

General Notes

- Owner/Developer: Jim Fuquay; Fuquay Construction, Inc.; 5425 Boonville Highway; Evansville, Indiana 47715; 812/473-8618.
- Utilities: Water, gas and electric and sanitary sewers are available at the site.
- Erosion Control: Slopes 0%-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 45 days of disturbance of soil and must remain in place until final grading and shaping.
- Zoning: All surrounding property and the subdivision are zoned R-1.
- Flood Plain Data: Property is located outside the 100-year flood zone according to FIRM Panel 25 of 100 dated March 19, 1982 for Vanderburgh County, Indiana.
- Soil Classification:
  - Ho<sub>8</sub> - Hosmer silt loam - 2 to 6% slopes
  - Ho<sub>2</sub> - Hosmer silt loam - 2 to 6% slopes
  - Ho<sub>3</sub> - Hosmer silt loam - 6 to 12% slopes
  - He<sub>3</sub> - Henshaw silt loam
  - Un<sub>2</sub> - Uniontown silt loam - 2 to 6% slopes
  - Wa - Wakeland silt loam
- Minimum finished floor elevation shall be 386.0 according to the Vanderburgh County Building Commissioner.
- All roadway intersection radii are 25 feet.
- Maintenance of the drainage easements and roadway islands is to be the responsibility of the HOMEOWNER'S ASSOCIATION to be formed by the Owner/Developer of the Subdivision.
- Encroachment within open drainage channels, underground drainage conduits or designated drainage easements by any fence, tree, shrub, garden, vegetation other than grass or by permanent structures other than those designated by the drainage plan for this subdivision is prohibited.

THE SEWERLINE DID NOT APPEAR HERE

ASSOCIATION TO BE FORMED BY FUQUAY CONSTR., INC

THE MANHOLE APPEARS ON SHEET #5 THIS PACKET SHEET IS TITLED "STREET AND DRAINAGE PLAN" AND WAS APPROVED BY COUNTY COMMISSIONERS ON THIS DATE

Storm drainage plans have been approved by Vanderburgh County Drainage Board on Feb. 23, 1987.

Preliminary road construction plans have been approved by the Vanderburgh County Commissioners on JUNE 22, 1987.

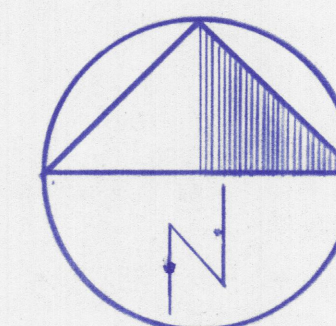
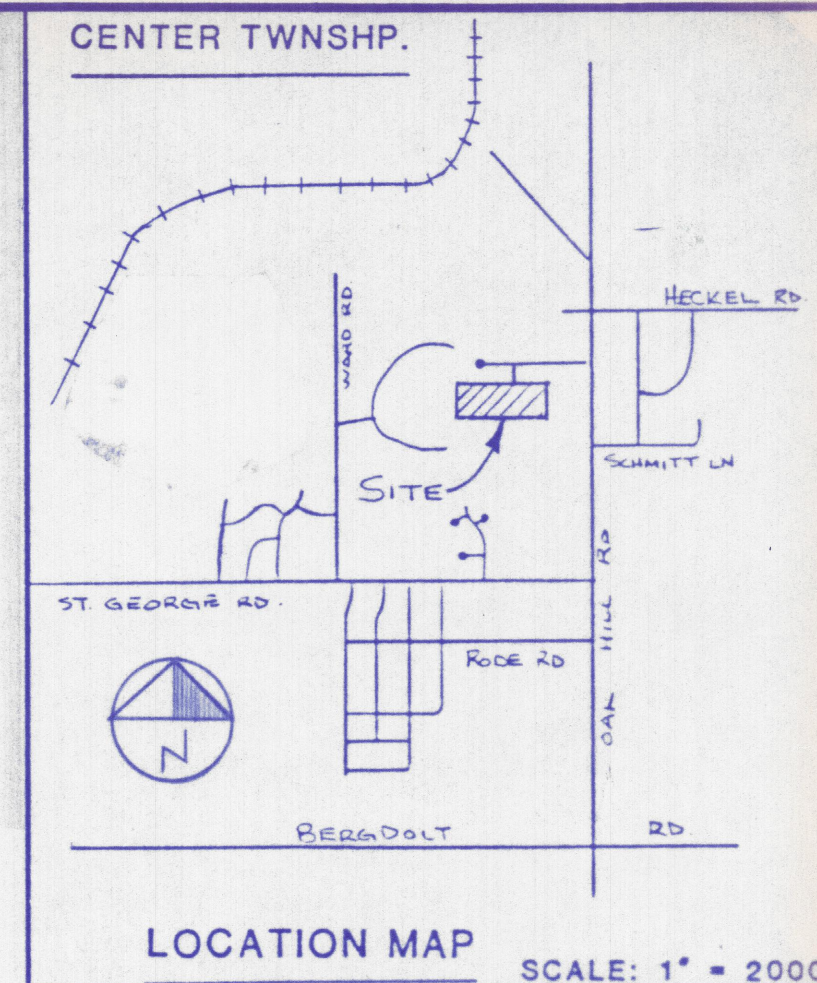
# OAK VIEW PLACE II SECTION "A" & THE REPLAT OF LOTS 5, 6, 7, 8 & 9 IN OAK VIEW PLACE

LEGAL DESCRIPTION

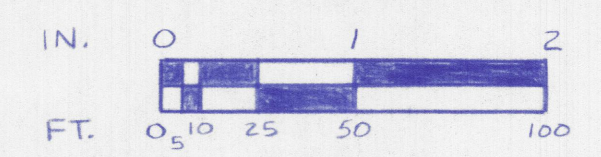
Part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 6 South, Range 10 West in Vanderburgh County, Indiana described as follows:

- 1st: North 00° 25' 21" East 340.01 feet to a point in the South line of Oak View Place, a subdivision as per plat thereof recorded in Plat Book N, page 7 in the office of the Recorder of Vanderburgh County, Indiana, said point being distant North 00° 25' 21" East 339.24 feet from the Southwest corner of said Quarter Quarter Section; thence continuing along said West line
- 2nd: North 89° 45' 15" East 923.66 feet to a point, said point being distant South 89° 45' 15" West 400.00 feet from the East line of said Quarter Quarter Section; thence parallel with said East line
- 3rd: South 00° 20' 42" West 340.01 feet; thence parallel with the South line of said Subdivision
- 4th: South 89° 45' 15" West 924.12 feet to the point of beginning containing 7.21 Acres, more or less.

ALSO Lots 5, 6, 7, 8 and 9 in said Oak View Place.

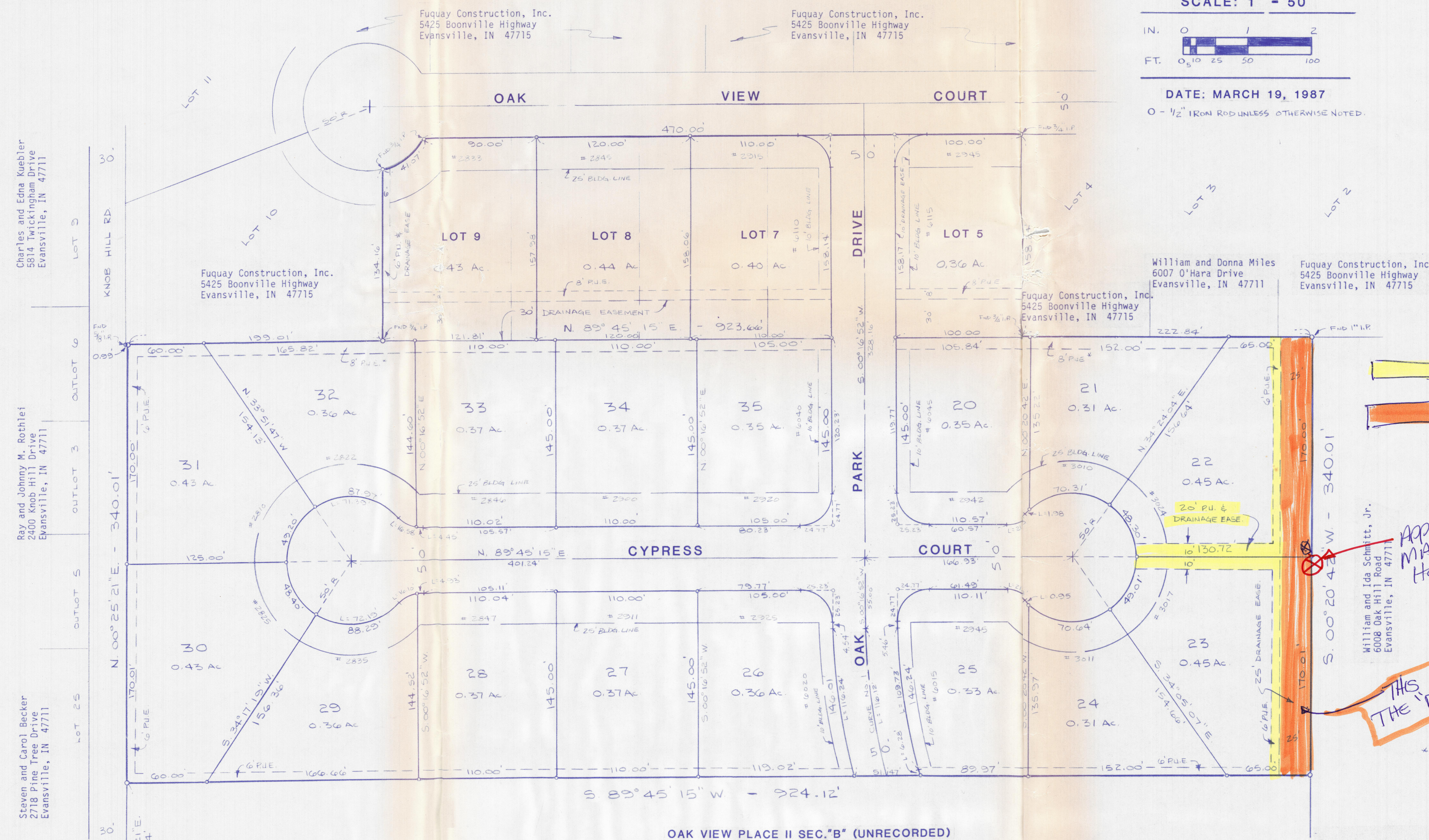


SCALE: 1" = 50'



DATE: MARCH 19, 1987

0 - 1/2" IRON ROD UNLESS OTHERWISE NOTED.



OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the rights of the public utilities.

*James M. Fuquay* (PRESIDENT) *Dee Ann Fuquay* (SECRETARY)  
 JAMES M. FUQUAY, (PRESIDENT) DEE ANN FUQUAY, (SECRETARY)  
 FUQUAY CONSTRUCTION, INC.

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 foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth. Witness my hand and Notarial Seal this 19 day of March, 1987.

My Commission expires 5-13-88 *James M. Fuquay* Notary Public  
*James M. Fuquay* Printed Name  
 A Resident of *Franklin* County

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138-Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana. The plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on \_\_\_\_\_

President \_\_\_\_\_  
 Secretary \_\_\_\_\_

Plat Release-County Auditors Certificate Date \_\_\_\_\_  
 Received.

SURVEYOR'S CERTIFICATE

I, Edward J. Bottomley, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on FEB 11, 1987; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

*Edward J. Bottomley*  
 Edward J. Bottomley  
 Indiana Reg. No. S 9848

DRAINAGE AND PUBLIC UTILITIES  
DRAINAGE EASEMENT ONLY

APPROXIMATE LOCATION OF MANHOLE FOR SANITARY HOOD-UP TO "IDA SCHMITT" PROPERTY SEE SHEET #7 THIS PACKET

THIS AREA IS THE "RETENTION BASIN"

- Maintenance of the Retention Basin and Storm Sewers Outside of County Street Easements
- The Homeowners Association will be responsible, including financially, for:
1. Keeping the weeds and trash clear
  2. Keeping the retention basin clear of trash and debris.
  3. Keeping all storm sewers discharging out of retention basin clear at all times.
  4. Keeping all storm sewers outside of the County street easements in working order and repair.
  5. Keeping shoreline and embankment free from all erosion and protect all banks from erosion.

RESPONSIBILITY IS: HOMEOWNERS ASSOCIATION

WEEDS AND TRASH

EROSION IN BASIN

**ACCU**  
 SURVEYING AND ENGINEERING

8248 E. HERITAGE DRIVE  
 EVANSVILLE, INDIANA 47715  
 TELEPHONE (812) 477-5219

RECEIVED BY THE VANDERBURGH COUNTY SURVEYOR'S OFFICE  
 8/6/83 10:30am  
 PHF

☉ CURVE No. 1 DATA

R = 454.51'  
 Δ = 14° 38' 12"  
 L = 116.12'  
 T = 58.38'  
 CHORD = 115.85'