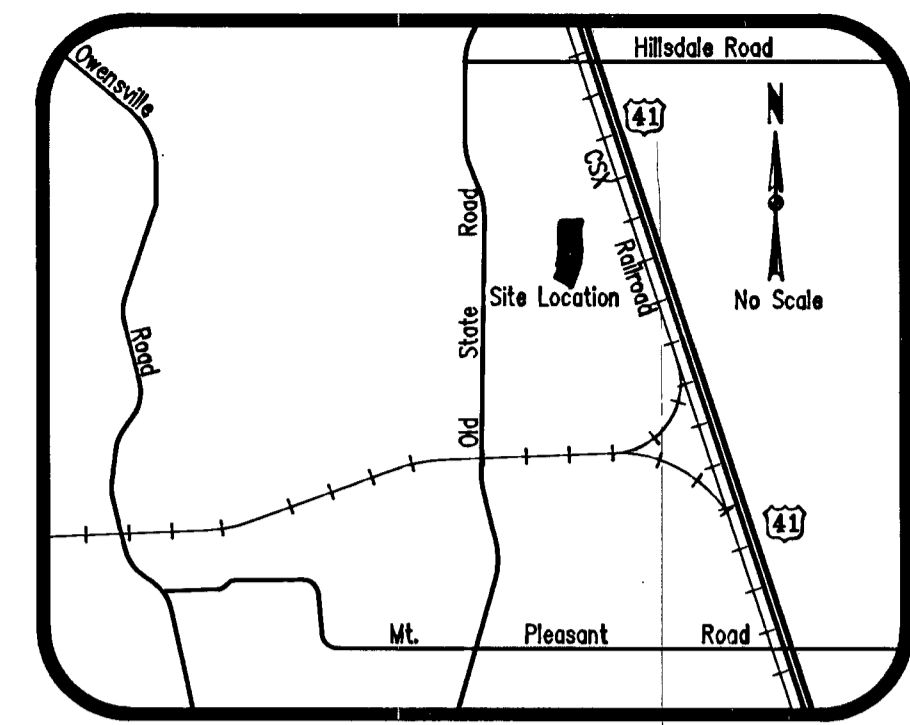
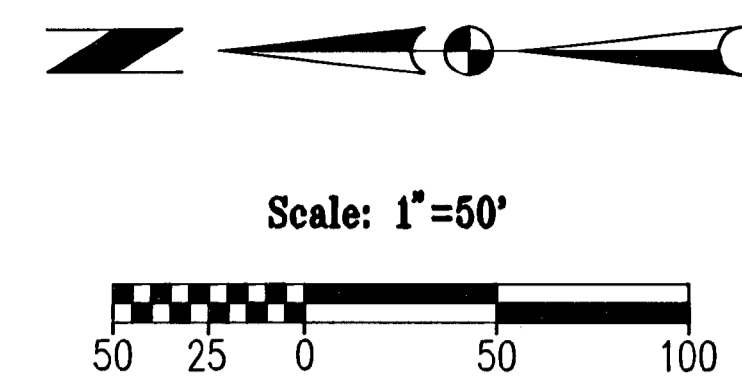


# Brookview Heights IV

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.  
JUL 0 1 1992 3681

**0-76**

*John D. Morley*  
AUDITOR



Location Map

### 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 BROOKVIEW HEIGHTS SECTION IV. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width shown on this plat and marked "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 erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface 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 the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities. Drainage easements 5 foot wide are located on each side yard shown on this plat unless additional easements are noted.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface and/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 banks of drainage ditches or swales in such manner as to impede the flow of water.

BUSSING AND ASSOCIATES

By: *W.C. Bussing, Jr.*  
W. C. Bussing, Jr., Def. Partner  
3 S. Brentwood  
Evansville, IN 47715

### 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 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 25th day of June, 1992.

My Commission Expires: 2-10-93

Notary Resides in Vanderburgh County, Indiana  
*Terry A. Campbell*  
Notary Public  
(typed or printed name)

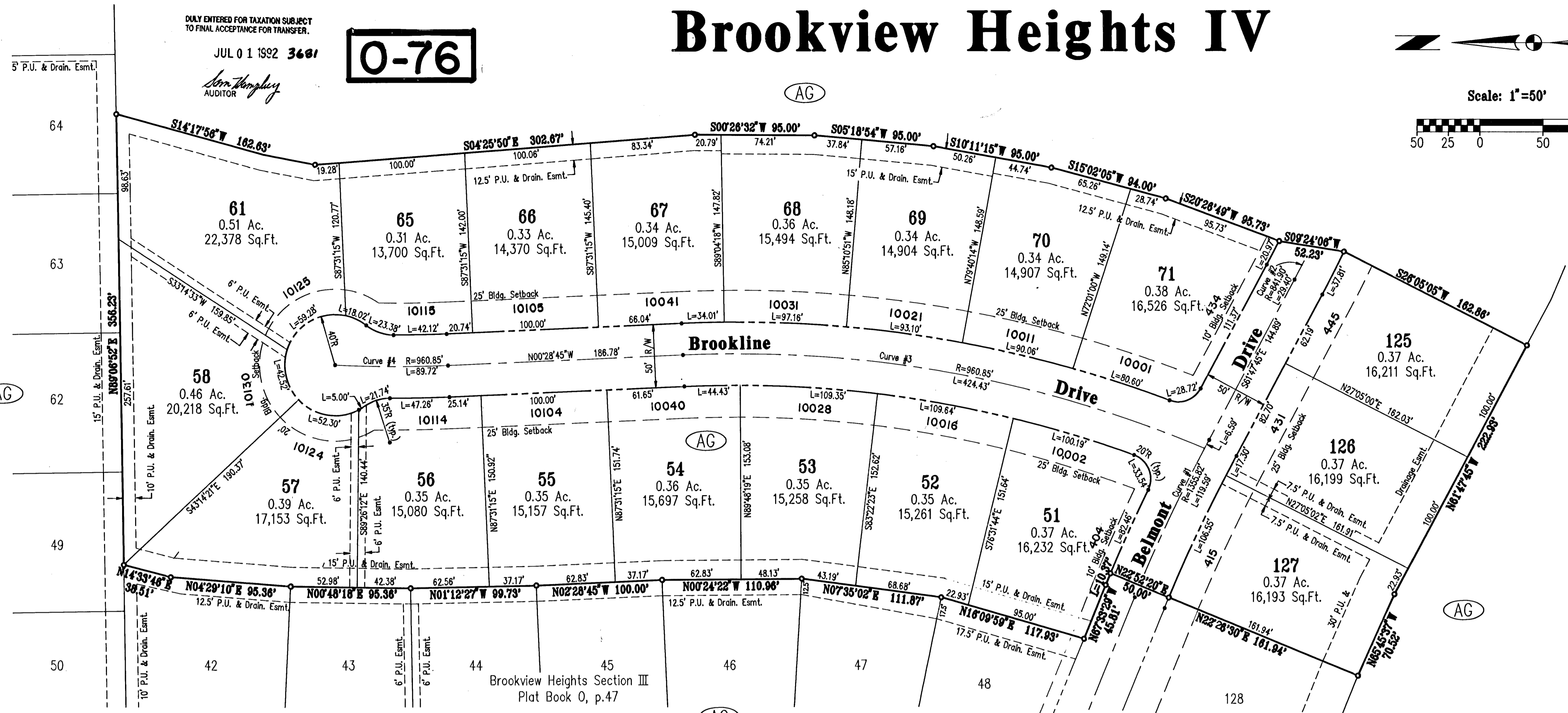


### Area Plan Commission Certificate

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 AUGUST 5, 1992.

*Richard H. Bann, Jr.*  
President  
*Bertie L. Cunningham*  
Executive Director

PLAT RELEASE DATE: JULY 1, 1992  
*Bertie L. Cunningham*  
Executive Director



### Boundary Description

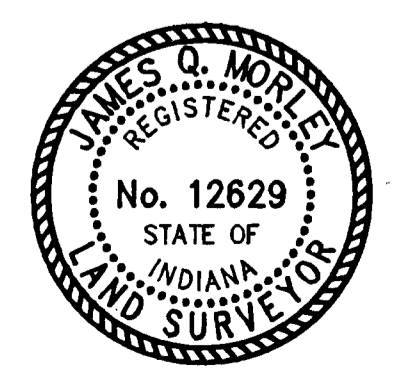
Part of the North One-half of the South One-half and part of the South One-half of the North One-half of Section 20, Township 5 South, Range 10 West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the southeast corner of Brookview Heights Section III as per plat thereof recorded in Plat Book 0, page 47 in the office of the Recorder of Vanderburgh County, Indiana; thence north 22 degrees 26 minutes 30 seconds east along the east line thereof a distance of 161.94 feet; thence north 22 degrees 52 minutes 20 seconds east a distance of 50.00 feet to a point on a curve concave to the south, having a radius of 1380.82 feet and from which a chord bears north 67 degrees 20 minutes 38 seconds west a distance of 10.37 feet; thence westerly along said curve a distance of 10.37 feet to the point of tangency of said curve; thence north 67 degrees 33 minutes 29 seconds west a distance of 45.81 feet; thence north 16 degrees 09 minutes 59 seconds east a distance of 117.93 feet; thence north 07 degrees 35 minutes 02 seconds east a distance of 111.87 feet; thence north 00 degrees 24 minutes 22 seconds west a distance of 110.96 feet; thence north 02 degrees 28 minutes 45 seconds west a distance of 100.00 feet; thence north 01 degrees 12 minutes 27 seconds west a distance of 99.73 feet; thence north 00 degrees 48 minutes 18 seconds east a distance of 95.36 feet; thence north 04 degrees 29 minutes 10 seconds east a distance of 95.36 feet; thence north 14 degrees 33 minutes 48 seconds east a distance of 38.51 feet; thence north 89 degrees 06 minutes 52 seconds east a distance of 356.23 feet; thence south 14 degrees 17 minutes 56 seconds west a distance of 162.63 feet; thence south 04 degrees 25 minutes 50 seconds east a distance of 302.67 feet; thence south 00 degrees 26 minutes 32 seconds west a distance of 95.00 feet; thence south 05 degrees 18 minutes 54 seconds west a distance of 95.00 feet; thence south 10 degrees 11 minutes 15 seconds west a distance of 95.00 feet; thence south 15 degrees 02 minutes 05 seconds west a distance of 94.00 feet; thence south 20 degrees 26 minutes 49 seconds west a distance of 95.73 feet; thence south 09 degrees 24 minutes 06 seconds west a distance of 52.23 feet; thence south 27 degrees 05 minutes 05 seconds west a distance of 162.86 feet; thence north 61 degrees 47 minutes 45 seconds west a distance of 222.93 feet; thence north 65 degrees 45 minutes 37 seconds west a distance of 70.52 feet to the point of beginning, containing 8.22 acres.

I, James Q. Morley, 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 July 15, 1987 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 25th day of June, 1992.

*James Q. Morley*  
James Q. Morley, L.S.  
Indiana Registration No. 12629



### General Notes

Zoning: The subject property and all adjacent property is zoned Agricultural.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, some portions of the proposed subdivision lie within the designated 100 year flood zone. Per FEMA letter dated July 10, 1990 and recorded in Miscellaneous File 3, Card 5294, in the office of the Recorder of Vanderburgh County, Indiana, the 100 year flood elevation for this area is U.S.G.S. elevation 397.00. The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner.

Utilities: Sewer, water, telephone and electric are available at the site.

Road Grades: Maximum road grades shall not exceed 8%.

Minimum First Floor Elevation: First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

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.

Erosion Control for Ditches:

Slopes of 0% - 2% shall be mulched and seeded within 45 days of 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 riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Easements: All easements, unless otherwise indicated, are public utility and drainage easements. All easement widths are shown hereon.

### Curve Data

No.	Radius	Length	Chord Bearing	Chord
1	1355.82'	126.18'	S64°27'43"E	126.13'
2	841.90'	29.40'	S62°47'46"E	29.40'
3	960.85'	424.13'	N10°09'59"E	420.70'
4	960.85'	89.72'	N00°11'53"E	89.69'

RECEIVED FOR RECORD  
at 4:01 P.M.  
July 1 1992  
Plat Book 0  
Page 76  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY  
92-19125