

0-72

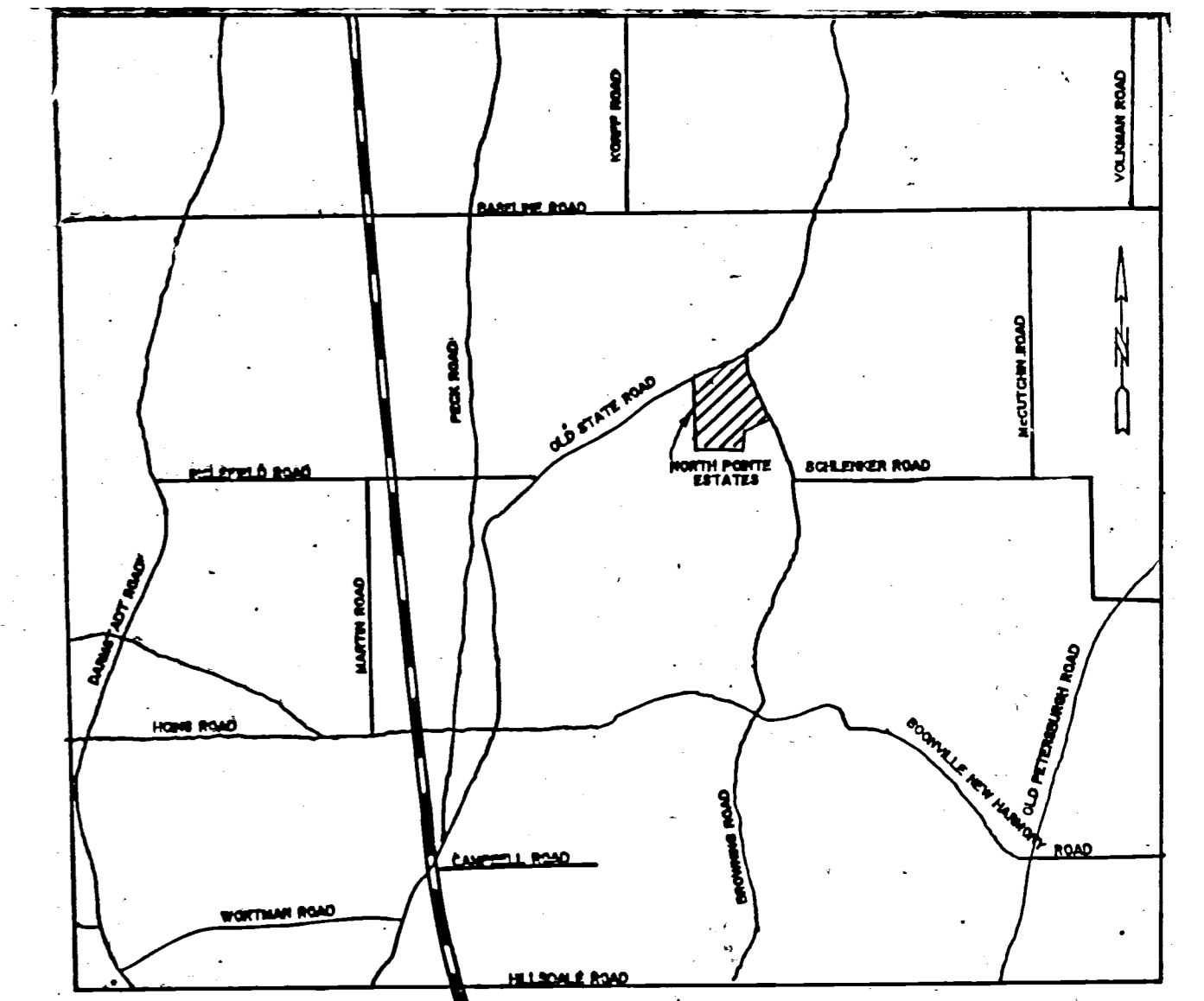
92-13571
RECEIVED FOR RECORD
at 1:18 P.M.
MAY 8 1992
Page 72
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 08 1992 #2533

Don Douglas
AUDITOR

NORTH POINTE ESTATES SEC. "C" REPLAT OF LOT 14, LOT 6 OF NORTHPOINTE ESTATES SEC "B" AND PART OF WEST HALF SOUTHEAST QUARTER SEC. 4-T5S-R10W



SITE LOCATION MAP
1"=2000'
REPLAT LOT 6, LOT 14, AND PART OF SE 1/4 SEC. 4-T5S-R10W
LEGAL DESCRIPTION

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 & REPAIR OF UTILITY FACILITIES, WHETHER ABOVE-GROUND OR BELOW-GROUND, WITH THE RIGHT TO TRIM OR REMOVE, AT DISCRETION OF THE PUBLIC UTILITY, TREES, OVERHANGING BRANCHES, BUSHES, UNDERBRUSH & 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 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, PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH PUBLIC UTILITY FACILITIES, AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER & FURTHER PROVIDED THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS & EGRESS & TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITIES.

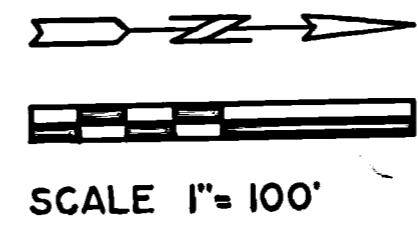
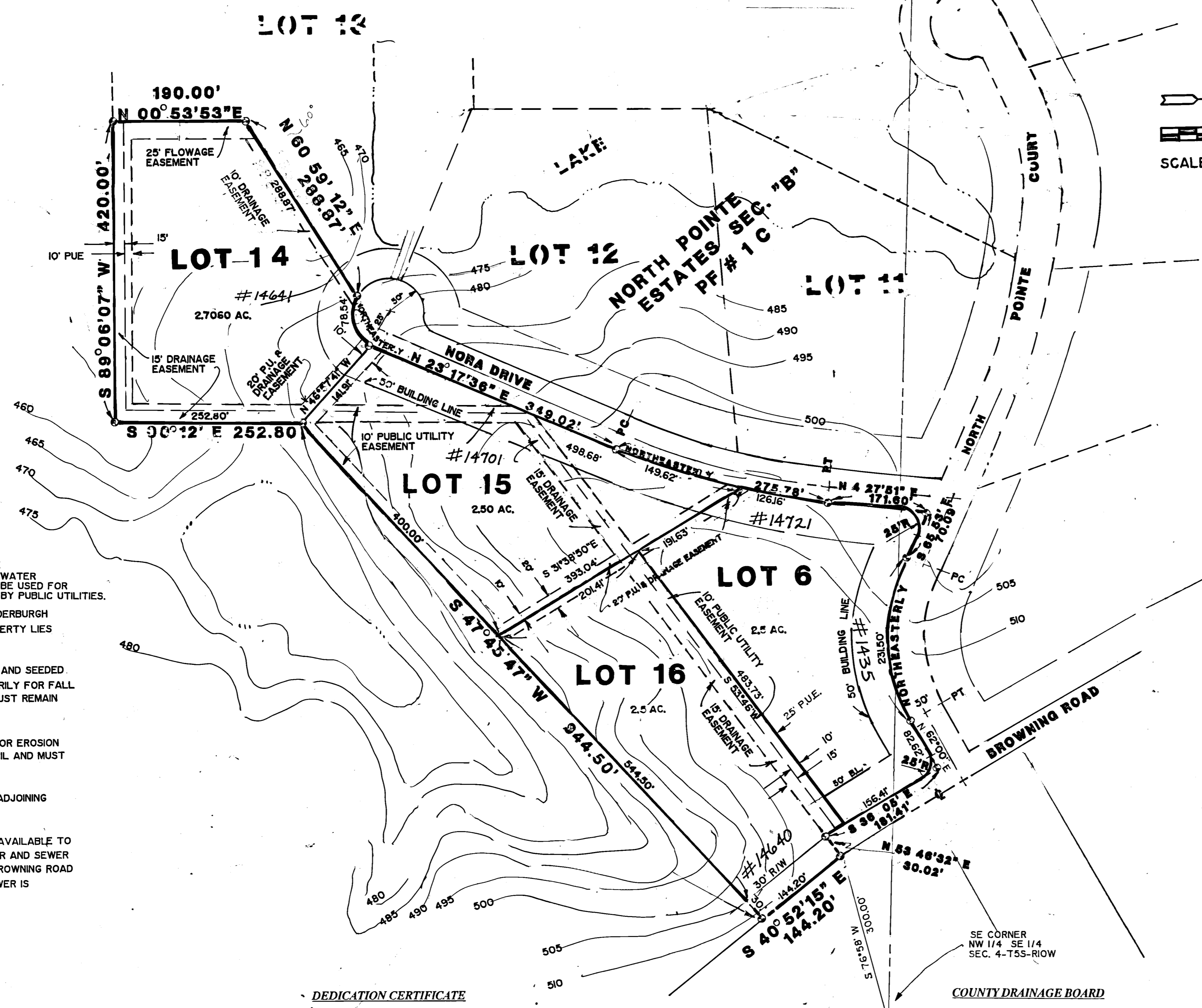
FLOOD DATA: ACCORDING TO FIRM PANEL NO. 0025 FOR VANDERBURGH COUNTY, INDIANA, DATED MARCH 19, 1982 THE SUBJECT PROPERTY LIES INSIDE OF THE 100 YEAR FLOOD PLAIN.

EROSION CONTROL: SLOPES OF 0% - 6% SHALL BE MULCHED AND SEEDED L.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.

ZONING: THE ZONING FOR THE PROPOSED SITE, AS WELL AS ADJOINING PROPERTIES IS AGRICULTURAL.

UTILITIES: ACCORDING TO S.I.G. & E. CO., ELECTRIC POWER IS AVAILABLE TO THE PROPOSED SITE; ACCORDING TO THE EVANSVILLE WATER AND SEWER UTILITY DEPARTMENT THERE IS A 12" WATER LINE ALONG BROWNING ROAD ACCESSIBLE TO THE PROPOSED SITE. SINCE NO SANITARY SEWER IS AVAILABLE, A CERTIFIED SEPTIC SYSTEM WILL BE UTILIZED.



CURVE DATA

- ① Δ = 90°
T = 50
R = 50
L = 78.54
LC = 70.71
- ② Δ = 18°49'45"
T = 159.15
R = 839.18
L = 275.78
LC = 274.54
- ③ Δ = 52°07'
T = 124.45
R = 254.50
L = 231.486
LC = 223.60
- ④ Δ = 4°27'
T = 90.75
R = 2335.85
L = 181.41
LC = 161.36

DEDICATION CERTIFICATE

"We, the undersigned owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.

This subdivision shall be known and designated as NORTHPOINTE ESTATES SECTION C an addition to the SCOTT Township, 53rd Range, 10th West in Scott County, State of Indiana. All streets and alleys and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets, there shall be erected no building or structure.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear AS SHOWN feet of each lot. Within these easements, no structure planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserve to the several owners of the several lots in this subdivision and to their heirs and assigns."

WITNESS OUR HANDS AND SEALS THIS 22 DAY OF March, 1992.

Dorothy Shanks
Signature
DOROTHY SHANKS
6666 JUNIPER DR.
NEWBURGH, IN 47630

Del Shanks
Signature
DEL SHANKS
6666 JUNIPER DR.
NEWBURGH, IN 47630

I, Elmo D. Dockery, hereby certify that I am Secretary of the Vanderburgh County Drainage Board; that on March 2, 1992 the drainage plan for Northpointe Estates Section C subdivision was presented before this Board and on March 2, 1992 the drainage plan was approved by said Board.

SEAL _____
Signature N/A
Date: _____

LAND SURVEYORS CERTIFICATE

I, ELMO D. DOCKERY L.S., hereby certify that I am a registered Professional Land Surveyor, of the State of Indiana; that this plat correctly represents a survey completed by me on MARCH 2, 1992 that all the monuments shown thereon actually exist, and that their location, size, type and material are accurately shown, and comply with the provisions of the Subdivision Control Ordinance.

SEAL _____
Signature Elmo D. Dockery
Signature
ELMO D. DOCKERY L.S.
IND. REG. NO. 9920
109 STATE STREET
NEWBURGH, IN 47630

PRELIMINARY ROAD CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE COUNTY COMMISSION ON

MAY 29, 1992

STORM DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON

MARCH 23, 1992

A.P.C. 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 secondary approval by the Area Plan Commission of Evansville and Vanderburgh County on MAY 6, 1992.

President Richard H. Bann, Jr.
Executive Director Barbara R. Cunningham
Plat Release MAY 6, 1992
Executive Director Barbara R. Cunningham

NOTARY ACKNOWLEDGMENT CERTIFICATE

State of Indiana }
County of VANDERBURGH } SS:

Before me, the undersigned Notary Public for Vanderburgh, Indiana, personally appeared the above signed owners of the real estate shown & described hereon and acknowledged the execution of the plat to be their voluntary act and deed.

WITNESS my hand and Notarial Seal this 22 day of March, 1992

Rebecca S. Peaper
Signature - Notary Public
Rebecca S. Peaper
Printed Name - Notary Public

My Commission Expires: 7-27-94
I reside in Warsick County, Indiana.

