HARBOUR'S EDGE
PHASE II

0-36

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Plat Book 0
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BOB STEELE, RECORDER
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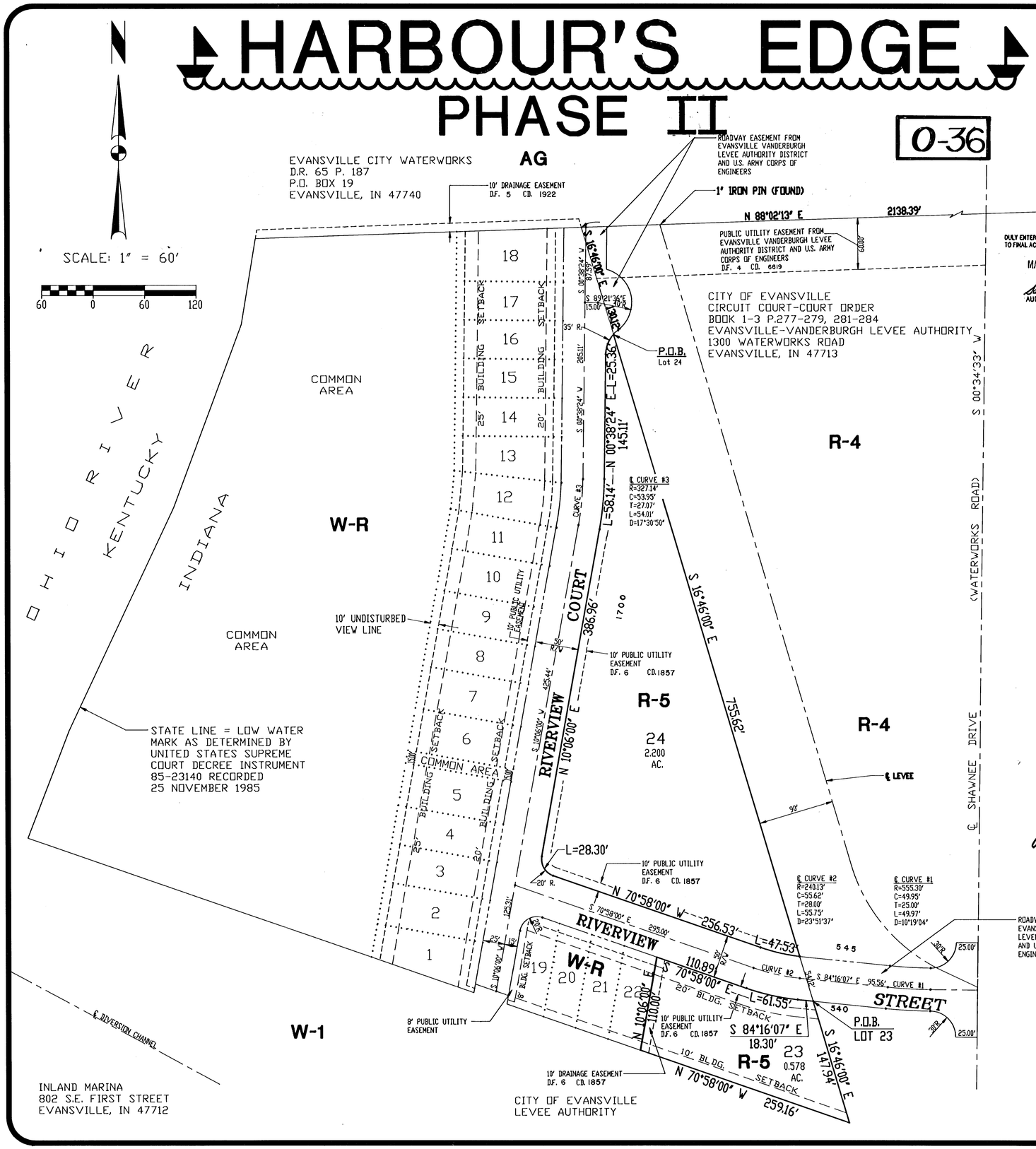
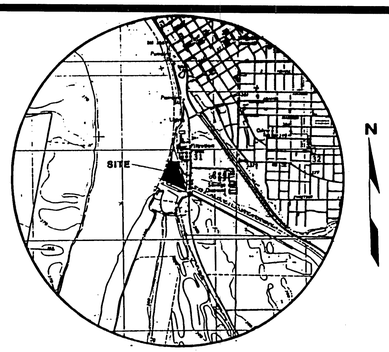
91-05777

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
MAR 21 1991 2071
AUDITOR





LOCATION MAP
SCALE: NONE

GENERAL NOTES

Zoning: The subject property is currently zoned R-5 as shown. All abutting property is zoned as shown hereon.

Flood Plain Data:

All of the areas above elevation 378.3 have been removed from the 100 year flood zone by the Federal Emergency Management Agency by letters dated November 21, 1989, February 1, 1990 and April 19, 1990 and recorded in Misc. Drawer 3, Card 5075 in the office of the Recorder of Vanderburgh County, Indiana.

Utilities: Sewers, water, telephone, electric and natural gas are available at the site.

Road Grades: Maximum road grades shall not exceed 5%.

Minimum First Floor Elevation: First floor grades shall be minimum of two feet above the 100 year flood elevation. Actual first floor grades may need to be higher for proper drainage around homes

Temporary Erosion Control: (during construction)

Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., ryé, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.

Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Easements: All easements, unless otherwise indicated, are public utility and drainage easements. All easement widths are as shown hereon. The street easement is dedicated for the use of public utilities and the private use of the residents and their invited guests.

Roadways: The roadway pavements will be privately maintained by the homeowner's association.

Storm Sewers: The storm sewers will be privately maintained by the homeowner's association.

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 SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on SEPTEMBER 6, 1989.

President — Executive Director

PLAT RELEASE DATE: 3-21-91 — Executive Director

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: 3-28-88

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: 9-18-89

BOUNDARY DESCRIPTION
HARBOUR'S EDGE - PHASE II

That part of Lots 26 and 27 in Dunham Tract in Section 31, Township 6 South, Range 10 West, Vanderburgh County, Indiana, and more particularly described as follows:

LOT 24

Commencing at the intersection of the west right-of-way line of the Knight Township Levee Section of the Evansville Flood Protection System with the north line of Lot 26 Dunham Tract, which point is 2138.39 feet south 88 degrees 02 minutes 13 seconds west of the northeast corner of said Lot 26; thence south 16 degrees 46 minutes 00 seconds east 130.12 feet to the point of beginning of Lot 24; thence continuing south 16 degrees 46 minutes 00 seconds east 755.62 feet to a point on a curve concave to the north having a radius of 215.13 feet and a chord measuring 47.44 feet bearing north 77 degrees 16 minutes 51 seconds west; thence along said curve 47.53 feet; thence north 70 degrees 58 minutes 00 seconds west 256.53 feet to the point of curvature of a curve concave to the northeast having a radius of 20.00 feet and a chord measuring 26.00 feet bearing north 30 degrees 26 minutes 00 seconds west; thence along said curve 28.30 feet; thence north 10 degrees 06 minutes 00 seconds east 386.96 feet to the point of curvature of a curve concave to the west having a radius of 352.14 feet and a chord measuring 58.08 feet bearing north 05 degrees 22 minutes 12 seconds east; thence along said curve 58.14 feet; thence north 00 degrees 38 minutes 24 seconds east 145.11 feet to the point of curvature of a curve concave to the southeast having a radius of 35.00 feet and a chord measuring 24.81 feet bearing north 21 degrees 23 minutes 48 seconds east; thence along said curve 25.36 feet to the point of beginning, containing 2.20 acres.

LOT 23

Commencing at the intersection of the west right-of-way line of the Knight Township Levee Section of the Evansville Flood Protection System with the north line of Lot 26 Dunham Tract, which point is 2138.39 feet south 88 degrees 02 minutes 13 seconds west of the northeast corner of said Lot 26; thence south 16 degrees 46 minutes 00 seconds east 939.86 feet to the point of beginning; thence continuing south 16 degrees 46 minutes 00 seconds east 147.94 feet; thence north 70 degrees 58 minutes 00 seconds west 259.16 feet; thence north 10 degrees 06 minutes 00 seconds east 110.00 feet; thence south 70 degrees 58 minutes 00 seconds east 110.89 feet to the point of curvature of a curve concave to the north having a radius of 265.13 feet and a chord measuring 61.41 feet bearing south 77 degrees 37 minutes 04 seconds east; thence along said curve 61.55 feet; thence south 84 degrees 16 minutes 07 seconds east 18.30 feet and to the point of beginning, containing 0.578 acres.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, 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 April 13, 1987, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 14th day of March, 1991.

James Q. Morley, L.S.
Indiana Registration No. 12629

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as HARBOUR'S EDGE - PHASE II. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage.

W. C. Bussing, Jr. - Developer
3 S. Brentwood
Evansville, IN 47715

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

Witness my hand and seal this 14th day of March, 1991.

My Commission Expires: 2-10-93

Notary Resides in Vanderburgh County, Indiana

Terry A. Campbell
Notary Public
Terry A. Campbell
(typed or printed name)