

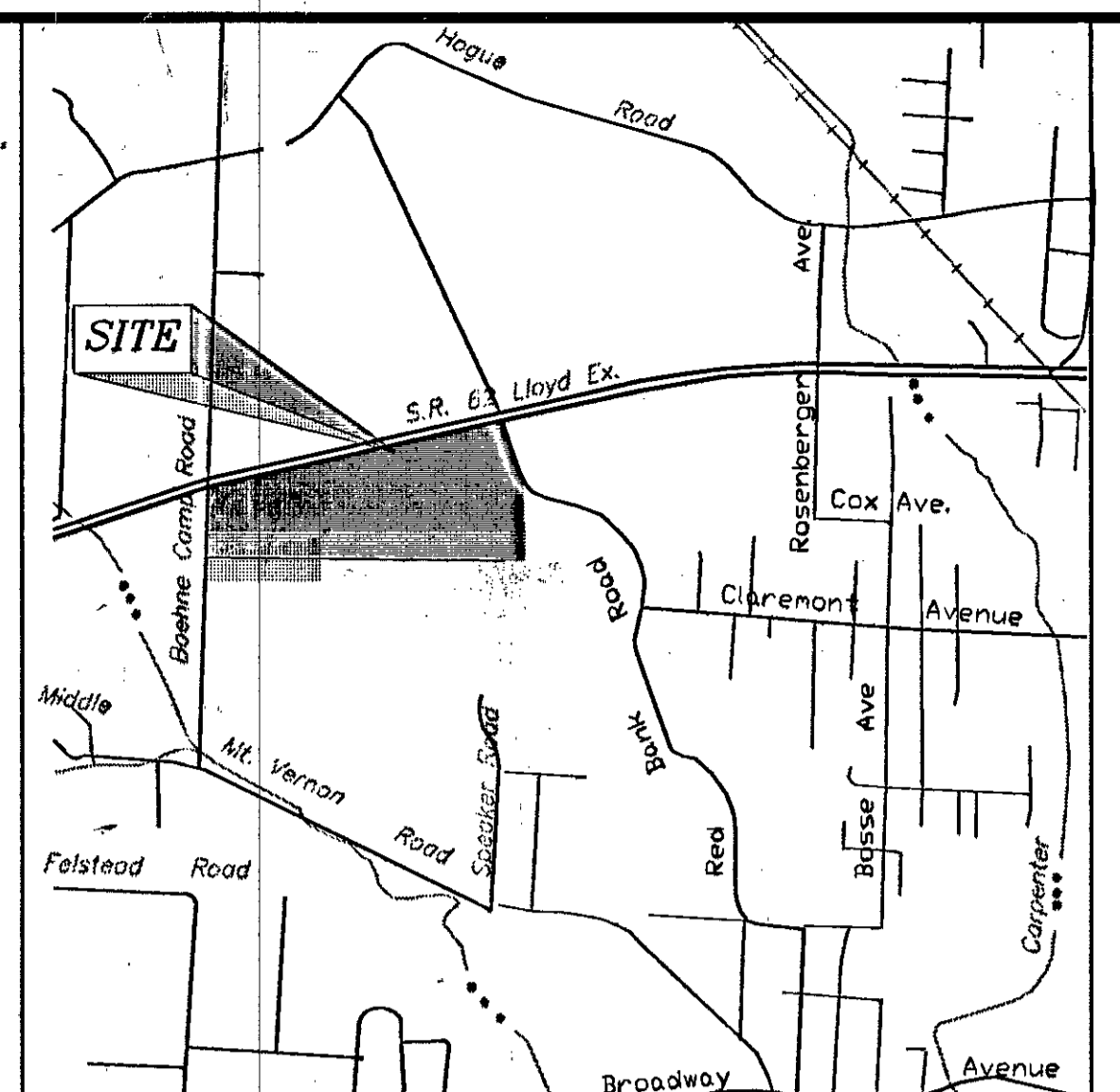
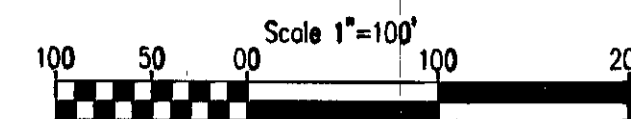
EAGLE PLAZA SUBDIVISION

P-171

311 ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
SEP 18 1998

James M. Conrad
AUDITOR
6614

VANDERBURGH COUNTY
BETTY J. HERRMANN, RECORDER
199800031454
09-18-1998 1:16 PM
RECORDING FEE: 16.00
PAGE: 1



GENERAL NOTES:
1) ZONING The subject property is zoned C-4 & R-4; abutting property is zoned as noted hereon.

2) UTILITIES Sanitary sewer will be extended North. Water is available along Red Bank Road & Boehne Camp Road and will be extended through the site.

3) FLOOD HAZARD STATEMENT A portion of the subject property along the ravine that runs through said property falls within Zone A as shown by scale from Flood Insurance Rate Map Community Panel Number 180258 0100 B with an effective date of March 13, 1982.

4) MINIMUM FIRST FLOOR ELEVATIONS Within the zoned and plotted Flood Zone A, the Vanderburgh County Building Commissioner will establish Flood Protection Grades (FPG) which no final floor of any proposed structures shall be constructed.

5) BASEMENTS Any basements must be approved by the Vanderburgh County Building Commissioner.

6) TEMPORARY EROSION CONTROL (during construction) Slopes of 2% to 6% shall be mulched and seeded with a cover crop, 1 1/2" eye red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and seeding. Slopes of more than 6% shall be mulched and seeded and shall have erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding.

7) SITE TOPOGRAPHY The site drains predominantly toward the south central portion of the site and into a ditch that varies south to north and from across S.R. 62 at 2 locations.

8) EROSION CONTROL FOR DITCHES Slopes of 2% to 6% shall be mulched and seeded within 45 days of disturbance. Slopes of 6% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes of 8% require rip rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

9) PUBLIC IMPROVEMENTS a) Public road improvements outlined in a traffic impact study prepared for this subdivision will be constructed. Public improvements will be made to Boehne Camp Road. An additional southbound lane on Boehne Camp Road from the Lloyd Expressway to Boehne Camp Road intersection to the proposed access drive for the lot at the southwest corner of the intersection to be constructed.

9) PUBLIC UTILITY AND DRAINAGE EASEMENTS: Above ground parts of public utilities are not to be located within the bands of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales. Individual lot corners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easement.

10) ROAD GRADES: No road grades will exceed 10%.

11) ACCESS: That portion of the site that lies adjacent to S.R. 62 is a Limited Access Control Facility and therefore no access will be allowed outside of S.R. 62. Access to the subdivision will be via Red Bank Road to the east & Boehne Camp Road to the west. A frontage road will be run east-west through the site connecting Red Bank Road to Boehne Camp Road.

a) All lots shall access interior streets only and shall be interconnected.

b) Intersection between Lots 1 & 2 and Lots 22&23 shall be required.

c) Owner/Developer of Lot 22 must provide an easement for ingress/egress across said Lot 22 from Pearl Drive to the eastern line of subject lot at some point south of Lot 23 to allow for future connection to Red Bank Road from the adjoining property. The final location of the easement must be perpetuated prior to issuance of a building permit for said Lot 22.

d) Lots 15 & 16 shall be developed with only one shared curb cut onto Pearl Drive.

e) Lot 17 shall be developed with access to Dugan Trail only.

f) Lots 1 & 23 shall be developed with their drives located nearest their west lot lines, as far removed from Red Bank Road as possible.

g) Lots 2 & 22 shall provide a minimum 50' property line clearance from their east property lines in order to provide proper separation between the subject drives & the drives on the adjoining lots to the east.

12) MONUMENTATION: Monuments have been set at all boundary & lot corners, where noted. Existing reference monuments are at other corners as noted. Monuments set as a part of this plat are: 3/4" x 3/4" Rebar w/ Cop stamped "BLA FIRM 0030", except where noted otherwise.

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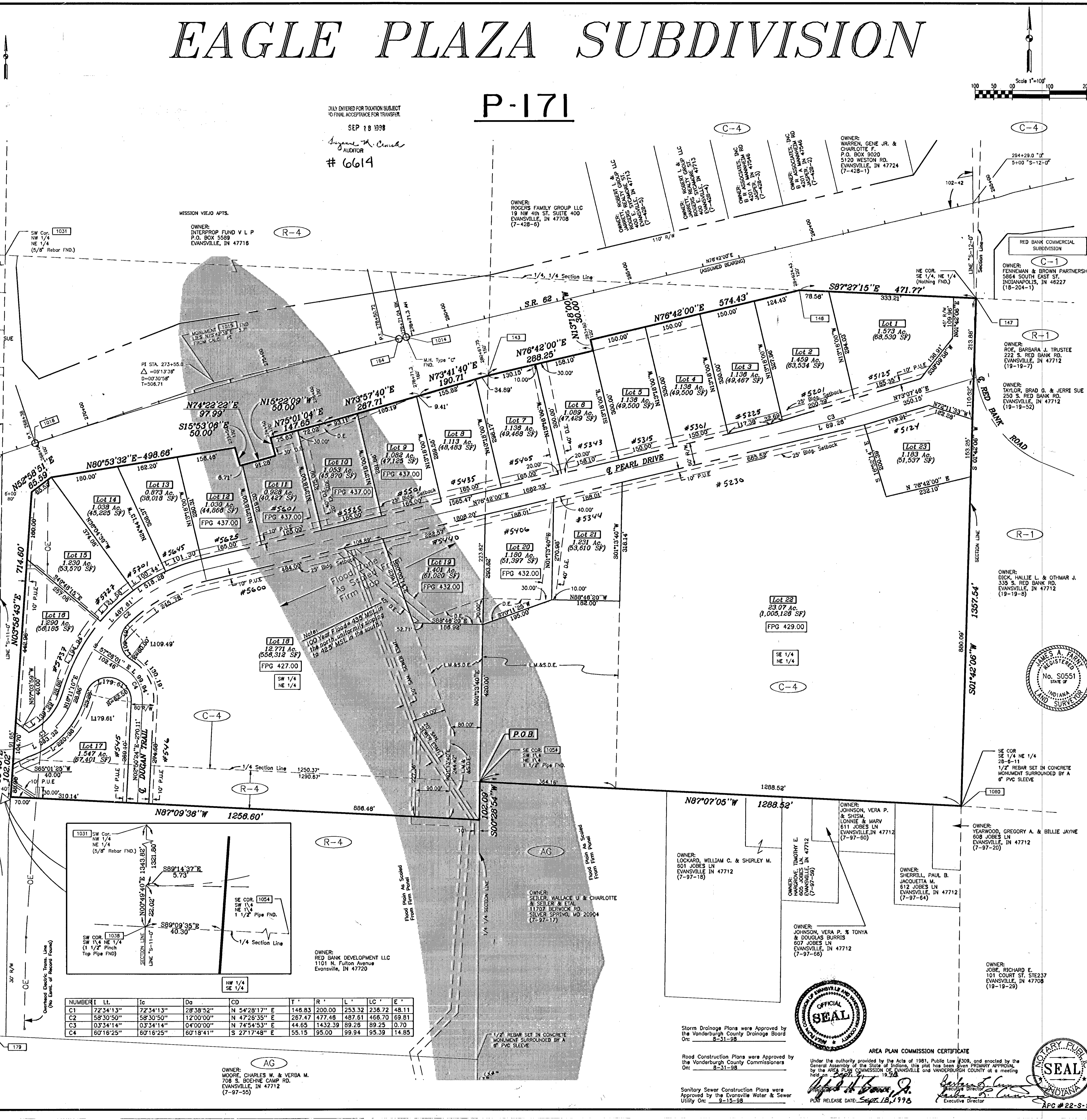
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BOUNDARY DESCRIPTION
A part of the South Half of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 28, Township 8 South, Range 11 West in Vanderburgh County, Indiana, and more particularly described as follows:
Beginning at the southeast corner of the Southwest Quarter of the Northeast Quarter of Section 28, Township 8 South, Range 11 West; thence South 00 degrees 28 minutes 54 seconds West along the east line of the Northeast Quarter of the Southeast Quarter 102.09 feet; thence North 87 degrees 09 minutes 36 seconds West 102.00 feet south of and parallel with the north line of the Northeast Quarter of the Southeast Quarter 1256.60 feet to a point on the easterly right-of-way of Boehne Camp Road (said point being on the easterly right-of-way of Indiana State Highway Line "S-11-D" to State Road 62); thence North 03 degrees 58 minutes 43 seconds East along said easterly right-of-way line intersects the south line of the Southwest Quarter of the Northeast Quarter of said section, said point also being 40.30 feet South 87 degrees 09 minutes 36 seconds East of the southwest corner of the Southwest Quarter of the Northeast Quarter of said section; thence North 03 degrees 58 minutes 43 seconds East along said right-of-way 714.50 feet to a point 80 feet east of and measured at right angles to Station 6400 on said line S-11-D; thence North 52 degrees 58 minutes 51 seconds East along said right-of-way 65.59 feet to a point 100 feet south of and measured at right angles to Station 268+50 on SR 62; thence North 80 degrees 53 minutes 32 seconds East along said right-of-way 488.68 feet to a point 170 feet south of and measured at right angles to Station 274+50 on SR 62; thence South 15 degrees 53 minutes 06 seconds East along said right-of-way 50.00 feet to a point 220 feet south of and measured at right angles to Station 274+50 on SR 62; thence North 74 degrees 22 minutes 04 seconds East along said right-of-way 97.99 feet to a point 220 feet south of and measured at right angles to Station 274+50; thence North 15 degrees 22 minutes 04 seconds East along said right-of-way 50.00 feet to a point 170 feet south of and measured at right angles to Station 274+50 on SR 62; thence North 73 degrees 57 minutes 44 seconds East along said right-of-way 287.71 feet to a point 150 feet south of and measured at right angles to Station 278+71.3 on SR 62; thence North 41 minutes 40 seconds East along said right-of-way 190.71 feet to a point 150 feet south of and measured at right angles to Station 274+50; thence North 15 degrees 22 minutes 04 seconds East along said right-of-way 50.00 feet to a point 150 feet south of and measured at right angles to Station 274+50 on SR 62; thence North 73 degrees 57 minutes 44 seconds East along said right-of-way 30.00 feet to a point 120 feet south of and measured at right angles to Station 283+50 on SR 62; thence North 13 degrees 18 minutes 00 seconds West along said right-of-way 30.00 feet to a point 120 feet south of and measured at right angles to Station 283+50 on SR 62; thence North 73 degrees 57 minutes 44 seconds East along said right-of-way 574.43 feet to a point on the north line of said quarter section also being 120 feet south of and measured at right angles to the centerline of said SR 62; thence South 87 degrees 27 minutes 15 seconds East along the north line of said quarter section 477.77 feet to the northeast corner of the Northeast Quarter of the Southeast Quarter of said section; thence South 01 degree 42 minutes 08 seconds West along said line of said section 1357.54 feet to the southeast corner of the Southeast Quarter of the Northeast Quarter of said section; thence North 87 degrees 07 minutes 09 seconds West along the south line of the Southeast Quarter of the Northeast Quarter of said section 1288.52 feet to the point of beginning, containing 65,895 acres (2,870,362 square feet).

SURVEYOR'S CERTIFICATE
I, James A. Farny, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat contains a true and correct copy of the original survey and that all monuments shown exist at the locations as noted.
Witness my hand and seal the 17th day of September, 1998.
James A. Farny
Indiana Registration No. 50551
Bernard Lochmuller & Assoc., Inc.
6200 Vogel Road
Evansville, IN 47715

OWNER'S CERTIFICATE
The undersigned owners of the real estate shown and described herein do hereby certify that the plat and map shown and designated the same as EAGLE PLAZA SUBDIVISION. All roads shown are not previously dedicated or are hereby dedicated to public use. Strips or areas of land of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement) are hereby dedicated to public utilities for the installation, maintenance, operation, management and repair of utility lines and facilities located on or below ground, with the right to trim or remove, or the disposal of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structure other than such utility facilities shall be located within said areas of land and any fence within said areas of land is subject to removal by a utility without liability in the use of said easements by said utility.
Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement), are hereby dedicated for the conveyance of surface water and/or subsurface water, provided however that public utilities are hereby permitted to cross such Drainage Easement with utility facilities 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/egress and temporary storage areas for use by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.
Strips or areas of land, of the dimensions shown on this plat and marked "L.M.&S.D.E." (Loke Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Loke Maintenance and Storm Detention Easement.
All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction. The Drainage Board or utility exercising such rights of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

NOTARY CERTIFICATE
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
Before me, the undersigned, a Notary Public in and said County and State, personally appeared the said Owner(s) and Subdivisor(s), who acknowledge the execution of this foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein forth.
Witness my hand and seal the 17th day of September, 1998.
My Commission Expires: 4-10-09
Notary Public
Charles W. Moore
Evansville, Indiana
Charles W. Moore
(by or printed name)
APC #22-S-98

AREA PLAN COMMISSION CERTIFICATE
Under the authority provided by the Acts of 1981, Public Law 1309, and approved by the General Assembly of the State of Indiana, this plat has been PRIMARY APPROVED by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on 9-18-98.
Notary Public
James A. Farny
Executive Director

NUMBER	LL	Lc	Da	CD	R	L	LC	E
C1	72°34'13"	72°34'13"	29°38'52"	N 54°28'17"	E	148.83	200.00	253.32 236.72 48.11
C2	58°30'50"	58°30'50"	12°00'00"	N 47°28'35"	E	287.47	477.48	487.61 465.70 68.91
C3	03°34'14"	03°34'14"	04°00'00"	N 74°54'53"	E	44.65	1432.39	89.25 89.25 14.85
C4	60°18'25"	60°18'25"	60°18'41"	S 27°17'48"	E	55.15	95.00	99.94 95.39 10.70

