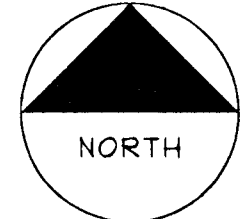


FINAL PLAT OF: LOWE PARK SUBDIVISION

A PLANNED RESIDENTIAL DEVELOPMENT IN
VANDERBURGH COUNTY, INDIANA



SCALE: 1" = 50'

FILED FOR RECORD SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 11 1998

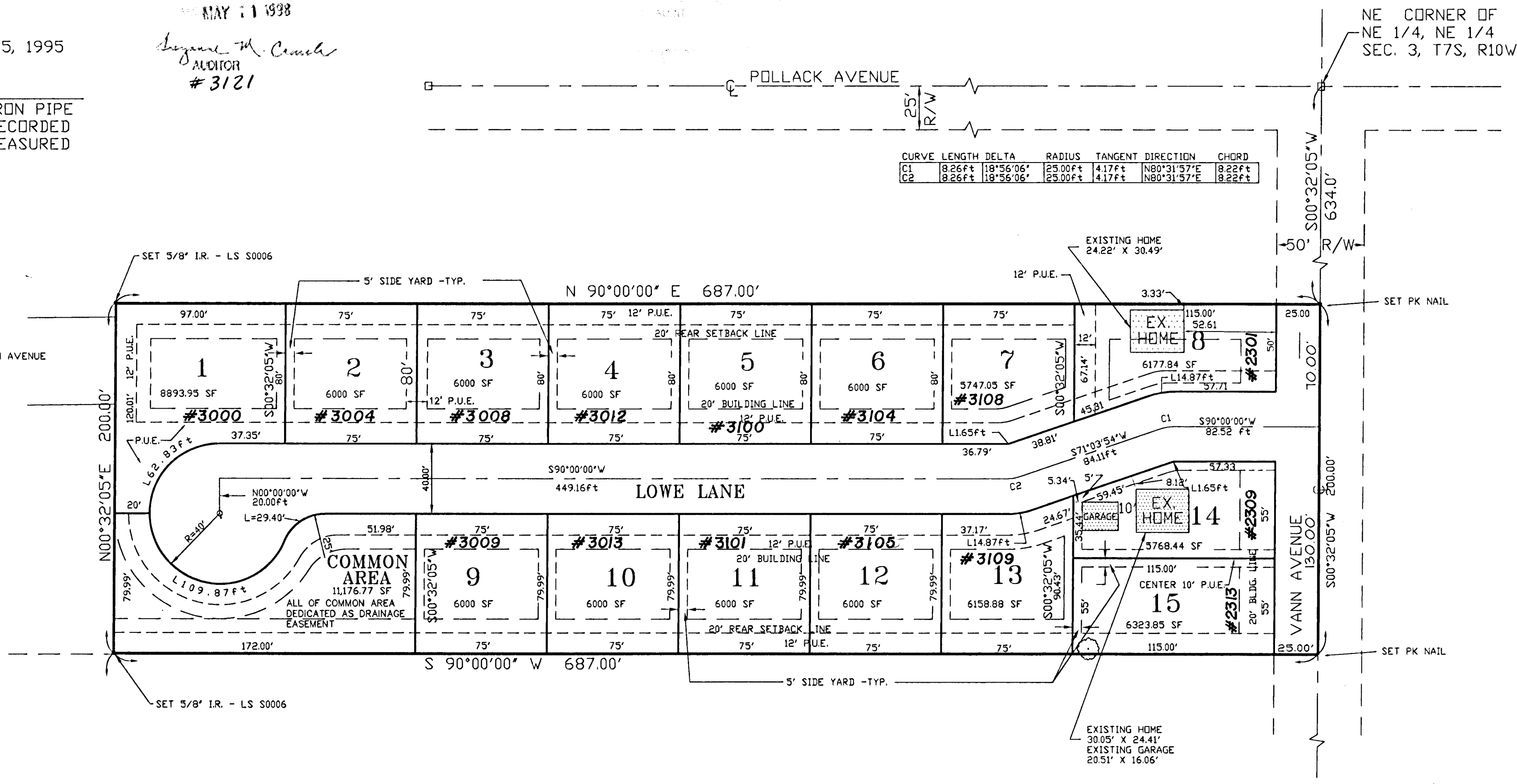
Wayne M. Combs
AUDITOR
#3121

AUGUST 15, 1995

LEGEND:

- IP. = IRON PIPE
- R = RECORDED
- M = MEASURED

RECEIVED FOR RECORD
at 11:48 A.M.
MAY 11, 1998
Page 156
BETTY J. HERMANH RECORDER
VANDERBURGH COUNTY
CRCL # 0098



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 LOWE PARK SUBDIVISION. 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 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 SUBJECT TO A REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID UTILITY.

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 DRAINAGE. PROVIDED, 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 A MANNER AS TO IMPEDE THE FLOW OF WATER.

Walt Lowe
DEVELOPER / OWNER AND TRUSTEE
W. WALT LOWE

D. Lynn Lowe
DEVELOPER / OWNER AND TRUSTEE
D. LYNN LOWE

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 4 DAY OF March 1998
MY COMMISSION EXPIRES 11-13-98
Deborah S. Huffman
DEBORAH S. HUFFMAN
A RESIDENT OF Vanderburgh 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 8/15/95; AND THAT ALL THE POINTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL
RALPH A. EASLEY, JR.
REGISTERED
No. S 0006
STATE OF INDIANA
LAND SURVEYOR

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 JANUARY 3, 1994.

Barbara L. Cunningham
PRESIDENT
Barbara L. Cunningham
EXECUTIVE DIRECTOR
PLAT RELEASE May 11, 1998

CITY

STORM DRAINAGE PLANS WERE APPROVED BY THE CITY BOARD OF PUBLIC WORKS ON:
JANUARY 24, 1994
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE CITY BOARD OF PUBLIC WORKS ON:
JANUARY 24, 1994
DATE

LAND DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 10 WEST IN KNIGHT TOWNSHIP, VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER, QUARTER SECTION, SAID POINT BEING DISTANT SOUTH 00°32'05" WEST 434.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER, QUARTER SECTION, THENCE ALONG SAID EAST LINE

1ST. SOUTH 00°32'05" WEST 200.00 FEET; THENCE

2ND. SOUTH 90°00'00" WEST 687.00 FEET; THENCE

3RD. NORTH 00°32'05" EAST 200.00 FEET; THENCE

4TH. NORTH 90°00'00" EAST 687.00 FEET; TO THE POINT OF BEGINNING, CONTAINING 3.54 ACRES, MORE OR LESS.

RESTRICTIVE COVENANTS:

LOWE PARK SUBDIVISION, A PLANNED UNIT DEVELOPMENT WILL BE DEVELOPED IN ACCORDANCE WITH THE FOLLOWING RESTRICTIVE COVENANTS:

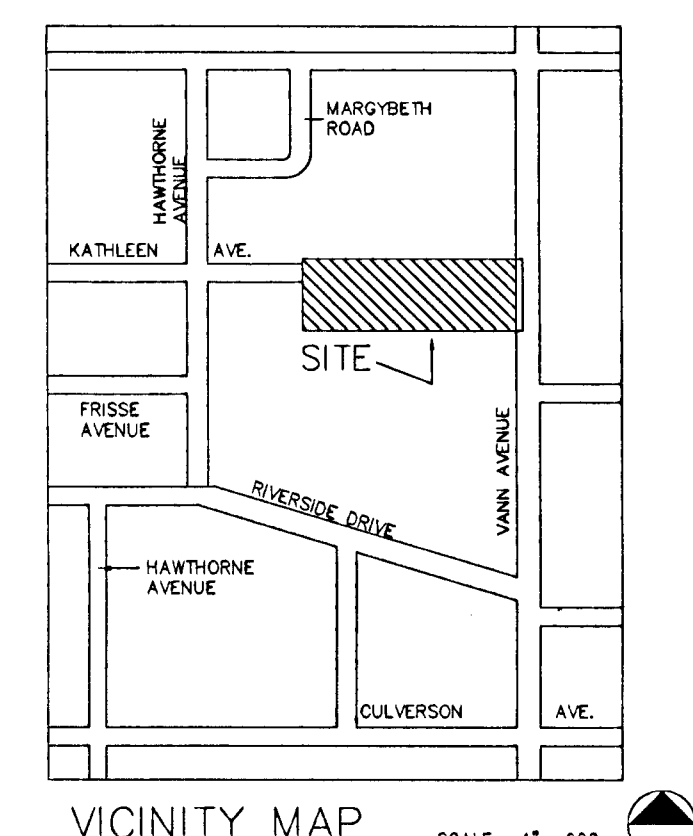
- 1) LOWE PARK SUBDIVISION WILL BE CONSTRUCTED I KNOWN AS A SINGLE FAMILY DUELLING PLANNED UNIT DEVELOPMENT.
- 2) REGULATIONS GOVERNING THE SIZE AND TYPE OF STRUCTURES ARE AS SHOWN ON THE PLAT AND FURTHER EXPLAINED IN THESE RESTRICTIONS.
- 3) ALL PAVED AREAS ON THE LOTS, SUCH AS DRIVEWAYS AND PARKING AREAS SHALL BE 5" THICK CONCRETE WITH REINFORCING WIRE.
- 4) NO CONSTRUCTION OF ANY STRUCTURE WITHIN LOWE PARK SUBDIVISION SHALL BEGIN UNTIL ALL LOCAL BUILDING PERMITS ARE OBTAINED.
- 5) NO STRUCTURES OF A TEMPORARY NATURE SUCH AS TRAILERS, SHACKS, BARN OR TENTS MAY BE PLACED WITHIN LOWE PARK SUBDIVISION WITH THE EXCEPTION OF YARD BARN LIMITED TO 10'X12' AT ONE PER LOT LOCATED ON THE REAR 25' OF THE LOT.
- 6) EACH LOT SHALL PROVIDE TWO ON-SITE PARKING SPACES MEASURING 9' X 18' (MINIMUM). NO VEHICLE OWNED OR CONTROLLED BY A RESIDENT OF LOWE PARK SUBDIVISION SHALL BE PARKED ILLEGALLY OR IN ANY AREA OTHER THAN THE TWO DESIGNATED SPACES PER LOT.
- 7) ALL ROADS IN LOWE PARK SUBDIVISION SHALL REMAIN OPEN AND ACCESSIBLE TO ALL RESIDENTS, GUESTS AND ANY EMERGENCY VEHICLES.
- 8) NO STRUCTURE WITHIN LOWE PARK SUBDIVISION SHALL EXCEED 30' IN TOTAL HEIGHT.
- 9) LOT COVERAGE SHALL BE LIMITED TO 33%.
- 10) THE HOMEOWNERS ASSOCIATION WILL MAINTAIN THE SCREENING FENCE, SCREENING TREES AND GUARD RAILS TO BE INSTALLED AT THE WEST END OF THE CUL-DE-SAC.

GENERAL NOTES:

1. OWNER/DEVELOPER, WALT LOWE, 4601 COVERT AVENUE, EVANSVILLE, IN 47114, 812/419-6366
2. UTILITIES: CITY OF EVANSVILLE WATER AND SEWER SERVICES ARE AVAILABLE. SOUTHERN INDIANA GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE.
3. EROSION CONTROL: SLOPES 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 OF 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.
4. FLOOD PLAN DATA: THE PROPERTY IS NOT LOCATED IN THE 100 FLOOD ZONE ACCORDING TO FIRM PANEL 180251-0008 B FOR THE CITY OF EVANSVILLE, VANDERBURGH COUNTY, INDIANA, DATED OCTOBER 15, 1991.
5. SOIL DATA: GN, GINAT SILT LOAM
WHB2, WHEELING LOAM, 2 TO 4 PERCENT SLOPES, ERODED
WB, WENBACH SILT LOAM
SCA, SCOTTSVILLE SILT LOAM 0 TO 2 PERCENT SLOPES

4. THE LOT OWNERS' ASSOCIATION SHALL BE RESPONSIBLE, INCLUDING FINANCIALLY, FOR THE MAINTENANCE AND REPAIR OF THE ENTIRE STORM WATER DRAINAGE SYSTEM, ITS PARTS, AND EASEMENTS WITHIN OR ATTACHED TO THIS SUBDIVISION AND OUTSIDE OF COUNTY ACCEPTED ROAD RIGHT OF WAY INCLUDING:

- (1) TROUSING GRACES, CONTROLLING WEEDS & MAINTAINING THE DESIGNED COVER OF THE WATERWAYS, STORAGE BASINS AND EASEMENTS IN ACCORDANCE WITH APPLICABLE ORDINANCES.
- (2) KEEPING ALL PARTS OF THE STORM WATER DRAINAGE SYSTEM OPERATING AT ALL TIMES AS DESIGNED AND AS CONSTRUCTED, AND FREE OF ALL TRASH, DEBRIS, AND OBSTRUCTIONS TO THE FLOW OF WATER.
- (3) KEEPING THE CHANNELS, EMBANKMENTS, SHORELINES AND BOTTOM OF WATERWAYS AND BASINS FREE OF ALL EROSION AND SEDIMENTATION.
- (4) MAINTAINING AND REPAIRING THE STORM WATER DRAINAGE SYSTEM IN ACCORDANCE WITH THE CONDITIONS DESCRIBED ON THE THE APPROVED STREET AND/OR DRAINAGE PLANS ON FILE IN THE CITY ENGINEER'S OFFICE AND IN COMPLIANCE WITH THE CITY DRAINAGE ORDINANCE.
- (5) 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 EASEMENTS WITHIN OR ATTACHED TO THIS SUBDIVISION.
- (6) 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 CITY DRAINAGE BOARD.



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PRUD
LOWE PARK
VANN AVENUE

AE 2
ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

DRAWN BY: T.J.K.	DATE 11-21-95	SHEET NO.:
CHECKED BY: R.A.E.	PROJECT NO: S-5821	1 OF 1
SCALE: 1" = 50'	REVISIONS 12-19-95 03-15-96 03-27-97	

#3-S-96