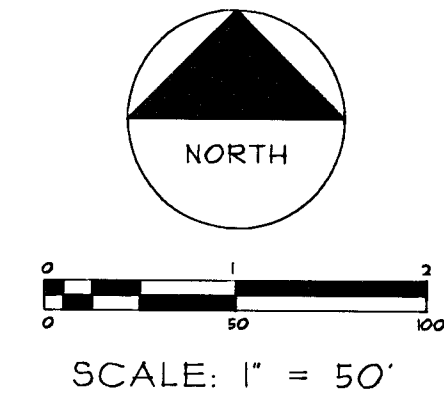


# FUQUAY PLACE

**GENERAL NOTES:**

- OWNER: JAMES FUQUAY, 2225 N. CULLEN AVE EVANSVILLE IN 47115  
DEVELOPER: FUQUAY CONSTRUCTION, JAMES FUQUAY, PRESIDENT 2225 N. CULLEN AVE, EVANSVILLE IN 47115
- UTILITIES: WATER SERVICE BY THE CITY OF EVANSVILLE GAS AND ELECTRIC SERVICE BY SIGECO, EVANSVILLE SEWER SERVICE.
- EROSION CONTROL: SLOPES 0% TO 4% SHALL BE MULCHED AND SEEDED, I.E. RYE, RED TOP AND WHEAT (WHICH WILL BE USED FOR FALL PLANTING) WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 4% SHALL HAVE STRAW BALES AND/OR EROSION CONTROL BLANKETS IN PLACE WITHIN 4 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
- ZONING: ALL SURROUNDING PROPERTY IS ZONED R-1 AS IS THE PROPOSED SUBDIVISION.
- FLOOD PLAIN DATA: PROPOSED SUBDIVISION IS NOT LOCATED WITHIN A FLOOD PLAIN AS PER FIRM PANEL (80251) 0008 B, DATED OCTOBER 15, 1981 FOR CITY OF EVANSVILLE, VANDERBURGH COUNTY, INDIANA.
- SOIL CLASSIFICATIONS: F8S, FRINCTION FINE SANDY LOAM, 2 TP 4% SLOPES U8, WEINBACH SILT LOAM UH82, WHEELING LOAM, 2 TO 4% SLOPES, ERODED.
- ENCROACHMENT WITHIN OPEN DRAINAGE CHANNELS, UNDERGROUND DRAINAGE CONDUITS OR DESIGNATED EASEMENTS BY FENCES, TREES, SHRUBS, GARDENS, VEGETATION (OTHER THAN GRASS) OR BY PERMANENT STRUCTURES OTHER THAN THOSE DESIGNATED BY THE DRAINAGE PLAN FOR THE SUBDIVISION IS PROHIBITED.
- ALL CORNERS NOT FOUND WERE SET WITH 5/8" IRON ROD (I.R.) L.S. CAP 50004

| CURVE | LENGTH | DELTA      | RADIUS | TANGENT | DIRECTION   | CHORD  | ARC        | DEF |
|-------|--------|------------|--------|---------|-------------|--------|------------|-----|
| C1    | 84.54' | 118°03'20" | 42.00' | 43.38'  | N51°51'53"E | 12.02' | 134°25'01" |     |
| C2    | 111.4' | 28°03'20"  | 35.00' | 8.14'   | S11°02'07"E | 14.31' | 143°42'08" |     |
| C3    | 22.04' | 23°32'02"  | 19.52' | 11.22'  | N14°02'03"E | 21.89' | 115°44'51" |     |



A PART OF THE NORTHWEST QUARTER OF SECTION 31, T4S, R31W, VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" BRASS ROD IN A POT AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 00°34'52" EAST 1100 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION SOUTH 88°54'13" WEST 210.00 FEET TO A FLUSH 5/8" IRON ROD WITH L.S. CAP 50004 ON THE NORTH RIGHT OF WAY LINE OF COVERT AVENUE EXTENSION PROJECTION M-2220(1) AS RECORDED IN DEED DRAWER 3, CARD 4554 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA; ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING:

- 1ST: SOUTH 88°54'13" WEST 100.00 FEET TO A FLUSH 5/8" IRON ROD WITH L.S. CAP 50004; THENCE
- 2ND: SOUTH 00°31'21" WEST 12.00 FEET TO A FLUSH 5/8" IRON ROD WITH L.S. CAP 50004; THENCE PARALLEL WITH SAID SOUTH LINE
- 3RD: SOUTH 88°54'13" WEST 589.51 FEET TO A FLUSH 5/8" IRON ROD WITH L.S. CAP 50004 ON THE EAST LINE OF AUDUBON TERRACE SUBDIVISION SECTION 'D'; AS RECORDED IN PLAT BOOK J, PAGE 156 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA; THENCE ALONG SAID EAST LINE
- 4TH: NORTH 00°34'10" EAST 152.10 FEET TO A 5/8" IRON ROD, 2" TALL AT THE SOUTHWEST CORNER OF CARDINAL HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK J, PAGE 145 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA; THENCE ALONG SAID SOUTH LINE
- 5TH: NORTH 88°28'13" EAST 489.00 FEET TO A POINT 0.13 FEET SOUTH OF A 1" PINCHED-TOP IRON PIPE, 1/2" TALL AND SET IN CONCRETE, SAID PIPE BEING CALLED FOR AS THE NORTHEAST CORNER OF A PARCEL DEEDED TO JIM FUQUAY AND RECORDED IN VOLUME 433, PAGE 319 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA; THENCE
- 6TH: SOUTH 00°18'18" WEST 146.29 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.432 ACRES, MORE OR LESS.

SUBJECT TO A 25 FOOT WIDE EASEMENT TO TEXAS GAS (SIGECO), BY SUCCESSION AS RECORDED IN MISCELLANEOUS RECORDS 'X', PAGE 551 AS RECORDED IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

95-05179

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 13 1995

*James M. Comish*  
AUDITOR  
1288

LAND DESCRIPTION

0-198

RECEIVED FOR RECORD  
at 3:28 P.M.  
MARCH 13 1995  
Plat Book 0  
Page 198  
BETH J. HERLIAN, RECORDER  
VANDERBURGH COUNTY

**OWNERS CERTIFICATE**

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS FUQUAY PLACE ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HERBY DEDICATED TO PUBLIC USE.

STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" ARE HEREBY RESERVED FOR INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND, NO STRUCTURE OTHER THAN SUCH UTILITY FACILITIES SHALL BE ERECTED WITHIN SAID STRIPS OF LAND, ANY FENCES ERECTED WITHIN OR ACROSS SAID EASEMENTS SHALL BE SUBJECT TO THE RIGHTS OF THE UTILITIES TO ACCESS AND USE THESE EASEMENTS.

STRIPS OF GROUND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES; PROVIDED, HOWEVER, THAT NO ABOVE GROUND PARTS OF SUCH FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER; PROVIDED, HOWEVER THAT PUBLIC UTILITIES ARE HERBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES; AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

*James M. Fuquay* *DeAnn Fuquay*

**NOTARY CERTIFICATE**

STATE OF INDIANA )  
COUNTY OF VANDERBURGH )

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 FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 2 DAY OF March 1995

MY COMMISSION EXPIRES 4-15-96  
*Jessie H. Woodall* NOTARY PUBLIC  
SUDITH WOODALL PRINTED NAME  
A RESIDENT OF WARRICK COUNTY



**SURVEYOR'S CERTIFICATE**

I, RALPH A. EASLEY, JR., HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON 11-9-94 THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

*Ralph A. Easley Jr.*  
RALPH A. EASLEY, JR.  
INDIANA REG. NO. S 0006



**AREA PLAN COMMISSION CERTIFICATE**

UNDER THE AUTHORITY PROVIDED BY THE 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 AT A MEETING HELD ON MARCH 2, 1994.

*Walter H. Bauer Jr.* EXECUTIVE DIRECTOR  
PRESIDENT

PLAT RELEASE MARCH 13, 1995  
*Bruce A. Olson* ASSISTANT EXECUTIVE DIRECTOR



**CITY**

STORM DRAINAGE PLANS WERE APPROVED BY THE CITY BOARD OF PUBLIC WORKS ON:

AUGUST 4, 1993  
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE CITY BOARD OF PUBLIC WORKS ON:

FEBRUARY 15, 1995  
DATE

