

FENWAY PARK

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PLAT BOOK R-40
PAGE 2003R00005152
COUNTY CLERK
EVANSVILLE, INDIANA

BOUNDARY DESCRIPTION

A part of the South Half of the Southeast Quarter of Section 32, Township 4 South, Range 10 West, of the Second Principal Meridian, Scott Twp., Vanderburgh County, Indiana, described as follows: Commencing at the southwest corner of said half-quarter section; thence South 87 degrees 38 minutes 15 seconds East 590.00 feet along the south line of said half-quarter section to the POINT OF BEGINNING of this description; thence parallel with the west line of said half-quarter section North 2 degrees 15 minutes 17 seconds East 852.40 feet (possessing a 3/4" rebar with plastic cap stamped "BLA FIRM 0030" at 856.52 feet) to a point in Pond Flat Ditch Lateral (relocated Kneer Ditch); thence South 89 degrees 19 minutes 05 seconds East 509.08 feet to a point in said ditch lateral (from which point a 3/4" rebar with plastic cap stamped "BLA FIRM 0030" lies South 47 degrees 16 minutes 03 seconds East 40.05 feet); thence South 47 degrees 18 minutes 03 seconds East 127.54 feet; thence South 68 degrees 07 minutes 33 seconds East 365.05 feet to the northwest corner of Valley Estates Subdivision; the plot of which is recorded in Plat Record "K-140"; thence South 1 degree 29 minutes 47 seconds West 633.88 feet along the west line of said Valley Estates Subdivision to the south line of said half-quarter section; thence North 89 degrees 11 minutes 30 seconds West 888.44 feet along the south line of said half-quarter section; thence North 87 degrees 38 minutes 15 seconds West 89.85 feet along the south line of said half-quarter section to the point of beginning and containing 13.356 acres more or less.

The above-described 13.356-acre tract of land is a portion of the 13.587-acre tract of land shown on a survey dated May 6, 2002 and recorded June 5, 2002 in Surveyor's Plat Drawer 1, Card 1877.

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 correctly represents a survey completed by me on March 11, 2002 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 2 day of February, 2003.

James A. Farny
Indiana Registration No. 50551
Bernardin Lochmueller & Assoc., Inc.
Evansville, IN 47715

Dimensions shown in \circ indicate location of those easements relative to lot lines hereby created as part of this plat. Dimensions in () indicate location of easements of record relative to lot lines. The uncertainty in the placement of the recorded easements within the platted boundary due to differing coordinate geometry that describes each is 2.5."

DRAINAGE NOTE:

- "The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:
- "Mowing grass, controlling weeds, and maintaining the designed cover within the waterways, storage basins, and easements in accordance with applicable ordinances.
 - "Keeping all parts of the storm water drainage system operating as designed and constructed, and free of all trash, debris, and obstructions to the flow of water.
 - "Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
 - "Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
 - "Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property.
 - "The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins all of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this Subdivision, and which are in drainage easements and outside of the county accepted road rights-of-way as shown on the plat of this subdivision."
 - "NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board."

OWNERS CERTIFICATE

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as FENWAY PARK. All roads shown and not previously dedicated 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, 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 areas of land and any fence located within said areas of land is subject to removal by a public 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 dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements 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 staging areas for work 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 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." (Lake 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 Lake Maintenance and Storm Detention Easement.
- Strips or areas of land, of the dimensions shown on this plat and marked "F.E." (Floodway Easement) are hereby dedicated for conveyance of surface water flooding within a defined floodway under the jurisdiction of the Indiana Department of Natural Resources, the Flood Control Act, I.C. 13-2-22, states that it is unlawful to erect, make, use, or maintain a structure, obstruction, deposit, or excavation in or on any floodway without obtaining prior approval from the Department of Natural Resources.
- 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.

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NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
Before me, the undersigned 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 be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the 3rd day of Feb. 2003.

My Commission Expires: 2-10-07
Notary Public: Terry A. Campbell

Notary Resides In: Vanderburgh County, Indiana
Terry A. Campbell
(Typed or printed name)

April 7-5-2002 R-40

AREA PLAN COMMISSION CERTIFICATE

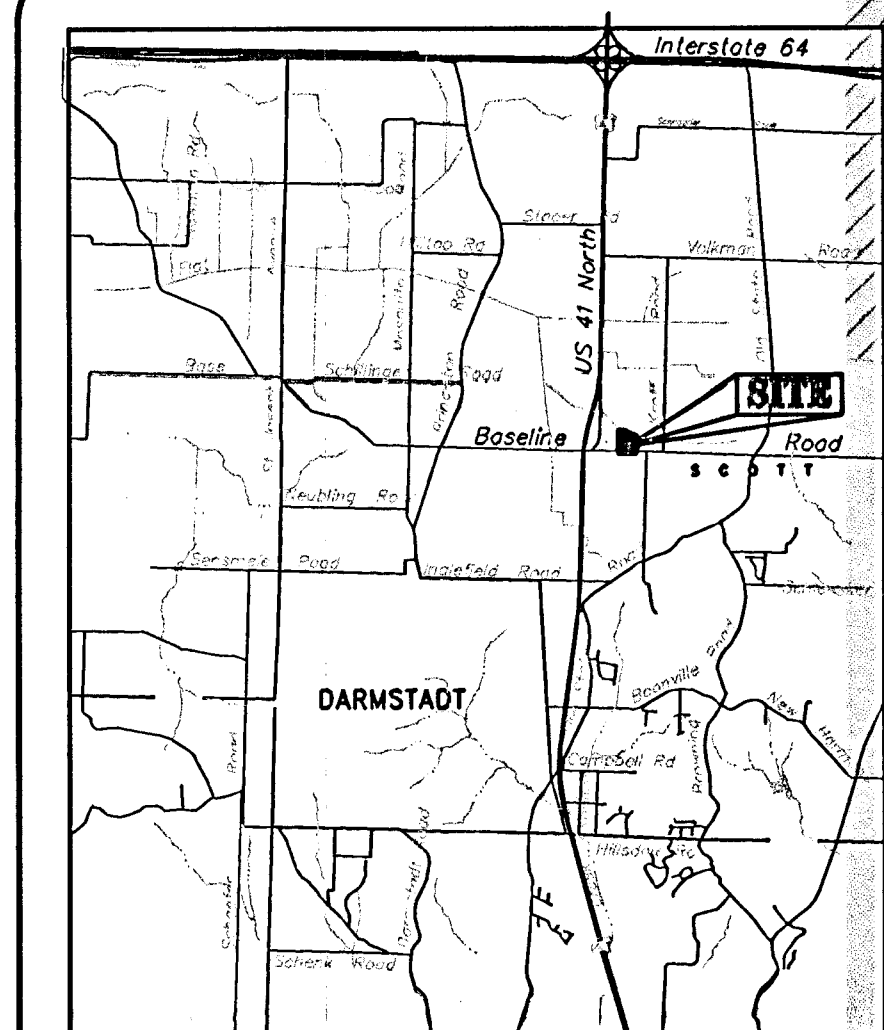
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on May 1, 2002.

Mark Justice, President
Burling Miller, Executive Director
Rudolf Miller, Executive Director

PLAT RELEASE DATE: Feb 3, 2003

CURVE DATA TABLE

NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	TANGENT DELTA ANGLE	CHORD LENGTH	EXTERNAL MID ORDINATE
C1	119.50	85.00	S38°39'36"E	72.02	80°33'01"	26.41
C2	137.84	225.00	S83°21'18"W	70.40	28°43'10"	8.97
C3	286.73	150.00	N52°52'53"W	212.43	109°32'46"	110.05
C4	233.08	115.00	S59°52'20"W	184.50	116°07'40"	102.40
C5	56.27	300.00	S67°21'14"E	28.22	10°44'48"	1.32
C6	222.42	171.50	S35°32'32"E	129.96	74°18'32"	43.68
C7	114.49	225.00	S16°11'33"W	58.51	29°09'16"	7.48



LOCATION MAP
SCOTT TWP.
VANDERBURGH CO.
SEC. 5, T5S, R10 W

GENERAL NOTES

- Flood Plain Data:** Per F.I.R.M., Vand. County, Indiana (unincorporated areas) Panel No. 180256 0015 C dated Aug. 5, 1991. A portion of this project lies within 100 Year Flood Zone "A".
- Minimum First Floor Elevations:** Have been established by the Vanderburgh County Building Commissioner. Flood protection elevation of +43.00 is req'd. for all lots.
- Basements:** Any basements must be approved by the Vanderburgh County Building Commissioner.
- Crawl Spaces:** Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installation of sump pumps, yard slopes in excess of code minimums, etc.
- Utilities:** Sanitary sewer, water, gas, telephone and electric are on or will be extended to the site.
- Access:** All access will be by way of internal streets. No curb cuts will be allowed along Baseline Road.
- Road Grades:** Maximum road grades shall not exceed 5%.
- Temporary Erosion Control:** 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 seeding. Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion control blankets in place within (5) days of disturbance of soil which must remain in place until final grading and seeding.
- Site Topography:** The site is relatively flat and has a slight slope from South to North toward Pond Flat Ditch Lateral A. The elevations throughout range from 455 to 438.
- Erosion Control for Ditches:** Slopes of 0% - 2% shall be mulched and seeded within 45 day 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 rip rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
- Monuments:** Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: 3/4" x 30" rebar w/cap stamped BLA Firm 0030. Except for corners that fall within the ditch bank. Reference monuments are set on property lines near top of bank referencing true corners as noted herein.
- Storm Drainage plans** were approved by the Vanderburgh County Drainage Board on: 12/23/02.
- Sanitary Sewer Construction Plans** were approved by the Evansville Water and Sewer Utility on: 7/23/02.
- Road construction plans** were approved by the Vanderburgh County Commissioners on: 8/05/02.
- Water Line Construction Plans** were approved by the Evansville Water and Sewer Utility on: 8/06/02.

Owner: Richard W. Bengart
9-37-18

Owner: Christopher G. & Teresa G. Deyes
9-144-12

Owner: Blitta Gene Jones
9-144-13

Owner: Buffy D. Wonnebauer & Kimberly A. Harvey
9-144-14

Owner: Calvin D & Linda S Rickard
9-144-15

Owner: Baseline Properties Inc.
9-282-13

Owner: Baseline Properties Inc.
9-61-04

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