

# FARMINGTON PLACE

SHEET 1 OF 2

0-193

Part of the Northeast Quarter of Section 1, Township 6 South, Range 11 West, Vanderburgh County, Indiana described as follows:

Beginning at a point on the East line of the Northwest Quarter of the Northeast Quarter of said Section 1, which lies South 0 degrees 04 minutes 08 seconds East a distance of 252.97 feet from the Northeast corner thereof, thence continue South 0 degrees 04 minutes 08 seconds East along said East line a distance of 40.0 feet to an iron pin, thence North 89 degrees 58 minutes 48 seconds East a distance of 445.98 feet to a fence post, thence South 0 degrees 36 minutes 00 seconds West a distance of 98.00 feet, thence South 89 degrees 58 minutes 57 seconds West a distance of 42.11 feet, thence South 0 degrees 05 minutes 27 seconds East a distance of 147.02 feet, thence North 89 degrees 55 minutes 38 seconds East a distance of 426.11 feet to a point in the center of Kratzville Road, thence along the centerline of Kratzville Road on the following courses and distances:

South 10 degrees 23 minutes 00 seconds West a distance of 115.43 feet, South 13 degrees 56 minutes 31 seconds West a distance of 101.03 feet, South 19 degrees 16 minutes 00 seconds West a distance of 99.97 feet, South 27 degrees 12 minutes 30 seconds West a distance of 99.95 feet, South 32 degrees 29 minutes 30 seconds West a distance of 99.95 feet, South 42 degrees 07 minutes 30 seconds West a distance of 99.95 feet, South 48 degrees 59 minutes 30 seconds West a distance of 100.06 feet, South 47 degrees 41 minutes 30 seconds West a distance of 99.99 feet;

Thence North 89 degrees 30 minutes 56 seconds West a distance of 225.71 feet, thence South 0 degrees 08 minutes 35 seconds West a distance of 100.00 feet to a point on the South line of the North Half of the Northeast Quarter of said Section 1, thence North 89 degrees 51 minutes 25 seconds West along said South line a distance of 927.06 feet to a point on the East right of way line of the CSX Railroad (formerly WVC), thence North 3 degrees 19 minutes 00 seconds West along said East right of way line a distance of 869.56 feet, thence North 89 degrees 54 minutes 28 seconds East a distance of 484.1 feet, thence North 55 degrees 16 minutes 41 seconds East a distance of 346.73 feet to the place of beginning and containing 29.292 acres more or less.

95-00212

DULY ENTERED FOR TAXATION PURPOSES TO FINAL ACCEPTANCE FOR THE STATE

JAN - 4 1995

*Supreme M. Council*  
AUDITOR  
80

RECEIVED FOR RECORD  
3:24 P.M.  
JANUARY 13 1995  
PLAT BOOK 0  
PAGE 193  
BETTY J. BERMAN-REZEK  
VANDERBURGH COUNTY

I, the undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as FARMINGTON PLACE. All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground marked "P. U. easement" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "drainage easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected or maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lot.

*Anthony W. Arvin - Pres.*  
Anthony W. Arvin, President  
Signature Development Group, Inc.  
4300 Bergdolt Rd.  
Evansville, Indiana 47711

### NOTARY CERTIFICATE

STATE OF INDIANA }  
COUNTY OF VANDERBURGH } ss  
Before me, the undersigned notary public for Vanderburgh County, State of Indiana personally appeared the above signed owners of the real estate shown and described hereon and the execution of the plat to be their voluntary act and deed.

Witness my hand and seal this 7th day of December, 1994.  
My commission expires 3/12/1996 Notary Public Barbara A. Runyon  
Resident of Vanderburgh County Printed Barbara A. Runyon



### A.R.C. CERTIFICATE

Under the authority provided by 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 10-5-94.

Plat Release JANUARY 4, 1995  
President Robert H. Brown, Jr.  
Executive Director Barbara R. Cunningham  
Executive Director Barbara R. Cunningham



### SURVEYORS CERTIFICATE

I, Billy T. Nicholson, 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 locations as noted; that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class B survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

*Billy T. Nicholson*  
Billy T. Nicholson IN No. 7964  
Evansville, IN

Date 10/6/94



Lake Easements Lakes "A" and "B" are designed to provide stormwater detention. Top of dam elevation; pipe spillway and invert elevation; and lake surface area must be maintained as constructed. The owner of Lot 34 shall be responsible for the maintenance of lake "A". The owners of lots 21, 22, and 23 shall be responsible for the maintenance of lake "B".

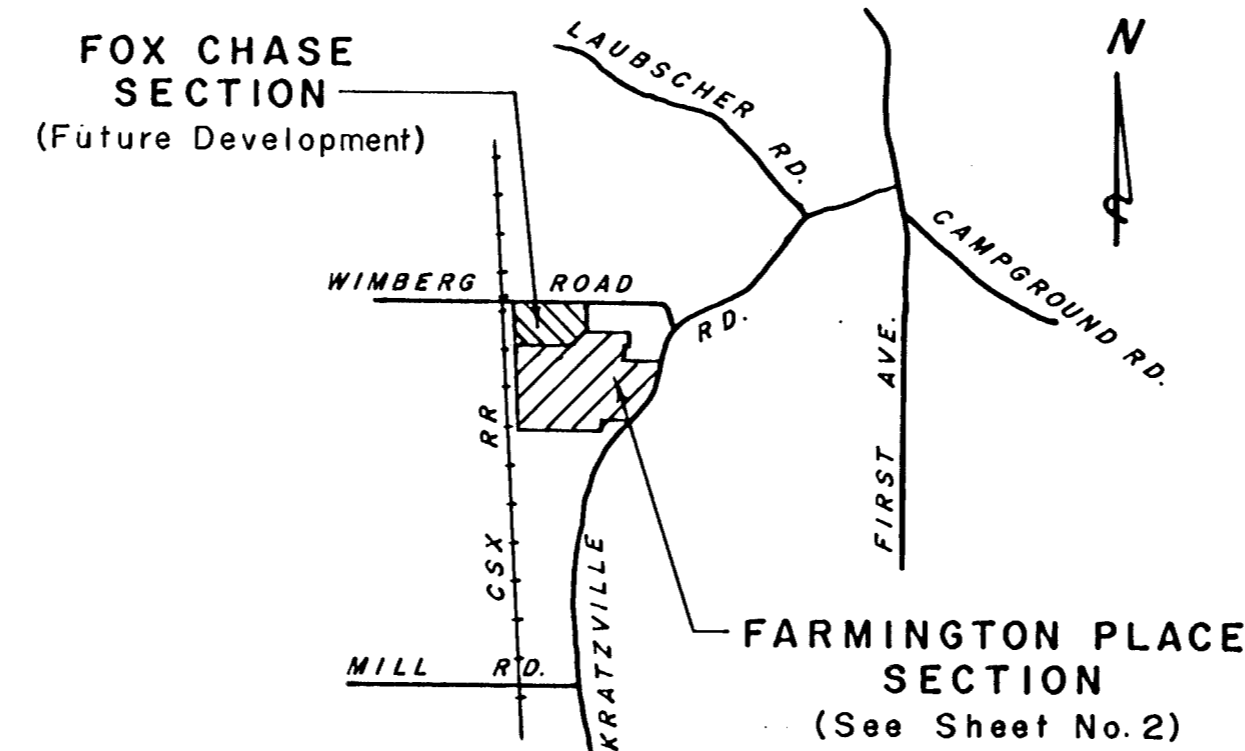
The limit of the 100 year flood based on the firm map, community panel No. 180257 0001 B, is as shown. Lots within the flood zone have minimum finished floor elevation (including basements) noted on the plat (i.e. FF 407).

All lots must access interior streets only.

All utilities available at site by extension

Street plans have been approved by the City of Evansville Board of Public Works on OCTOBER 5, 1994

Storm drainage plans have been approved by the City of Evansville Board of Public Works on OCTOBER 5, 1994



LOCATION MAP  
1" = 2000'

Erosion control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes more than 6% 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. All corners marked with iron pin except as noted.

Strips 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 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 located 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 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 staging areas for work by public utilities.

| CURVE NO. 1 | CURVE NO. 2 |            |            | CURVE NO. 3 |            |           | CURVE NO. 4 |            |            | CURVE NO. 5 |            |            |         |
|-------------|-------------|------------|------------|-------------|------------|-----------|-------------|------------|------------|-------------|------------|------------|---------|
|             | Inside      | Centerline | Outside    | Inside      | Centerline | Outside   | Inside      | Centerline | Outside    | Inside      | Centerline | Outside    |         |
| R 75.00'    | 100.00'     | 125.00'    | 176.10'    | 201.10'     | 226.10'    | 75.00'    | 100.00'     | 125.00'    | 50.00'     | 75.00'      | 100.00'    | 50.00'     |         |
| Δ 53°25'55" | 53°25'55"   | 53°25'55"  | 35°55'36"  | 35°55'36"   | 35°55'36"  | 93°19'57" | 93°19'57"   | 93°19'57"  | 53°37'22"  | 53°37'22"   | 53°37'22"  | 90°00'00"  |         |
| T 37.75'    | 50.33'      | 62.91'     | 57.03'     | 65.20'      | 73.30'     | 79.43'    | 105.39'     | 132.49'    | 25.27'     | 37.90'      | 50.00'     | 75.00'     |         |
| D 76.39437° | 57.29580°   | 45.83664°  | 32.358934° | 28.49188°   | 25.340902° | 76.39437° | 57.29580°   | 45.83664°  | 114.59156° | 76.39437°   | 57.29580°  | 114.59156° |         |
| L 69.94'    | 93.26'      | 115.57'    | 110.42'    | 126.10'     | 141.77'    | 122.17'   | 162.90'     | 203.62'    | 46.79'     | 70.19'      | 93.59'     | 78.54'     |         |
|             |             |            |            |             |            |           |             |            |            |             |            | 117.81'    |         |
|             |             |            |            |             |            |           |             |            |            |             |            |            | 137.08' |

# FARMINGTON PLACE

## FARMINGTON PLACE SECTION SHEET 2 OF 2

95-00212

NE Cor.  
NW 1/4, NE 1/4  
Sec. 1-6-11  
252.97'  
P.O.B.  
40.00'  
S 0° 04' 08" E

