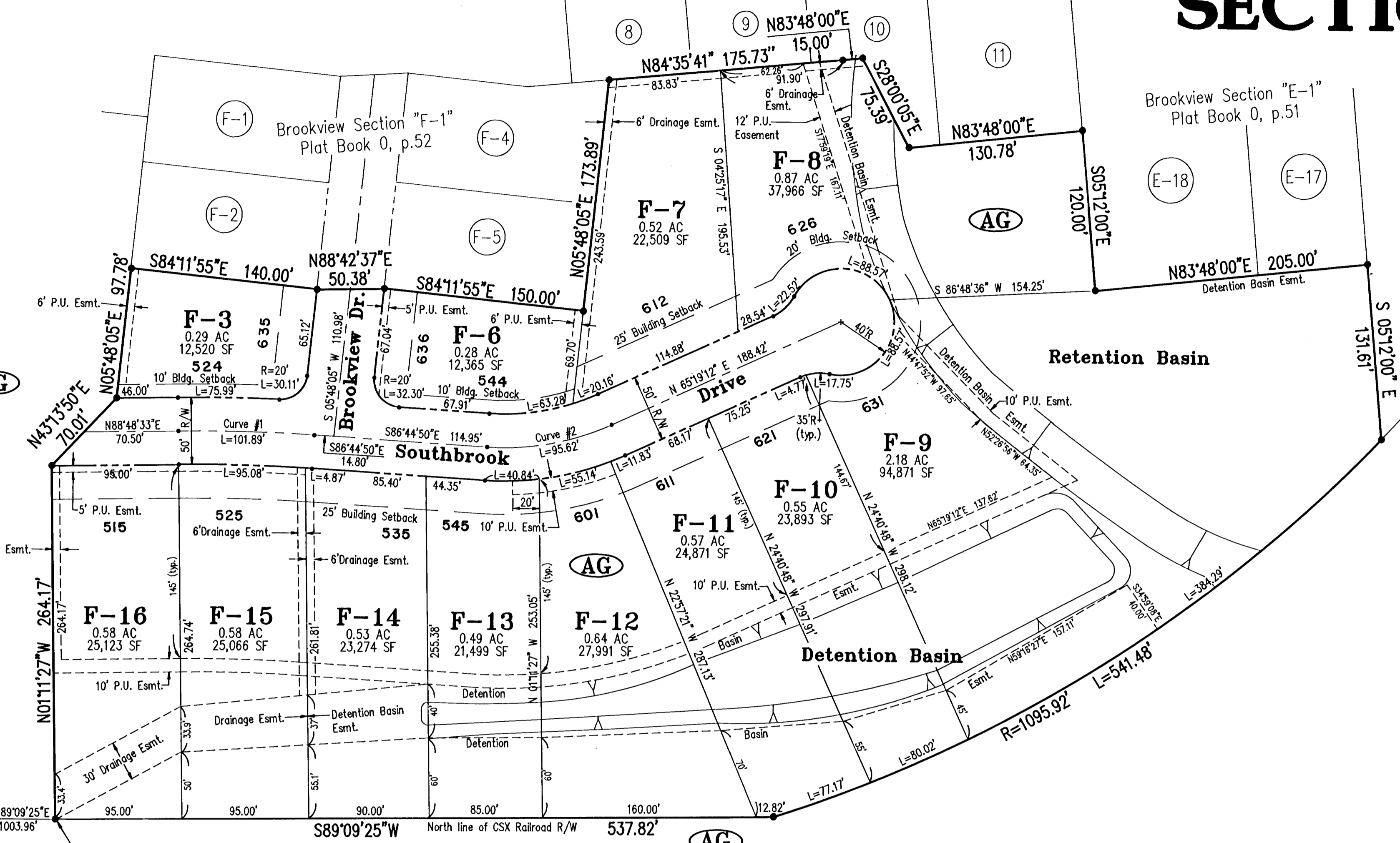
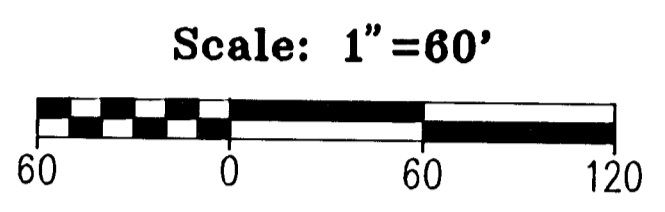
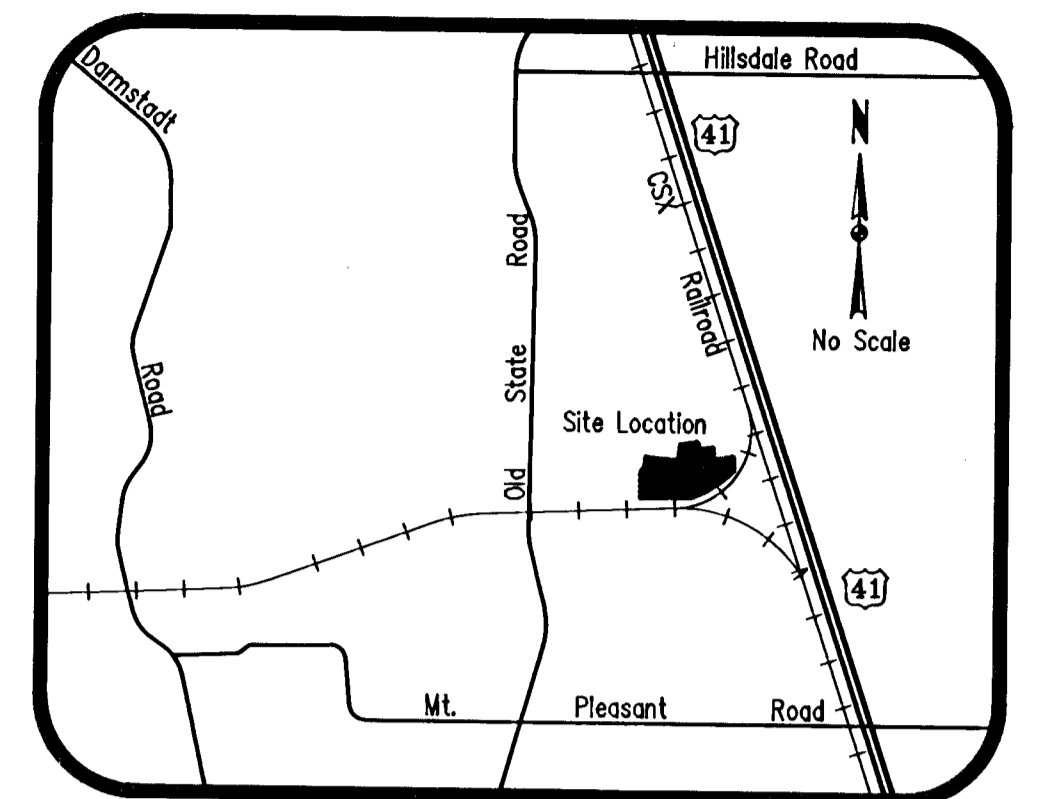


Curve #	Radius	Chord	Degree of Curve	Tangent	Length	Delta
1	1313.75'	101.86'	04-21-40	50.97'	101.89'	04-26-36
2	196.15'	94.68'	29-12-36	48.78'	95.62'	27-55-55

Brookview Section "D"  
Plat Book N, p.46

# BROOKVIEW SECTION F-2

RECEIVED FOR RECORD  
at 4:00 P.M.  
July 1, 1992  
Plat Book 0  
Page 75  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY  
92-19124



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.  
JUL 01 1992 3680  
John Humphrey  
AUDITOR

**0-75**

### Boundary Description

Part of the South Half of the South Half of Section 20, Township 5 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a 2 inch brass plug in Old State Road on the south line of said half half section; thence north 89 degrees 09 minutes 25 seconds east along said south line 375.71 feet; thence continuing north 89 degrees 09 minutes 25 seconds east along said south line a distance of 1003.96 feet to the point of beginning; thence north 01 degrees 11 minutes 27 seconds west a distance of 264.17 feet; thence north 43 degrees 13 minutes 50 seconds east a distance of 70.01 feet; thence north 05 degrees 48 minutes 05 seconds east a distance of 97.78 feet to the southwest corner of Brookview Section "F-1", as per plat thereof recorded in Plat Book 0, page 52 in the office of the Recorder of Vanderburgh County, Indiana; thence south 84 degrees 11 minutes 55 seconds east along the south line thereof a distance of 140.00 feet; thence north 88 degrees 42 minutes 37 seconds east along said south line a distance of 50.38 feet; thence south 84 degrees 11 minutes 55 seconds east along said south line a distance of 150.00 feet to the southeast corner thereof; thence north 05 degrees 48 minutes 05 seconds east along the east line of said subdivision a distance of 173.89 feet to a point on the south line of Brookview Section "D", as per plat thereof recorded in Plat Book N, page 46 in said recorder's office; thence north 84 degrees 35 minutes 41 seconds east 175.73 feet; thence north 83 degrees 48 minutes 00 seconds east 15.00 feet; thence south 28 degrees 00 minutes 05 seconds east 75.39 feet; thence north 83 degrees 48 minutes 00 seconds east 130.78 feet to a point on the west line of Brookview Section "E-1", as per plat thereof recorded in Plat Book 0, page 51 in said recorder's office; thence south 05 degrees 12 minutes 00 seconds east 120.00 feet; thence north 83 degrees 48 minutes 00 seconds east 205.00 feet; thence south 05 degrees 12 minutes 00 seconds east 131.61 feet to a point on a curve concave to the north having a radius of 1095.92 feet and a chord measuring 535.99 feet bearing south 57 degrees 40 minutes 31 seconds west, said point being on the north right-of-way line of the CSX Railroad by Quit Claim Deed recorded in Deed Record 601, pages 61 to 71 in said recorder's office; thence along said curve and said CSX Railroad right-of-way for 541.48 feet to the extended south line of the South Half of the Southwest Quarter of said Section 20; thence south 89 degrees 09 minutes 25 seconds west along said extended south line and the south line of the South Half of said quarter section for 537.82 feet to the point of beginning, containing 8.93 acres.

### Owners Certificate

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as BROOKVIEW SECTION F-2. 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.

Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "Detention Basin Easement" or "Drainage Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Detention Basin Easements" clear of any impediments which may happen to fall or enter herein.

W. C. Bussing, Jr.  
3 South Brentwood Drive  
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

Jerry A. Campbell  
Notary Public  
Vanderburgh  
County, Indiana  
(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 May 5, 1991.

Richard H. Bann, Jr. President  
Barbara P. Cunningham Executive Director  
Barbara P. Cunningham Executive Director  
PLAT RELEASE DATE: JULY 1, 1992

### General Notes

Zoning: The subject property is currently zoned AG as shown. All abutting property is zoned AG.

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

Road Grades: Maximum road grades shall not exceed 3%.

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 or drainage easements. All easement widths are as shown hereon. See Owners Certificate for dedication and restrictions.

Public Drainage Easement: The individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along the drainage easement. No fences shall be constructed within any Public Drainage Easement. See Owners Certificate for dedication and restrictions.

Structures: No portable or permanent storage sheds, dog houses, or other permanent or portable building shall be placed within any easement.

Retention and Detention Basin Maintenance: The property owners of Lots 8, 9, 10, 11, 12, 13, and 14 shall maintain the basins located within each particular lot. The grass shall be kept mowed to a height not to exceed 12 inches.

Detention Basin required volume: 47,600 cu. ft.

DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

March 25, 1991  
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

April 29, 1991  
DATE



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

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