

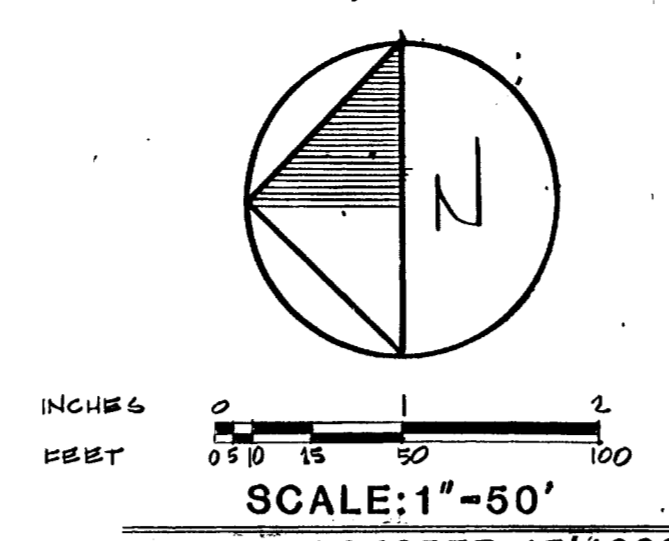
# OAK RIDGE SUBDIVISION SECTION "B"

**CURVE DATA - (CENTER LINE)**

CURVE NO	DELTA	RADIUS	LENGTH	TANGENT	CHORD LENGTH
1	40°4'25"	250.00'	175.58'	91.59'	171.44'

NOTE: ENCROACHMENTS WITHIN OPEN DRAINAGE CHANNELS, UNDERGROUND DRAINAGE CONDUITS OR DESIGNATED DRAINAGE BASEMENTS BY FENCES, TREES, SHRUBS, GARDENS, VEGETATION, OTHER THAN GRASS OR BY PERMANENT STRUCTURES OTHER THAN THOSE DESIGNATED BY THE DRAINAGE PLAN FOR THIS SUBDIVISION ARE PROHIBITED.  
\* LOTS 40-47 MUST ACCESS ON OAK RIDGE DR. AND THEREFORE ARE NOT CONSIDERED DOUBLE FRONTAGE LOTS

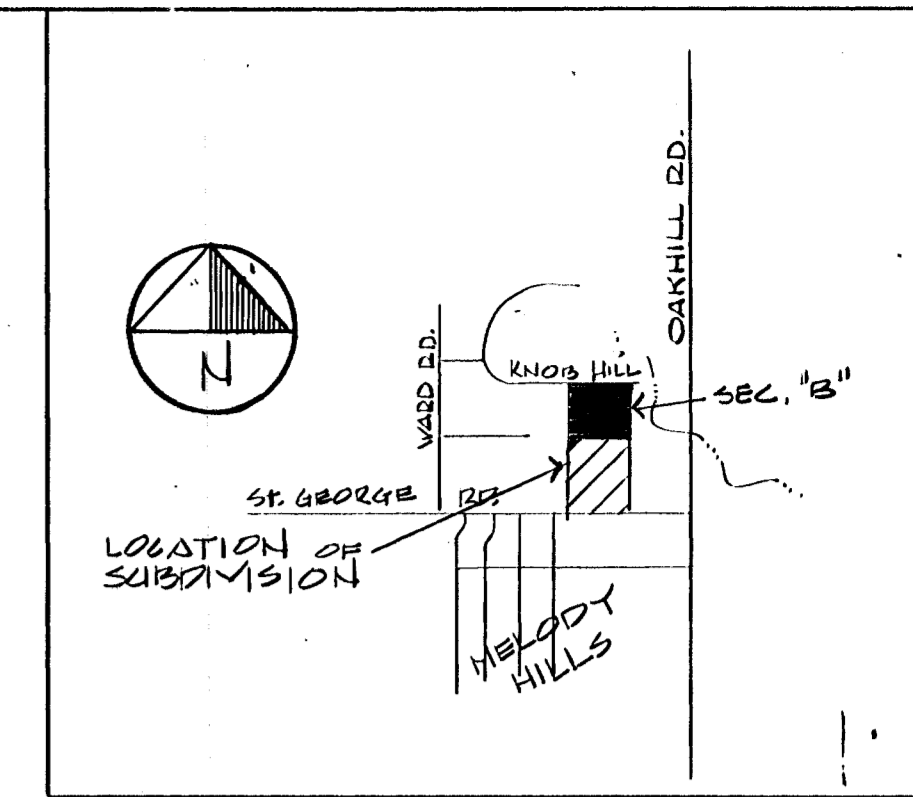
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
NOV 3 1988  
Steve Thompson  
AUDITOR  
5423



LEGAL DESCRIPTION FOR: Oak Ridge Subdivision - Section "B"

Part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 6 South, Range 10 West, Vanderburgh County, Indiana described as follows:

- Beginning at an iron pin at the Northwest corner of said Quarter Quarter Section; thence along the North line of said Quarter Quarter Section
- 1st: North 89° 43' 28" East 662.64 feet; thence
  - 2nd: South 00° 06' 06" West 600.00 feet to the Northeast corner of Oak Ridge Subdivision Section "A" as per plat recorded in Plat Book N, page 33 in the office of the Recorder of Vanderburgh County, Indiana; thence along the Northerly boundary of said Subdivision for the following three courses:
  - 3rd: South 89° 43' 28" West 430.41 feet; thence
  - 4th: South 60° 46' 53" West 247.99 feet; thence
  - 5th: North 45° 02' 32" West 21.77 feet to a point in the West line of said Quarter Quarter Section, said point also being the Northwest corner of said Subdivision; thence, along said West line
  - 6th: North 00° 03' 18" East 704.55 feet to the point of beginning, containing 9.46 Acres, more or less.



LOCATION MAP  
SCALE: 1" = 2000'

- General Notes**
1. Owner/Developer: M.A.B. DEVELOPERS, INC., 3816 MORGAN AVENUE, Evansville, IN 47715; 812/477-4080
  2. Utilities: Water, gas, electric and sanitary sewers are available at site.
  3. Erosion Control: Slopes of 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 45 days of disturbance of soil and must remain in place until final grading and shaping.
  4. Zoning: All surrounding property and subdivision are zoned R-1.
  5. Flood Plain Data: Property is located outside the 100 year flood zone according to FIRM Panel 25 of 100 dated March 19, 1982 for Vanderburgh County, Indiana.
  6. Soil Classification:
    - Hob2 - Hosmer silt loam, 2 to 6% slopes
    - Hob3 - Hosmer silt loam, 2 to 6% slopes
    - He - Henshaw silt loam
    - Bd - Birds silt loam
  7. Minimum finished floor elevation shall be 386.0 feet according to the Vanderburgh County Building Commissioner.
  8. No buildings, fences, structures, shrubs or trees shall be placed within drainage easement on the plat.
  9. All cul-de-sac radii are 50 feet.
  10. All roadway intersection radii are 25 feet.

- "Maintenance of the Retention Basin"**
- Each owner of a lot that is contiguous to and is underneath that of the retention basin is responsible for:
1. Keeping the weeds, including along the shoreline and in the Retention Basin on their property, controlled according to the County Ordinances.
  2. Keeping that part the retention basin on their property clear of trash and debris.
  3. Keeping all storm sewers discharging out of retention basin on their property clear at all times.
  4. Keeping shoreline and embankment free from all erosion and protect all banks for erosion."

**OWNER'S CERTIFICATE**

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys 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 street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "Public Utility Easement" (P.U.E.) are hereby reserved for the use of public utilities for the installation of water, sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. Strips of ground of the width as shown on this plat and marked "Drainage Easement" are hereby reserved for surface water drainage. However, all other public utilities shall have the right to make crossings of said drainage easements but only in a manner that will not impede in any way the flow of surface water. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the right of the public utilities.

Alfred H. Bauer  
ALFRED H. BAUER - PRESIDENT

Martha I. Bauer  
MARTHA I. BAUER - SECRETARY

Storm drainage plans have been approved by Vanderburgh County Drainage Board on 4-23, 1986.

Street plans have been approved by Vanderburgh County Commissioners on 6-16, 1986.

**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 Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 20th day of October, 1988.

My Commission expires Sept. 14, 1991

Connie K. Gibbitt, Notary Public  
Connie K. Gibbitt, Printed Name  
A resident of Gibson County



**APPROVAL CERTIFICATE**

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138-Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana. The plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on MAY 7, 1986. DIRECTOR Barbara S. Cunningham

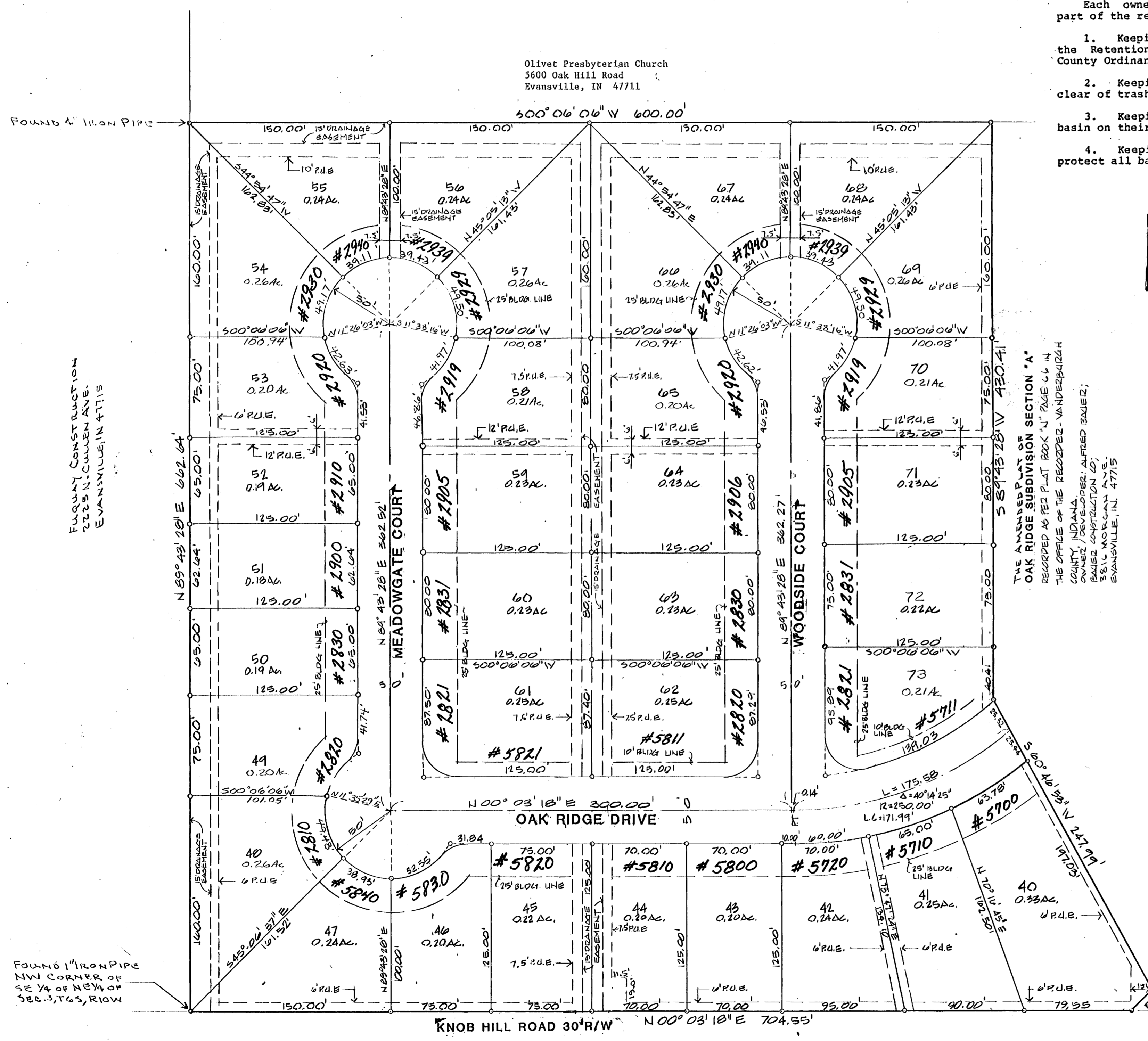
Plat Release-County Auditors Certificate Date Nov. 3, 1988

Received. DIRECTOR Barbara S. Cunningham

**SURVEYOR'S CERTIFICATE**

I, Alfred M. Lawson, 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 that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL Alfred M. Lawson  
Alfred M. Lawson  
Indiana Reg. No. 010107



FOUND CONSTRUCTION  
2225 N. CULLEN AVE.  
EVANSVILLE, IN 47715

FOUND 1" IRON PIPE  
NW CORNER OF  
SE 1/4 OF NE 1/4 OF  
SEC. 3, T. 6S, R. 10W

Donald & Charlotte DeWig  
2718 Pinetree Drive  
Evansville, IN 47711

Stephen & Judith Crooks  
2719 Pinetree Drive  
Evansville, IN 47711

Floyd & Patricia Wazny  
3415 Lake Drive  
Evansville, IN 47711

Floyd & Patricia Wazny  
3415 Lake Drive  
Evansville, IN 47711

Barbara J. Schlottman  
274 Anthony's Drive  
Evansville, IN 47711

Floyd & Patricia Wazny  
3415 Lake Drive  
Evansville, IN 47711

**ACCU**  
**SURVEYING AND ENGINEERING**  
8248 E. HERITAGE DRIVE  
EVANSVILLE, INDIANA 47715  
TELEPHONE (812) 477-6219