

# FOX HOLLOW SUBDIVISION PHASE I

## 0-170

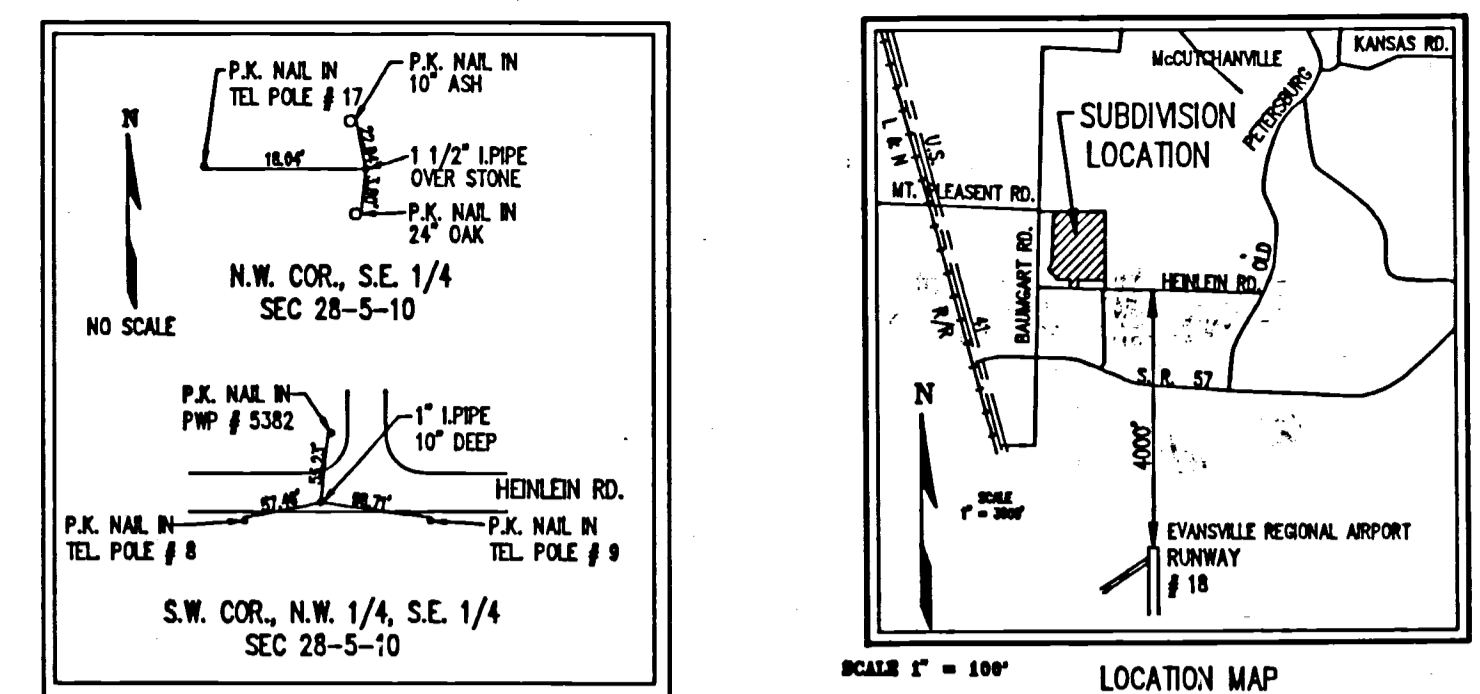
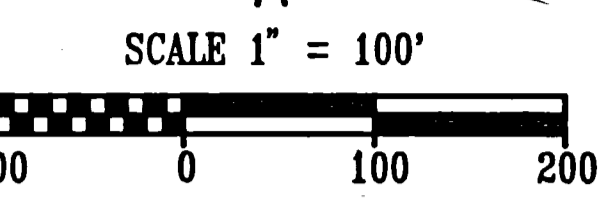
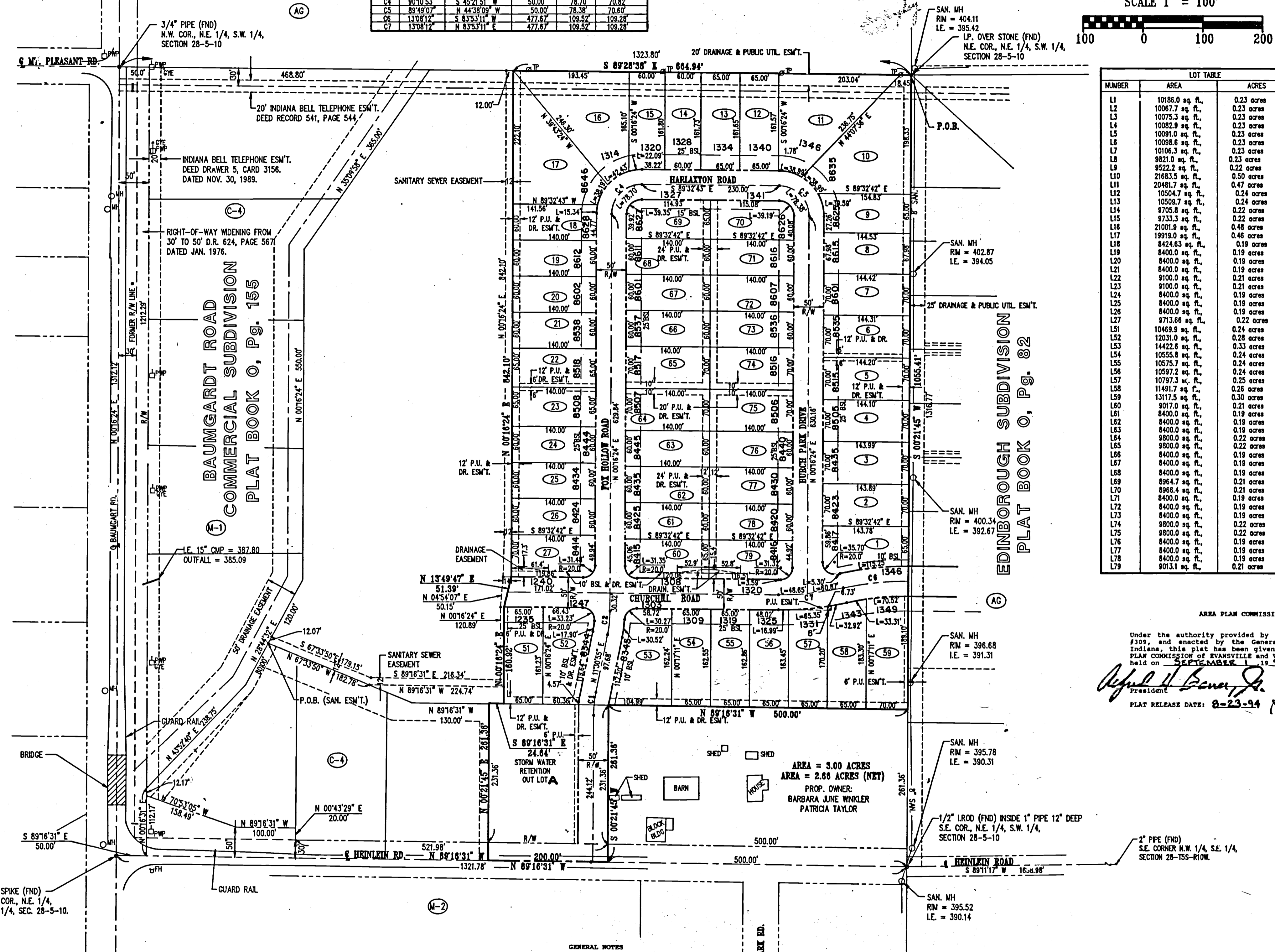
DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ADJUSTMENT FOR TRANSFER.

AUG 23 1994

*Ann Thompson*  
Auditor  
4992

RECEIVED FOR RECORD  
2:56 P.M.  
August 23 1994  
Plat Book \_\_\_\_\_  
Page \_\_\_\_\_  
BETTY J. HERMANN RECORDER  
VANDERBURGH COUNTY

NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	CHD LENGTH
C1	1179'10"	S 05°56'20" W	200.00'	38.33'	38.87'
C2	1174'34"	N 05°33'40" E	200.00'	38.33'	38.87'
C3	907'05"	S 45°21'51" W	50.00'	78.70'	78.82'
C4	8949'07"	N 44°38'09" W	50.00'	78.38'	78.60'
C5	1308'12"	S 83°53'11" W	477.87'	109.52'	109.28'
C7	1308'12"	N 83°53'11" E	477.87'	109.52'	109.28'



NUMBER	AREA	ACRES
L1	10186.0 sq. ft.	0.23 acres
L2	10067.7 sq. ft.	0.23 acres
L3	10075.3 sq. ft.	0.23 acres
L4	10022.9 sq. ft.	0.23 acres
L5	10091.0 sq. ft.	0.23 acres
L6	10088.6 sq. ft.	0.23 acres
L7	10106.3 sq. ft.	0.23 acres
L8	9821.0 sq. ft.	0.23 acres
L9	9222.2 sq. ft.	0.22 acres
L10	21683.5 sq. ft.	0.50 acres
L11	20481.7 sq. ft.	0.47 acres
L12	10504.7 sq. ft.	0.24 acres
L13	10503.7 sq. ft.	0.24 acres
L14	9702.8 sq. ft.	0.22 acres
L15	9733.3 sq. ft.	0.22 acres
L16	21001.9 sq. ft.	0.48 acres
L17	19919.0 sq. ft.	0.46 acres
L18	8424.3 sq. ft.	0.19 acres
L19	8400.0 sq. ft.	0.19 acres
L20	8400.0 sq. ft.	0.19 acres
L21	8400.0 sq. ft.	0.19 acres
L22	9100.0 sq. ft.	0.21 acres
L23	9100.0 sq. ft.	0.21 acres
L24	8400.0 sq. ft.	0.19 acres
L25	8400.0 sq. ft.	0.19 acres
L26	8400.0 sq. ft.	0.19 acres
L27	8713.6 sq. ft.	0.20 acres
L28	10469.9 sq. ft.	0.24 acres
L29	12031.0 sq. ft.	0.28 acres
L30	14422.6 sq. ft.	0.33 acres
L31	10558.5 sq. ft.	0.24 acres
L32	10575.7 sq. ft.	0.24 acres
L33	10587.2 sq. ft.	0.24 acres
L34	10797.3 sq. ft.	0.25 acres
L35	14991.7 sq. ft.	0.34 acres
L36	13117.5 sq. ft.	0.30 acres
L37	8017.0 sq. ft.	0.18 acres
L38	8400.0 sq. ft.	0.19 acres
L39	8400.0 sq. ft.	0.19 acres
L40	8400.0 sq. ft.	0.19 acres
L41	8400.0 sq. ft.	0.19 acres
L42	8400.0 sq. ft.	0.19 acres
L43	8400.0 sq. ft.	0.19 acres
L44	8400.0 sq. ft.	0.19 acres
L45	8400.0 sq. ft.	0.19 acres
L46	8400.0 sq. ft.	0.19 acres
L47	8400.0 sq. ft.	0.19 acres
L48	8400.0 sq. ft.	0.19 acres
L49	8400.0 sq. ft.	0.19 acres
L50	8400.0 sq. ft.	0.19 acres
L51	8400.0 sq. ft.	0.19 acres
L52	8400.0 sq. ft.	0.19 acres
L53	8400.0 sq. ft.	0.19 acres
L54	8400.0 sq. ft.	0.19 acres
L55	8400.0 sq. ft.	0.19 acres
L56	8400.0 sq. ft.	0.19 acres
L57	8400.0 sq. ft.	0.19 acres
L58	8400.0 sq. ft.	0.19 acres
L59	8400.0 sq. ft.	0.19 acres
L60	8400.0 sq. ft.	0.19 acres
L61	8400.0 sq. ft.	0.19 acres
L62	8400.0 sq. ft.	0.19 acres
L63	8400.0 sq. ft.	0.19 acres
L64	8400.0 sq. ft.	0.19 acres
L65	8400.0 sq. ft.	0.19 acres
L66	8400.0 sq. ft.	0.19 acres
L67	8400.0 sq. ft.	0.19 acres
L68	8400.0 sq. ft.	0.19 acres
L69	8400.0 sq. ft.	0.19 acres
L70	8400.0 sq. ft.	0.19 acres
L71	8400.0 sq. ft.	0.19 acres
L72	8400.0 sq. ft.	0.19 acres
L73	8400.0 sq. ft.	0.19 acres
L74	8400.0 sq. ft.	0.19 acres
L75	8400.0 sq. ft.	0.19 acres
L76	8400.0 sq. ft.	0.19 acres
L77	8400.0 sq. ft.	0.19 acres
L78	8400.0 sq. ft.	0.19 acres
L79	8400.0 sq. ft.	0.19 acres

SECTION CORNER REFERENCES

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: AUG. 23, 1993 (date)

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: AUG. 15, 1994 (date)

**OWNERS' CERTIFICATE**  
The undersigned owners of the real estate shown and described herein do hereby certify that the plat and subdivision shown and designated the same as FOX HOLLOW SUBDIVISION PHASE I. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated for the installation, maintenance, operation, 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, 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 drainage; 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 work by public utilities.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated to public utility and drainage easements in addition to public utilities provided, however, that no above ground parts of such utility facilities shall be placed within the bounds of drainage ditches or swales in such manner as to impede the flow of water.

*Notary Public*  
J. C. Bussell, Jr.  
110 Main Street  
Evansville, IN 47711

**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 Owners and Subdividers, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the use and purpose therein set forth.



Witness my hand and seal this 23rd day of August, 1994.  
My Commission Expires: 9-16-94  
*Rebecca Masterson*  
Notary Public  
Evansville, Indiana  
(typed or printed name)

**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 SEPTEMBER 13, 1993.  
*Rebecca Masterson* President  
*Barbara A. Lanning* Executive Director  
PLAT RELEASE DATE: 8-23-94



- Remarks:**
- All easements, unless otherwise indicated, are public utility and drainage easements. All easement widths are shown hereon.
  - Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow or change the direction of surface water along drainage easement.
  - No portable or permanent storage sheds, dog houses, or other permanent or portable building shall be placed within any easement.
- Fences:**
- Any fence constructed within any other easement is subject to the rights of ingress and egress by the utilities.

It is understood by the owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

**Remarks:** The adjacent property to the north and east is currently zoned agricultural; the adjacent property to the west and south is currently zoned M-1 and C-4. The subject property is zoned R-1.

**Flood Plain Data:** Per F.I.R.M. Panel No. 180256 0025 C, dated August 3, 1991, and revised to reflect LOMR, dated July 11, 1994, no portion of the proposed subdivision is within the designated 100 year flood zone. Additional information may be obtained from the Vanderburgh County Building Commission.

**Minimum First Floor Elevation:** The first floor grades shall be a minimum of 1'-4" above the top of curb if the lawn drains across the curb or 1'-2" above the high point of a drainage swale around the structure.

**Wetland Designation:** The subject tract of land does not lie within or contain any wetland classification as said tract plots by scale on U.S. Department of the Interior, Fish and Wildlife Service National Wetlands Inventory Map for Evansville North, Indiana, dated 1989.

**Easements:** Any easements must be approved by the Vanderburgh County Building Commission.

**Utilities:** Sewer, water, and electric are available.

**Road Grades:** Maximum road grades will not exceed 4%.

**SURVEYOR'S CERTIFICATE**  
I, Danny K. Leek, do hereby certify that I, as a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed under my direct supervision on AUG. 23, 1994 and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 23rd day of August, 1994.

*Danny K. Leek*  
REGISTERED  
No. S0480  
STATE OF INDIANA  
LAND SURVEYOR

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