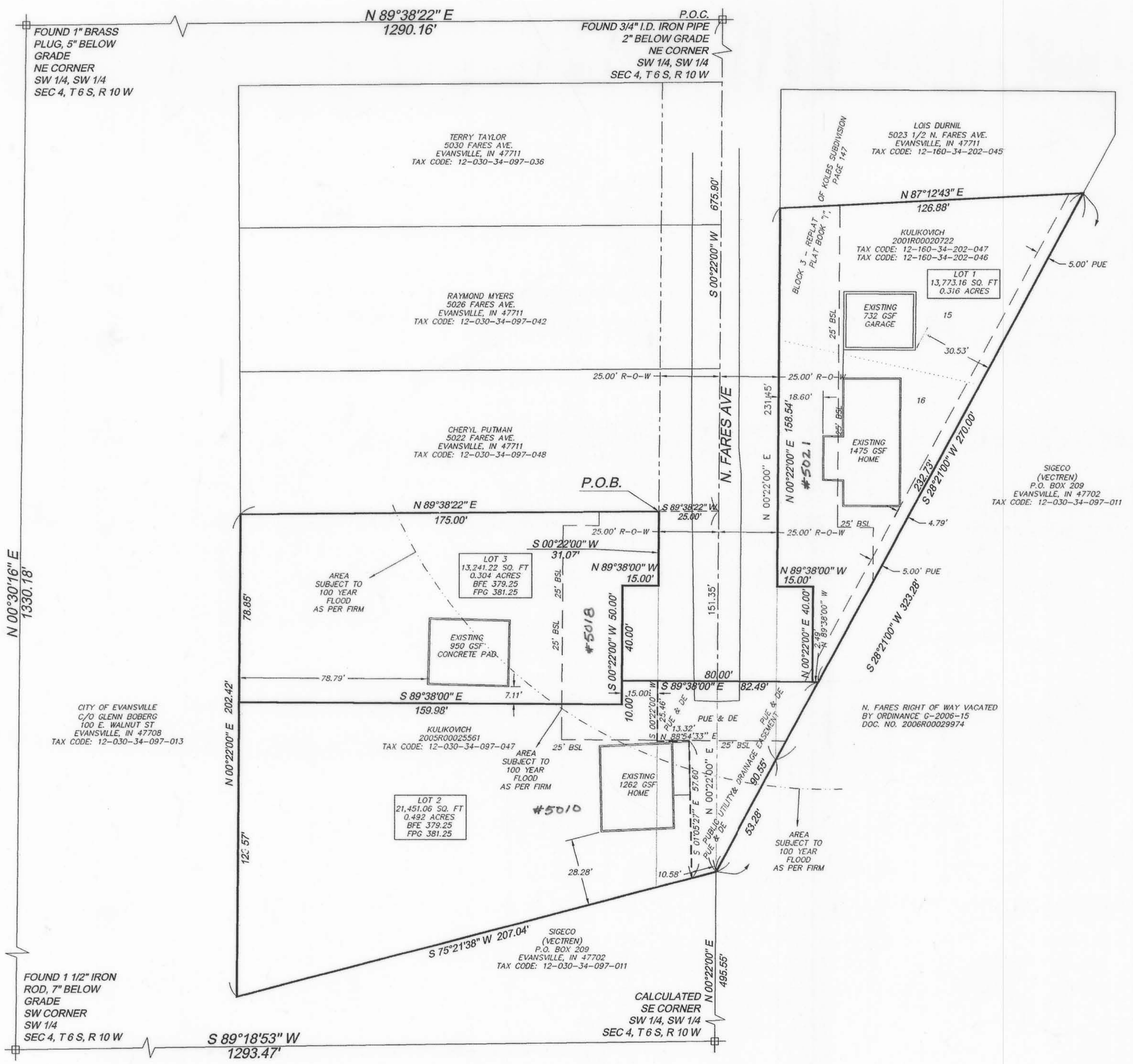
(3) Keeping the channel, embankments, shoreline, and bottom of waterways and waterways free of all erosion and sediment.

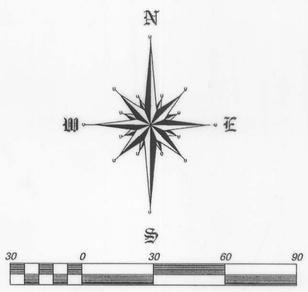
(4) Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's office and/or the County Engineer's Office and in compliance with the County Drainage Ordinance.

(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.

7. FAA Noise Sensitive Statement: It is understood by the owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.





Scale 1" = 30'

ALL LOT CORNERS SET WITH A 5/8" REBAR WITH CAP STAMPED "EASLEY LS 0006", UNLESS NOTED OTHERWISE.

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

OFFICIAL SEAL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT. 05 2006

AUDITOR

#6823

Secondary Plat and Vacation Ordinance is released for recording.

Executive Director

OCT. 5, 2006
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 January 10, 2006, and that all monuments shown exist at the locations as noted.

Witness my hand and seal this Seventeenth day of January, 2006.

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

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

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

This instrument was prepared by Andy Easley Engineering, Inc., under direct supervision of Ralph A. Easley, Jr.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Ralph A. Easley, Jr.
Andy Easley Engineering, Inc.
1133 W. Mill Road
Evansville, IN 47710

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 KULIKOVICH TERRACE. 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 "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.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "LM&SDE" (LAKE MAINTENANCE & STORM DETENTION EASEMENT), ARE HEREBY 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 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.

NIKOLAY KULIKOVICH
5021 N. FARES AVE.
EVANSVILLE, IN 47711

R Kulikovich
RAISA KULIKOVICH
5021 N. FARES AVE.
EVANSVILLE, IN 47711

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 20th day of September, 2006.

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

S-28

#APC 4-5-2006

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

SECONDARY PLAT
KULIKOVICH TERRACE
5010 & 5021 N. FARES AVE
EVANSVILLE, IN

DRAWN BY: JKS
CHECKED BY: RAE
SCALE: 1" = 30'
DATE: 01-16-06
PROJECT NO.: 06-01
REVISIONS JKS 09-18-06

SHEET NO.: 1 OF 1