

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ADJUSTMENT FOR TRANSFER.

AUG 21 1992 4635

0-82

# EDINBOROUGH

RECEIVED FOR RECORD

at 2:45 P.M. Aug. 21 1992

Plat Book 0  
Page 82  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY  
92-23354

CURVE DATA

CURVE NO. 1

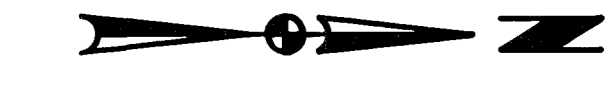
$\Delta = 90^{\circ}00'00''$

$R = 50.00'$

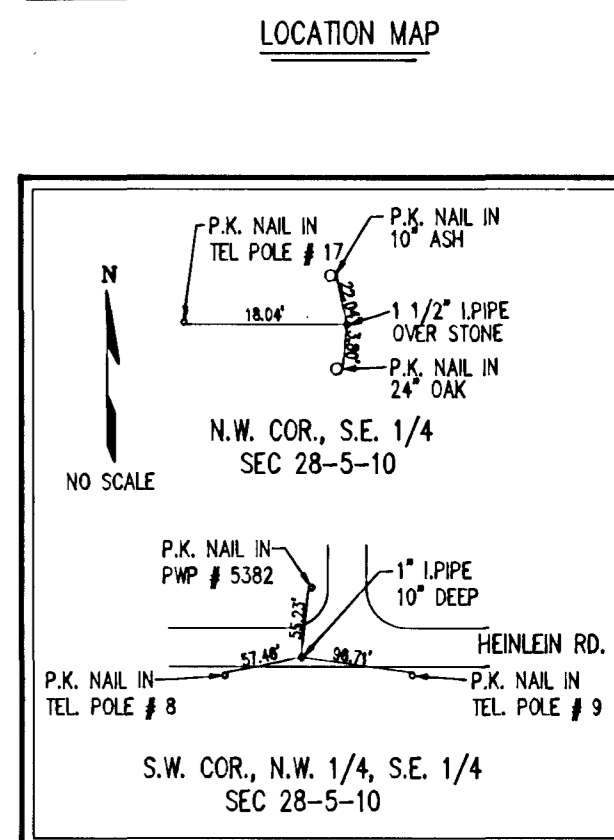
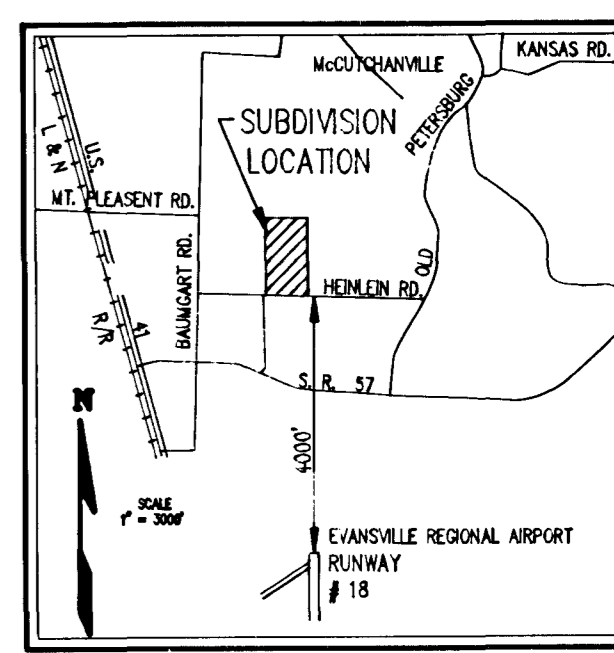
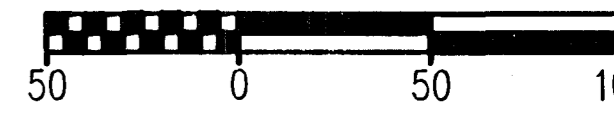
$L = 78.54'$

CHD. =  $N 45^{\circ}27'17'' E$

70.71'



SCALE 1" = 50'



SECTION CORNER REFERENCES

Tom Hargley  
AUDITOR

P.O.B.

1" PIPE BURIED 10" (FND)  
S.W. CORNER, N.W. 1/4, S.E. 1/4,  
SECTION 28-155-R10W.

2.04 AC. GROSS  
NOT PART OF THIS PLAT

EXISTING SANITARY PLAT BOOK N,  
SEWER EASEMENT PG. 105

EXISTING 15' SANITARY  
SEWER EASEMENT

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SEWER EASEMENT

**Erosion Control for Ditches:**

Slopes of 0:1 - 2:1 shall be mulched and seeded within 45 days of disturbance.

Slopes of 2:1 - 4:1 shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

Slopes over 4:1 require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

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

Road Grades: Maximum road grades will not exceed 14%.

**Easement Maintenance:** Individual lot owners shall maintain all easements on their lot and shall not construct or place any obstruction within any public water retention easement which would interfere with the flow of service water along said easement. In addition, individual lots owners shall keep all public water retention easements clear of any impediments which may happen to fall or enter therein.

**Private (Exclusive) Easements:** The owners of Lots 13 through 18 may not erect or cause to be erected any fences, building or structures or in any manner cause to restrict the ingress/egress onto the Indiana Bell Telephone Company easement without the express written approval of the utility.

**Site Location Relative to Airport:** This subdivision is located approximately 4000 lineal feet north of Evansville Regional Airport Runway No. 18/36. This subdivision lies in close proximity to an operating airport and the operation of the airport and the landing and take-off of aircraft may generate high noise levels.

**Federal Aviation Administration:** Study No. 91-AGL-2439-08, dated January 13, 1992. The proposed construction is not identified as an obstruction under any standard of F.A.A., Part 77, Subpart C, and would not be a hazard to air navigation.

**BOUNDARY DESCRIPTION EDINBOROUGH**

A part of the West Half of the Northwest Quarter of the Southeast Quarter of Section 28, Township 5 South, Range 10 West, Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at the southeast corner of the Northwest Quarter of the Southeast Quarter of Section 28-15, said point being marked by a 1 inch pipe buried 10 inches deep (found); thence along the west line thereof north 00 degrees 21 minutes 45 seconds east 240.46 feet to the true point of beginning; thence continue along said west line north 00 degrees 21 minutes 45 seconds east 1076.31 feet to the northwest corner of said quarter quarter section, said point being marked by an iron pipe over a stone (found); thence along the north line of said quarter quarter section north 89 degrees 42 minutes 20 seconds east 665.03 feet to the northeast corner of said half quarter quarter section; thence along said east line south 00 degrees 27 minutes 17 seconds west 1310.81 feet to the southeast corner thereof; said point also being the center of Mainline Road; thence along said south line and center of Mainline Road south 89 degrees 42 minutes 19 seconds west 330.07 feet; thence parallel with the east line of said half quarter quarter section north 00 degrees 27 minutes 17 seconds east 303.10 feet; thence south 89 degrees 42 minutes 19 seconds west 124.00 feet; thence south 00 degrees 27 minutes 17 seconds west 10.00 feet; thence north 89 degrees 42 minutes 04 seconds west 77.62 feet; thence north 89 degrees 42 minutes 43 seconds west 160.00 feet to the point of beginning, containing 11.98 acres (793,226.71 square feet).

Subject to the right-of-way for Mainline Road along the south side.

Subject to an exclusive 20 foot wide easement to Indiana Bell Telephone per document recorded in Deed Record 941, page 540.

Subject to a 50 foot wide right-of-way for Edinborough Road per document recorded in Deed Drawer 3, Card 9267.

Subject to a 25 foot wide sanitary sewer easement along the west side per plat of McCutchan Estates Section I, recorded in Plat Book N, page 105.

**SURVEYOR'S 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 on July 11, 1992, and that all monuments shown exist at locations as noted. Witness my hand and seal this 18th day of August, 1992.



The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designates the same as EDINBOROUGH. All roads shown and not previously dedicated are hereby dedicated to public use.

The minimum front yard building line setback distance on all single-frontage lots shall be 25 feet; double-frontage lots shall have a 25 foot front yard building line setback and a 15 foot side yard setback.

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 use by public utilities.

**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 their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 18th day of August, 1992.

My Commission Expires: 2-10-93

Notary Public: Terry A. Campbell  
Notary Resides in: Evansville, Indiana

**AREA PLAN COMMISSION CERTIFICATE**

Under the authority provided by the Acts of 1981, Public Law 137-1, and amended by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on August 21, 1992.

President: Roy Michael Whetstone  
Executive Director: Roy Michael Whetstone



\*Corrected address per Area Plan Comm. Docket File 1-8-92  
(note is not on recorded plat in VC Recorder's Office)

