RECEIVED FOR RECORD
at 3:56 P M.
JULY 26 1999
Plat Book Q
Page 26
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999R00024961

M.I.B. Subdivision

Secondary Plat

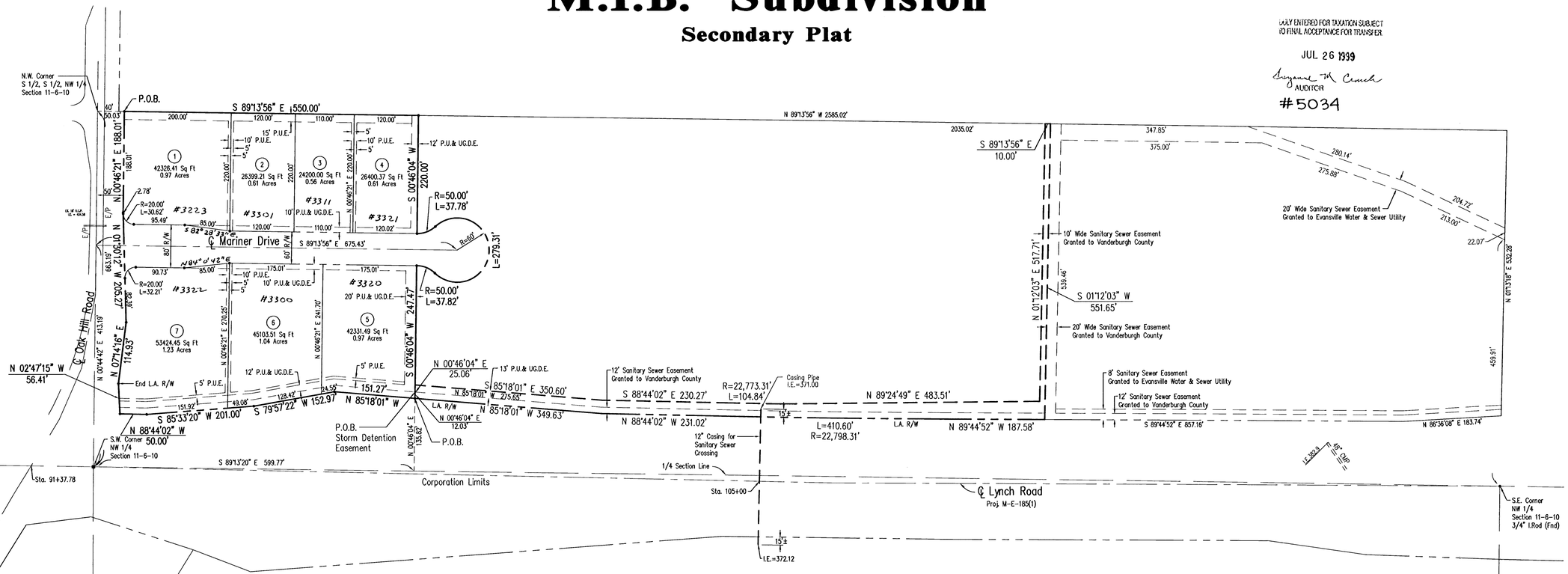
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 26 1999

Suzanne M. Crouch
AUDITOR

#5034

Oak Hill Terrace

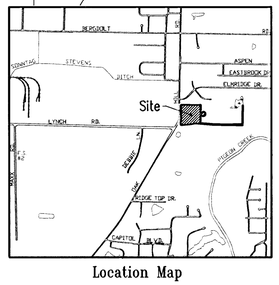


SCALE 1" = 100'

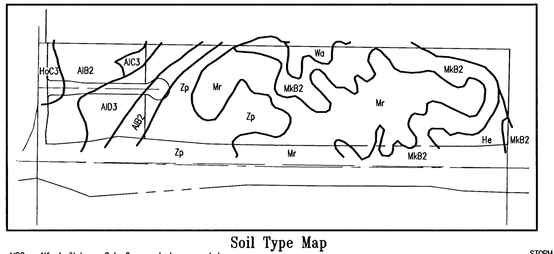
100 0 100 200

Legend

	Centerline
	Easement Line
	Right-of-Way Line
	Boundary Line
E.P.	Edge of Pavement
I.E.	Invert Elevation
P.O.B.	Point of Beginning



Location Map



Soil Type Map

AlB2 – Alford silt loam, 2 to 6 percent slopes, eroded
AlC3 – Alford silt loam, 6 to 12 percent, severely eroded
AlD3 – Alford silt loam, 12 to 18 percent slopes, severly eroded
He – Henshaw silt loam
HoC3 – Hosmer silt loam, 6 to 12 percent slopes, severely eroded
MkB2 – Markland silt loam, 2 to 6 percent slopes, eroded
Mr – McGary silt loam
Wa – Wakeland silt loam
Zp – Zipp silty clay

GENERAL NOTES

Noise sensitive note: 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.

Utilities: Water and sanitary sewers will be extended to the site.

Road Grades: Maximum road grades will not exceed 10.0%

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0025 C, dated August 5, 1991. The nearest 100 Year Flood Elevation shown thereon is 382.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 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 shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, 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.

Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Access:
All lots shall access interior streets only.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as M.I.B. Subdivision. 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 "P.U.& U.G.D.E." (Public Utility and Underground Drainage Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, and for the Owner's underground storm sewers, with the right to trim or remove, at the discretion of the public utility or the Owner, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities or drainage pipes shall be located within said areas of land and any fence located within said areas of land is subject to removal by the public utility or the Owner, his successors or assigns, without liability, in the use of said easements.

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.

MIB Developers, Inc.

By: Alfred H. Bauer Sr.
Alfred H. Bauer, Sr. President
3816 Morgan Avenue
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 27th day of April 1999.

My Commission Expires:
4-11-07

Sharon J. Burks-Maier
Notary Public

Sharon J. Burks-Maier
(typed or printed name)

Notary Resides in
Vanderburgh
County, Indiana

NOTARY PUBLIC SEAL INDIANA

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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, Sept. 3, 1997

Jack Cook Jr.
Vice President

Barbara L. Cunningham
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: 7/26/99

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

BOUNDARY DESCRIPTION

Part of the South Half of the South Half of the Northwest Quarter of Section 11, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at the southwest corner of said half half quarter section; thence along the west line thereof, North 00 degrees 44 minutes 42 seconds East 663.19 feet to the north line of said half half quarter section; thence South 89 degrees 13 minutes 56 seconds East 50.03 feet to the east right-of-way line of Oak Hill Road per warranty deed, recorded in Deed Drawer B, Card 5598 in the office of the Recorder of Vanderburgh County, Indiana, said point being the true point of beginning; thence continue along the north line of said half half quarter section South 89 degrees 13 minute 56 seconds East 550.00 feet; thence South 00 degrees 46 minutes 04 seconds West 220.00 feet to the point of curvature of a non-tangent curve to the left, concave to the northwest having a central angle of 43 degrees 17 minutes 42 seconds and a radius of 50.00 feet from which the chord bears North 69 degrees 07 minutes 13 seconds East 36.89 feet; thence along the arc of said curve 37.78 feet to the point of reverse curvature of a curve to the right, having a central angle of 266 degrees 41 minutes 01 seconds and a radius of 60.00 feet; thence along the arc of said curve 279.27 feet to the point of reverse curvature of a curve to the left, having a central angle of 43 degrees 20 minutes 30 seconds and a radius of 50.00 feet; thence along the arc of said curve 37.82 feet; thence South 00 degrees 46 minutes 04 seconds West 247.47 feet to the north, limited access right-of-way line of Lynch Road, Project M-E 185(1); thence along said limited access right-of-way line described by the next 5 courses:

North 85 degrees 18 minutes 01 seconds West 151.27 feet; thence South 79 degrees 57 minutes 22 seconds West 152.97 feet; thence South 85 degrees 33 minutes 20 seconds West 201.00 feet; thence North 88 degrees 44 minutes 02 seconds West 50.00 feet; thence North 02 degrees 47 minutes 15 seconds West 56.41 feet to the end of said limited access right-of-way, also being the east right-of-way of Oak Hill Road; thence along said Oak Hill Road right-of-way North 07 degrees 14 minutes 16 seconds East 114.93 feet; thence continue along said right-of-way, North 01 degrees 30 minutes 12 seconds West 205.27 feet; thence continue along said right-of-way North 00 degrees 46 minutes 21 seconds East 188.01 feet to the true point of beginning, containing 7.09 acres (308,871.5 sq.ft.).

ALSO; A P.U. & U.G.D.E. (Public Utility & Underground Drainage Easement) described as follows:

Commencing at the southwest corner of the northwest quarter of Section 11, Township 6 South, Range 10 West; thence along the south line thereof, South 89 degrees 13 minutes 20 seconds East 599.77 feet; thence North 00 degrees 46 minutes 04 seconds East 135.82 feet to the north right-of-way line of Lynch Road, being the true point of beginning; thence continue North 00 degrees 46 minutes 04 seconds East 25.06 feet; thence South 85 degrees 18 minutes 01 seconds East 350.60 feet; thence South 88 degrees 44 minutes 02 seconds East 230.27 feet to the point of curvature of a curve to the left, having a central angle of 00 degrees 15 minutes 50 seconds and a radius of 22,773.31 feet; thence along the arc of said curve 104.84 feet; thence North 89 degrees 24 minutes 49 seconds East 483.51 feet; thence North 01 degrees 12 minutes 03 seconds East 517.71 feet; thence South 89 degrees 13 minutes 56 seconds East 10.00 feet; thence South 01 degrees 12 minutes 03 seconds West 551.65 feet to the north right-of-way line of Lynch Road; thence along said right-of-way line North 89 degrees 44 minutes 52 seconds West 187.58 feet to the point of curvature of a curve to the right, having a central angle of 01 degrees 01 minutes 54 seconds and a radius of 22,798.31 feet; thence along the arc of said curve 410.60 feet; thence continue along said right-of-way North 88 degrees 44 minutes 02 seconds West 231.02 feet; thence continue along said right-of-way North 85 degrees 18 minutes 01 seconds West 349.63 feet to the true point of beginning.

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do 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, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 27th day of January 1999.

Danny K. Leek
Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 S.E. Sixth Street
Evansville, IN. 47713
(812) 464-9585 Phone
(812) 464-2514 Fax

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Q-26

Apc# 17-5-97
Date: 1/27/99 Proj. No.: 97-3577-4

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD

ON: 12/22/97

PRIMARY APPROVAL BY THE EVANSVILLE-VANDERBURGH COUNTY AREA PLAN COMMISSION

ON: 9/3/97

SANITARY SEWER PLANS WERE APPROVED FOR CONSTRUCTION BY THE EVANSVILLE WATER AND SEWER UTILITY

ON: 12/2/97

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS

ON: 1/12/98

SANITARY SEWER PLANS WERE APPROVED BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

ON: 1/23/98