

RECEIVED FOR RECORD  
1:13 P.M.  
Nov 13 1997  
Plat Drawn By: J.P.  
Card 131  
BETTY J. HERMANN, RECORDER  
VANDERBURGH COUNTY  
CLERK 0040

# DANBURY CREST

## SECTION 2

# P-129

6388  
JULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER.  
NOV 13 1997  
Suzanne M. Connel  
AUDITOR

### GENERAL NOTES

- Zoning:** The subject property and all abutting property is zoned as noted.
- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data:** No portion of this property lies within the 100 year flood zone (Zone A) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991.
- Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
- Road Grades:** Maximum road grades will not exceed 10.0%.
- Contours:** Contours and topographical data shown were taken from Vanderburgh County Topographic Maps (sheet 195-dated March 27, 1990).
- 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 forty-five (45) days of disturbance.  
- Slopes of 2% - 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.

### OWNERS CERTIFICATE

The undersigned owner of the real estate shown, and described herein, does hereby plot and subdivide said real estate as shown and designates the same as DANBURY CREST - SECTION 2. All roads shown, and not previously dedicated, are hereby dedicated to public use.

Strips of grounds, of the width shown on this plot 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 drainage, 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 a 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.

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 a manner as to impede the flow of water.

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

A Homeowners Association shall be formed in accordance with the procedures stated in the Covenants and Restrictions of Danbury Crest. The Association shall be responsible for the maintenance of the "offsite" drainage swales, drainage structures and detention basin, as shown on the Drainage Easement Plan. This Plan by reference is made part of this plot. Said Plan shall be amended as necessary to address reduction or modification of said Association's responsibilities.

*Dan Buck, President*  
B & K DEVELOPMENT, INC.  
DAN BUCK, PRESIDENT  
2541 WINDEMERE DR.  
EVANSVILLE IN. 47711

### 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 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.

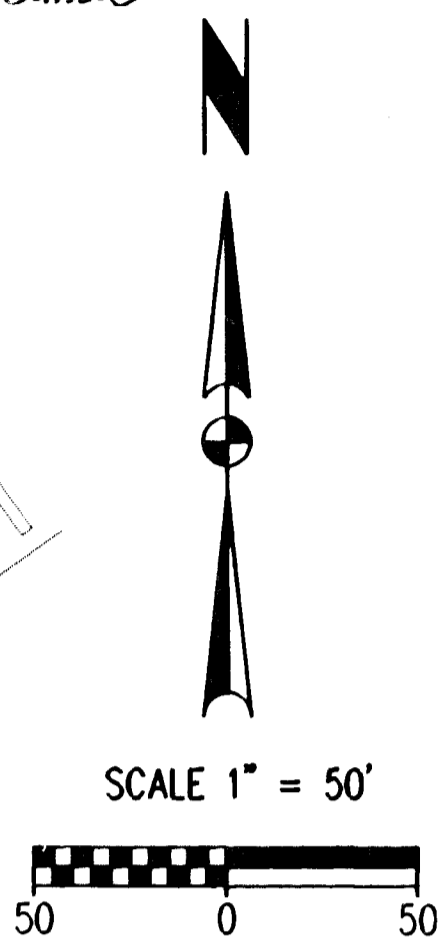
Witness my hand and seal this 23<sup>rd</sup> day of October, 1997  
My Commission Expires: 12-12-97  
*Jerry Wildman*  
Notary Public  
JERRY WILDMAN  
(typed or printed name)  
County, Indiana

### 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 FEB 7, 1996  
*Blaine Oliver*  
President  
Blaine Oliver  
Executive Director (255157)  
Blaine Oliver  
Executive Director (255157)  
PLAT RELEASE DATE NOV. 13, 1997

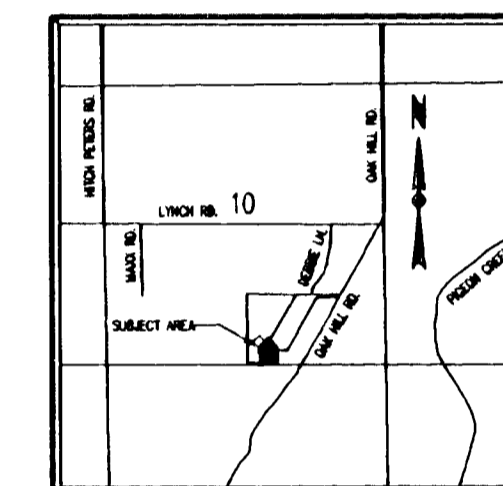
N.W. COR.  
S. 1/2, SE. 1/4  
SEC. 10, T.6S, R.10W.

S.89°29'08"E. (ASSUMED BEARING) 939.33'



STORM DRAINAGE PLANS WERE APPROVED BY THE CITY OF EVANSVILLE, BOARD OF PUBLIC WORKS ON:  
FEBRUARY 7, 1996  
DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE CITY OF EVANSVILLE, BOARD OF PUBLIC WORKS ON:  
MAY 22, 1996  
DATE



### BOUNDARY DESCRIPTION

A part of the South Half of the Southeast Quarter of Section 10, Township 6 South, Range 10 West of the Second Principal Meridian, Vanderburgh County, Indiana, described as follows:

Commencing at the northwest corner of said Half, Quarter Section; thence along the north line of said Half, Quarter Section South 89 degrees 29 minutes 08 seconds East (assumed bearing) 939.33 feet to the northwest corner of Danbury Crest, Section One; as per plat thereof recorded in Plat Book P, page 66, in the office of the Recorder of Vanderburgh County, Indiana; thence along the west line thereof and parallel with the centerline of Oak Hill Road, South 29 degrees 26 minutes 30 seconds West 939.52 feet; thence along said west line South 53 degrees 11 minutes 28 seconds West 80.00 feet to the southwest corner of said Danbury Crest and the POINT OF BEGINNING of this description; thence along the southwest line of said Danbury Crest, South 40 degrees 00 minutes 50 seconds East 169.99 feet; thence along the southwest line of said Danbury Crest, South 26 degrees 25 minutes 34 seconds East 57.84 feet to the northwest corner of a tract of land conveyed to Bobby L. Rogers et ux. recorded in Deed Drawer 5, card 286 in said Recorder's office; thence along the west line thereof, South 00 degrees 39 minutes 00 seconds West 267.26 feet to the south line of said half-quarter section; thence along said south line North 89 degrees 46 minutes 57 seconds West 266.18 feet; thence North 00 degrees 12 minutes 38 seconds East 129.18 feet; thence North 89 degrees 47 minutes 22 seconds West 13.59 feet; thence North 00 degrees 12 minutes 38 seconds East 155.18 feet; thence North 35 degrees 18 minutes 47 seconds East 140.85 feet; thence North 53 degrees 11 minutes 28 seconds East 81.57 feet to the point of beginning, containing 2.365 acres, more or less.

NOTE: ALL LOT CORNERS ARE MONUMENTED WITH 5/8" IRON RODS W/CAPS LABELED "RLS-900007", UNLESS OTHERWISE NOTED.

### CURVE DATA

	RADIUS	DELTA	LENGTH	CHORD	TANGENT
1	100.00'	34°13'03"	59.72'	S35°09'01"W 58.84'	30.78'
2	75.00'	72°10'09"	94.47'	S.54°07'33"W 88.35'	54.66'

### SURVEYORS CERTIFICATE

I, Steven A. Sherwood, 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 FEB 7, 1996, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 20<sup>th</sup> day of DECEMBER, 1997  
*Steven A. Sherwood*  
Steven A. Sherwood, L.S.  
Indiana Registration No. 900007



### SOIL TYPES

SOIL TYPE SYMBOL	SOIL NAME
AIB2	Allford silt loam, 2-6% slopes, eroded
AIC3	Allford silt loam, 6-12% slopes severely eroded
AID3	Allford silt loam, 12-18% slopes severely eroded

### LEGEND

AIB2 SOIL TYPE NAME  
--- SOIL TYPE BORDERS

SOURCE: SOIL SURVEY OF VANDERBURGH COUNTY, INDIANA, JUNE 1976