

Eagle Crest Minor Subdivision, Section I

03-26935

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

OCT 05 1993

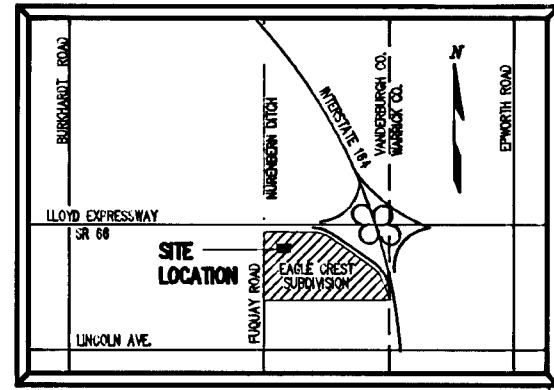
Sam Humphrey
AUDITOR
5502

RECEIVED FOR RECORD

9:57 AM
Oct 5 1993

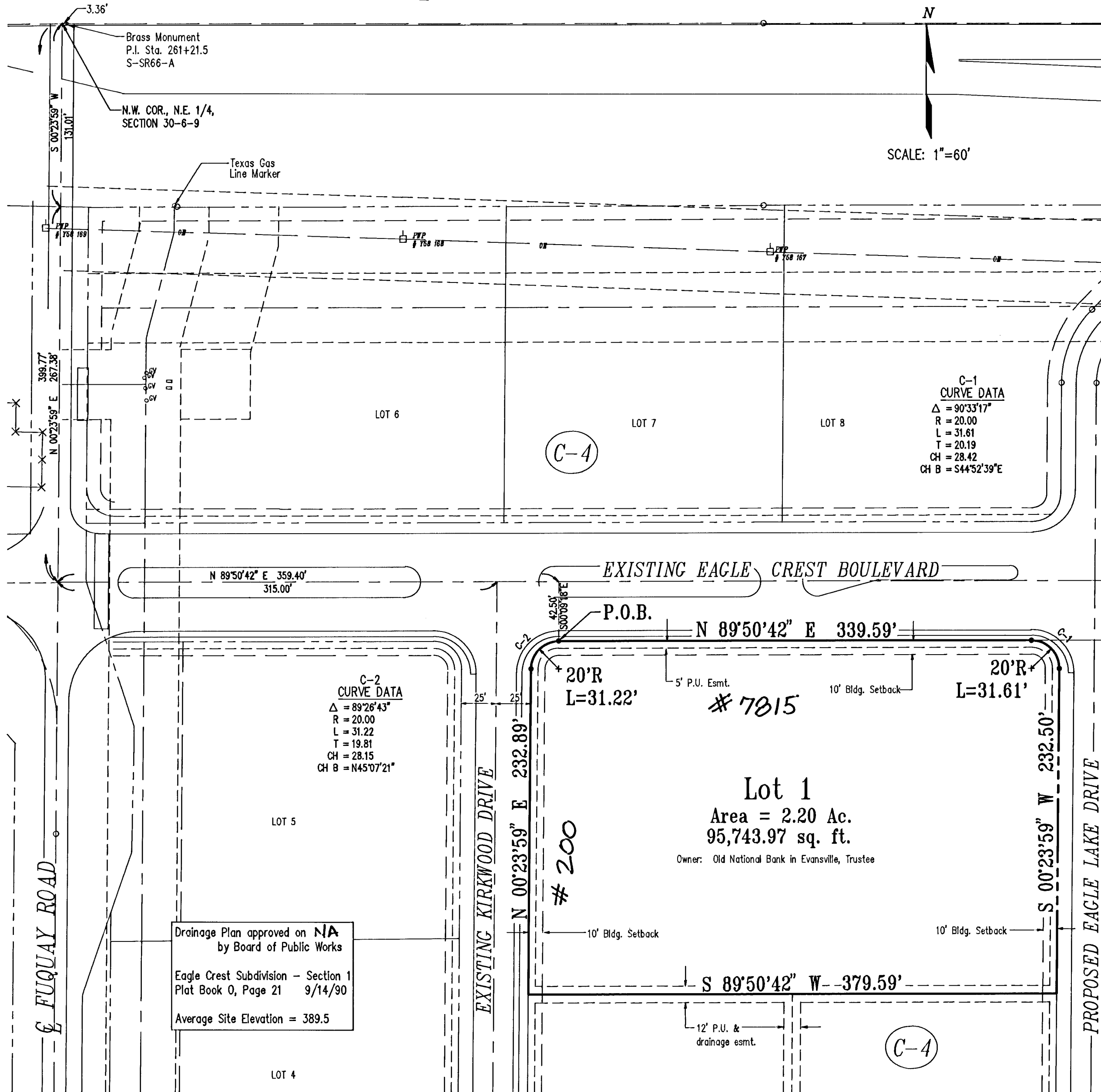
0-127

Plat Book 0
Page 127
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
93-26935



LOCATION MAP
SCALE 1" = 4000'

LLOYD EXPRESSWAY (S.R. 66)



BOUNDARY DESCRIPTION
EAGLE CREST MINOR SUBDIVISION - SECTION I

Part of the Northeast Quarter of Section 30, Township 6 South, Range 9 West, in Vanderburgh County, Indiana, and being more particularly described by metes and bounds as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 30-6-9; thence along the west line thereof south 00 degrees 23 minutes 59 seconds west 399.77 feet to the intersection with Eagle Crest Boulevard; thence along the centerline thereof north 89 degrees 50 minutes 42 seconds east 359.40 feet; thence at a right angle, south 00 degrees 09 minutes 18 seconds east 42.50 feet to a point on the south right-of-way of Eagle Crest Boulevard, said point being the true point of beginning; thence along said right-of-way north 89 degrees 50 minutes 42 seconds east 339.59 feet to the point of curvature of a curve to the right, concave to the southwest, having a central angle of 90 degrees 33 minutes 17 seconds and a radius of 20.00 feet from which a chord bears south 44 degrees 52 minutes 39 seconds east 28.42 feet; thence along the arc of said curve 31.61 feet to the point of tangency; thence south 00 degrees 23 minutes 59 seconds west 232.50 feet; thence south 89 degrees 50 minutes 42 seconds west 379.59 feet to the east right-of-way line of Kirkwood Drive; thence along said right-of-way north 00 degrees 23 minutes 59 seconds east 232.89 feet to the point of curvature of a curve to the right, concave to the southeast, having a central angle of 89 degrees 26 minutes 43 seconds and a radius of 20.00 feet from which the chord bears north 45 degrees 07 minutes 21 seconds east 28.15 feet; thence along the arc of said curve 31.22 feet to the point of tangency, being the true point of beginning, containing 2.20 acres (95,743.97 square feet).

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. Vanderburgh County, Indiana, Panel No. 180256 0050 B, dated March 19, 1992, no part of the proposed site is within the designated Special Flood Hazard Zone "A". Site is designated Zone "B" area between the limits of the 100 year and 500 year flood.

Utilities: Water and sanitary sewer are available to the site.

Zoning: The subject property is currently zoned C-4. The abutting property to the north is zoned C-2. The abutting property to the north is zoned C-4.

Temporary Erosion Control:

Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within 45 days of disturbance of soil and 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 5 days of disturbance of soil and must remain in place until final grading and shaping.

SURVEYORS CERTIFICATE

I, Danny K. Leek, 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, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

DATE: 8/18/93



Danny K. Leek
DANNY K. LECK, R.L.S.
Indiana Registration No. S0480

OWNERS CERTIFICATE

Old National Bank in Evansville, Trustee, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS Eagle Crest Minor Subdivision Section I.

By: Dennis Longest

Dennis Longest, Trust Officer
Old National Bank in Evansville, Trustee
under the terms of a land trust agreement dated 10/17/89, commonly identified as Trust No. 28-0022-0
Old National Bank
400 Main Street, Evansville, IN.

Slopes of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to hire or remove, at the discretion of the public utility, trees, overhanging branches, bushes, undergrowth and obstructions. The structure other than such utility facilities shall be located within said strip of land and any fence located within said strip of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Slopes 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 public 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 storage area for work by public utilities. Inland lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

NOTARY CERTIFICATE

STATE OF INDIANA }
COUNTY OF VANDERBURGH } ss:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR saied COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 18th DAY OF August 1993

MY COMMISSION EXPIRES: 5/14/97 *Sara L. DeLoe*
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY *Sara L. DeLoe*
PRINTED



A.P.C. 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 PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON

OCTOBER 5 1993



PLAT RELEASE OCTOBER 5, 1993

PRESIDENT *Jeffrey H. Boney, Jr.*

EXECUTIVE DIRECTOR *Bertha P. Lunn*