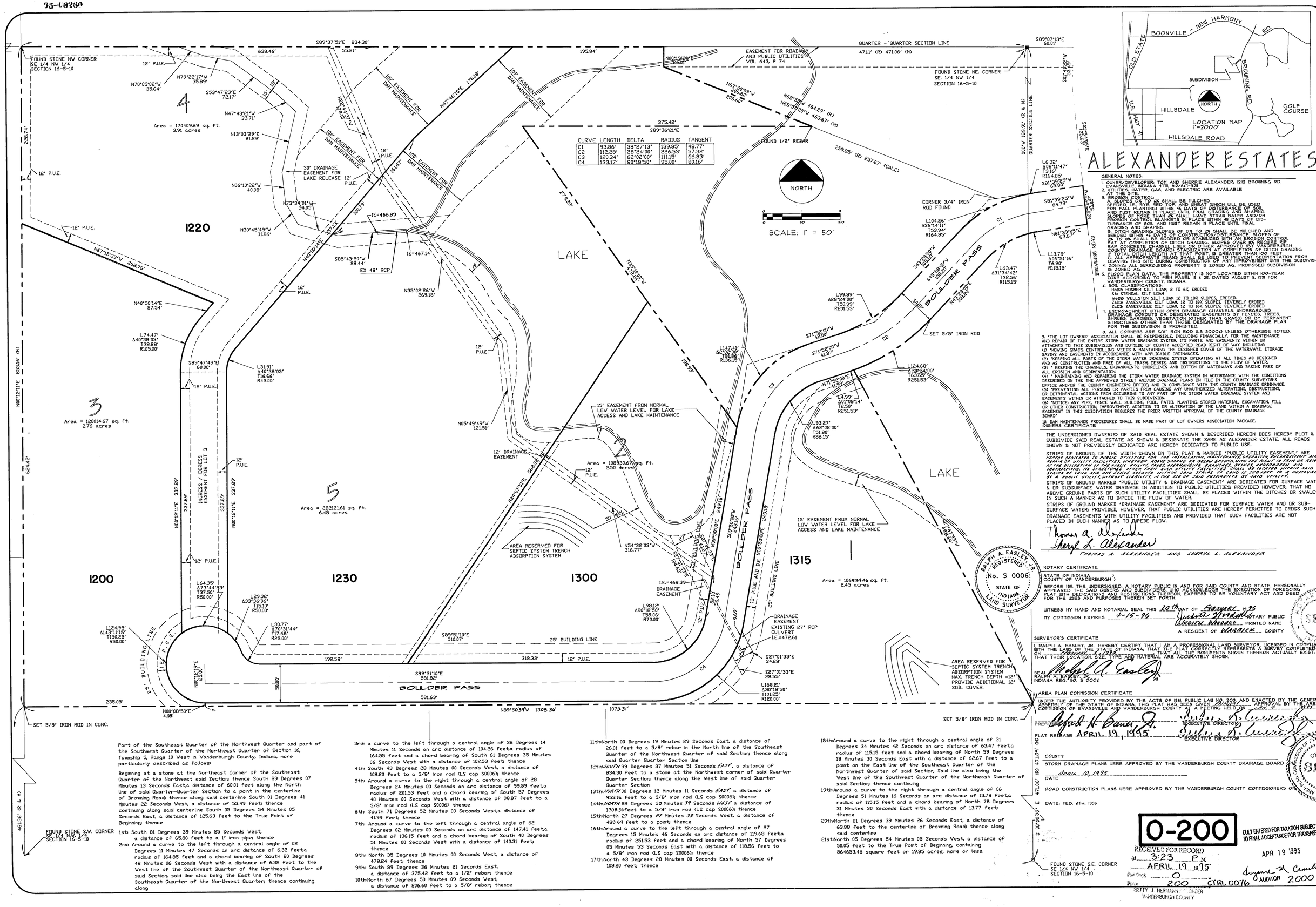
95-08280



ALEXANDER ESTATES

GENERAL NOTES.

1. OWNER/DEVELOPER: TOM AND SHERRIE ALEXANDER, 1212 BROWNING RD. EVANSVILLE, INDIANA 47715 812/867-3211
2. UTILITIES: WATER, GAS, AND ELECTRIC ARE AVAILABLE AT THE SITE.
3. EROSION CONTROL:
   A. SLOPES 0% TO 6% SHALL BE MULCHED SEEDED I.E. RYE, RED TOP, AND WHEAT WHICH WILL BE USED 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 CONTROL BLANKETS IN PLACE WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
   B. DITCH GRADING: SLOPES OF 0% TO 2% SHALL BE MULCHED AND SEEDED WITHIN 45 DAYS OF CONSTRUCTION/DISTURBANCE. SLOPES OF 2% TO 8% SHALL BE SODDED OR STABILIZED WITH AN EROSION CONTROL MAT AT COMPLETION OF DITCH GRADING. SLOPES OVER 8% REQUIRE RIP RAP CONCRETE CHANNEL LINER OR OTHER APPROVED BY VANDERBURGH COUNTY DRAINAGE BOARD) STABILIZATION AT COMPLETION OF DITCH GRADING IF TOTAL DITCH LENGTH AT THAT POINT IS GREATER THAN 200 FEET.
   C. ALL APPROPRIATE MEANS SHALL BE USED TO PREVENT SEDIMENTATION FROM LEAVING THIS SITE DURING CONSTRUCTION OF ANY IMPROVEMENT WITH THE SUBDIVISION
4. ZONING: ALL SURROUNDING PROPERTY IS ZONED AG. PROPOSED SUBDIVISION IS ZONED AG.
5. FLOOD PLAIN DATA: THE PROPERTY IS NOT LOCATED WITHIN 100-YEAR ZONE ACCORDING TO FIRM PANEL IS # 25, DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY, INDIANA.
6. SOIL CLASSIFICATIONS:
   He3D2 HEDNER SILT LOAM, 2 TO 6% ERODED
   St STENDAL SILT LOAM
   We2D2 WELLSTON SILT LOAM 12 TO 18% SLOPES, ERODED.
   Za2D ZANESVILLE SILT LOAM, 12 TO 18% SLOPES, SEVERELY ERODED.
   Za2C ZANESVILLE SILT LOAM, 12 TO 16% SLOPES, SEVERELY ERODED.
7. ENCROACHMENT WITHIN OPEN DRAINAGE CHANNELS, UNDERGROUND DRAINAGE CONDUITS OR DESIGNATED EASEMENTS BY FENCES, TREES, SHRUBS, GARDENS, VEGETATION (OTHER THAN GRASS) OR BY PERMANENT STRUCTURES OTHER THAN THOSE DESIGNATED BY THE DRAINAGE PLAN FOR THE SUBDIVISION IS PROHIBITED.
8. ALL CORNERS ARE 5/8" IRON ROD (LS 50000) UNLESS OTHERWISE NOTED.
9. "THE LOT OWNERS' ASSOCIATION SHALL BE RESPONSIBLE, INCLUDING FINANCIALLY, FOR THE MAINTENANCE AND REPAIR OF THE ENTIRE STORM WATER DRAINAGE SYSTEM, ITS PARTS, AND EASEMENTS WITHIN OR ATTACHED TO THIS SUBDIVISION AND OUTSIDE OF COUNTY ACCEPTED ROAD RIGHT OF WAY INCLUDING:
   (1) "MOWING GRASS, CONTROLLING WEEDS & MAINTAINING THE DESIGNED COVER OF THE WATERWAYS, STORAGE BASINS 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, AND FREE OF ALL TRASH, DEBRIS, AND OBSTRUCTIONS TO THE FLOW OF WATER.
   (3) " KEEPING THE CHANNELS, EMBANKMENTS, SHORELINES AND BOTTOM OF WATERWAYS AND BASINS FREE OF ALL EROSION AND SEDIMENTATION.
   (4) " MAINTAINING AND REPAIRING THE STORM WATER DRAINAGE SYSTEM IN ACCORDANCE WITH THE CONDITIONS DESCRIBED ON THE 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 TO OR ALTERATION OF THE LAND WITHIN A DRAINAGE EASEMENT IN THIS SUBDIVISION REQUIRES THE PRIOR WRITTEN APPROVAL OF THE COUNTY DRAINAGE BOARD"
10. DAM MAINTENANCE PROCEDURES SHALL BE MADE PART OF LOT OWNERS ASSOCIATION PACKAGE.

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER(S) OF SAID REAL ESTATE SHOWN & DESCRIBED HEREON DOES HEREBY PLOT & SUBDIVIDE SAID REAL ESTATE AS SHOWN & DESIGNATE THE SAME AS ALEXANDER ESTATE. ALL ROADS SHOWN & NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT & MARKED "PUBLIC UTILITY EASEMENT," ARE HEREBY DEDICATED TO PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF ENTITY FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND. THE WORD "ENTITY" IS USED IN THE ABOVE, TO THE DISTINCTION OF THE PUBLIC UTILITY, TREES, OVERHANGING BRANCHES, SHRUBS, UNDERGROWTH, AND STRUCTURES OF ANY KIND OR CHARACTER THAT ARE NOT PART OF SAID FACILITIES SHALL BE KEPT WITHIN SAID STRIPS OF LAND BY THE OWNER OF THE LAND ON WHICH SAID STRIPS OF LAND IS SITUATED, EXCEPT WHERE SAID REMOVAL IS BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID UTILITY.

STRIPS OF GROUND MARKED "PUBLIC UTILITY & DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER & OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES) PROVIDED HOWEVER, THAT NO ABOVE GROUND PARTS OF SUCH UTILITY FACILITIES SHALL BE PLACED WITHIN THE DITCHES OR SWALES IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND OR SUB-SURFACE WATER) PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES) AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH MANNER AS TO IMPEDE FLOW.

Thomas A. Alexander
Sheryl L. Alexander
THOMAS A. ALEXANDER AND SHERYL L. ALEXANDER

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

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 VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20th DAY OF February 1995
MY COMMISSION EXPIRES 4-15-96 Juanita Shroder NOTARY PUBLIC
Juanita Shroder PRINTED NAME
A RESIDENT OF Warrick COUNTY

SURVEYOR'S CERTIFICATE

I, RALPH A. EASLEY JR., 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 February 7, 1995 THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL Ralph A. Easley Jr.
RALPH A. EASLEY, JR.
INDIANA REG. NO. S 0006

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

AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN approval APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON [illegible], 1995

PRESIDENT Alfred H. Bauer, Jr.
EXECUTIVE DIRECTOR Sandra B. Cummins
PLAT RELEASE APRIL 19, 1995
EXECUTIVE DIRECTOR Sandra B. Cummins

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD April 19, 1995
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON

DATE: FEB. 6TH. 1995

0-200

ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

RECEIVED FOR RECORD
at 3:23 P.M.
APRIL 19 1995
Plat Book 0
Page 200
BETTY J. HERTSAW - RECORDER
VANDERBURGH COUNTY

APR 19 1995
CTRL 00762
Suzanne M. Crouch
AUDITOR 2000

Part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 16, Township 5, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a stone at the Northeast Corner of the Southeast Quarter of the Northwest said Section; thence South 89 Degrees 07 Minutes 13 Seconds East a distance of 60.01 Feet along the North line of said Quarter-Quarter Section to a point in the centerline of Browning Road; thence along said centerline South 01 Degrees 41 Minutes 22 Seconds West, a distance of 53.49 Feet; thence continuing along said centerline South 05 Degrees 54 Minutes 05 Seconds East, a distance of 125.63 Feet to the True Point of Beginning; thence

1st South 81 Degrees 39 Minutes 25 Seconds West, a distance of 65.80 Feet to a 1" iron pipe; thence

2nd Around a curve to the left through a central angle of 02 Degrees 11 Minutes 47 Seconds an arc distance of 6.32 Feet; a radius of 164.85 Feet and a chord bearing of South 80 Degrees 48 Minutes 06 Seconds West with a distance of 6.32 Feet to the West line of the Southwest Quarter of the Northeast Quarter of said Section, said line also being the East line of the Southeast Quarter of the Northwest Quarter; thence continuing along a curve to the left through a central angle of 36 Degrees 14 Minutes 11 Seconds an arc distance of 104.26 Feet; a radius of 164.85 Feet and a chord bearing of South 61 Degrees 35 Minutes 06 Seconds West with a distance of 102.53 Feet; thence

3rd

4th South 43 Degrees 28 Minutes 00 Seconds West, a distance of 108.20 Feet to a 5/8" iron rod (LS cap S0006); thence

5th Around a curve to the right through a central angle of 89 Degrees 24 Minutes 00 Seconds an arc distance of 99.89 Feet; a radius of 201.53 Feet and a chord bearing of South 57 Degrees 40 Minutes 00 Seconds West with a distance of 98.87 Feet to a 5/8" iron rod (LS cap S0006); thence

6th South 71 Degrees 52 Minutes 00 Seconds West, a distance of 41.99 Feet; thence

7th Around a curve to the left through a central angle of 62 Degrees 02 Minutes 00 Seconds an arc distance of 147.41 Feet; a radius of 136.15 Feet and a chord bearing of South 40 Degrees 51 Minutes 00 Seconds West with a distance of 140.31 Feet; thence

8th North 35 Degrees 10 Minutes 00 Seconds West, a distance of 478.24 Feet; thence

9th North 89 Degrees 36 Minutes 21 Seconds East, a distance of 375.42 Feet to a 1/2" rebar; thence

10th North 67 Degrees 50 Minutes 09 Seconds West, a distance of 206.60 Feet to a 5/8" rebar; thence

11th North 00 Degrees 19 Minutes 29 Seconds East, a distance of 26.01 Feet to a 5/8" rebar in the North line of the Southeast Quarter of the Northwest Quarter of said Section; thence along said Quarter Quarter Section line

12th SOUTH 89 Degrees 37 Minutes 51 Seconds EAST, a distance of 834.30 Feet to a stone at the Northwest corner of said Quarter Quarter Section; thence along the West line of said Quarter Quarter Section

13th NORTH 00 Degrees 12 Minutes 11 Seconds EAST a distance of 953.16 Feet to a 5/8" iron rod (LS cap S0006); thence

14th NORTH 89 Degrees 50 Minutes 39 Seconds WEST a distance of 1308.36 Feet to a 5/8" iron rod (LS cap S0006); thence

15th North 27 Degrees 49 Minutes 23 Seconds West, a distance of 498.69 Feet to a point; thence

16th Around a curve to the left through a central angle of 27 Degrees 15 Minutes 46 Seconds an arc distance of 119.68 Feet; a radius of 251.53 Feet and a chord bearing of North 57 Degrees 05 Minutes 53 Seconds East with a distance of 118.56 Feet to a 5/8" iron rod (LS cap S0006); thence

17th North 43 Degrees 28 Minutes 00 Seconds East, a distance of 108.20 Feet; thence

18th Around a curve to the right through a central angle of 31 Degrees 34 Minutes 42 Seconds an arc distance of 63.47 Feet; a radius of 115.15 Feet and a chord bearing of North 59 Degrees 19 Minutes 30 Seconds East with a distance of 62.67 Feet to a point on the East line of the Southeast Quarter of the Northwest Quarter of said Section, said line also being the West line of the Southwest Quarter of the Northeast Quarter of said Section; thence continuing

19th Around a curve to the right through a central angle of 06 Degrees 51 Minutes 16 Seconds an arc distance of 13.78 Feet; a radius of 115.15 Feet and a chord bearing of North 78 Degrees 31 Minutes 30 Seconds East with a distance of 13.77 Feet; thence

20th North 81 Degrees 39 Minutes 26 Seconds East, a distance of 63.88 Feet to the centerline of Browning Road; thence along said centerline

21st North 05 Degrees 54 Minutes 05 Seconds West, a distance of 50.05 Feet to the True Point of Beginning, containing 864653.46 square feet or 19.85 acres, more or less.