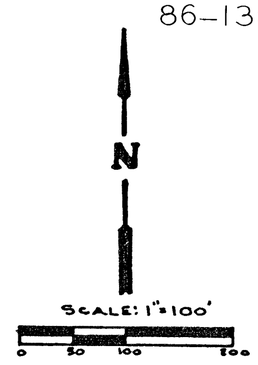
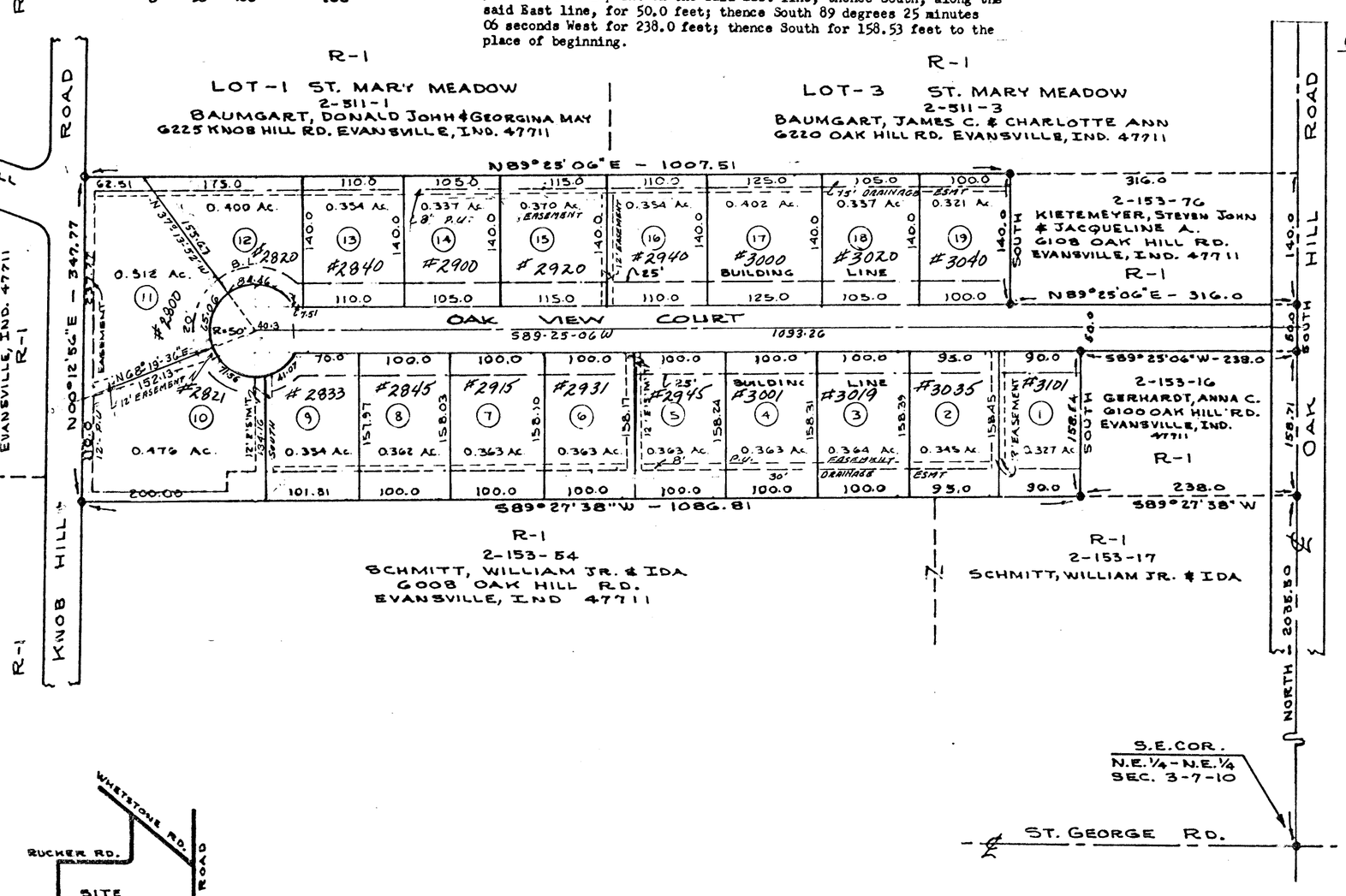
86-13018

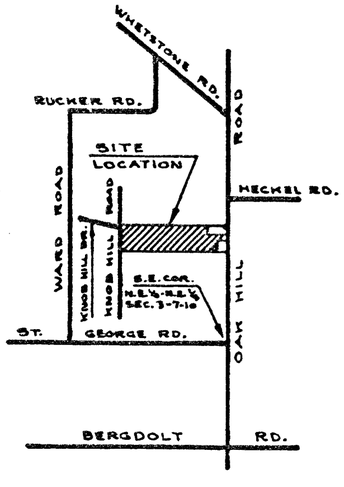
OAK VIEW PLACE

A Subdivision of the Northeast Quarter of the Northeast Quarter of Section Three (3), Township Six (6) South, Range Ten (10) West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point which is located by commencing at the Southeast corner of said quarter, quarter section, thence North along the East line thereof for 2035.5 feet; thence South 89 degrees 27 minutes 38 seconds West for 238.0 feet to the place of beginning; thence continue South 89 degrees 27 minutes 38 seconds West for 1086.81 feet to a point on the West line of said quarter, quarter section; thence North 00 degrees 12 minutes 56 seconds East for 347.77 feet; thence North 89 degrees 25 minutes 06 seconds East for 1007.51 feet; thence South, parallel with the East line of said quarter, quarter section, for 140.0 feet; thence North 89 degrees 25 minutes 06 seconds East for 316.0 feet to a point on the said East line; thence South, along the said East line, for 50.0 feet; thence South 89 degrees 25 minutes 06 seconds West for 238.0 feet; thence South for 158.53 feet to the place of beginning.







VICINITY MAP
NO SCALE

JULY ENTERED FOR TAXATION
JUN 05 1986
3040
Otis McBride AUDITOR

RECEIVED FOR RECORD
at 2:56 P.M.
JUNE 5 1986
Plat Book N
Page 7
BOB STEELE, RECORDER
VANDERBURGH COUNTY

N-7

OWNER'S CERTIFICATE

I, the undersigned Owner of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as

OAK VIEW PLACE

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 "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. 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 rights of the public utilities.

FUQUAY CONSTRUCTION, INC

James M. Fuquay — Dee Ann Fuquay

JAMES M. FUQUAY, PRES. — DEE ANN FUQUAY, SECY

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public of Warrick County, State of Indiana, personally appeared James M. Fuquay and Dee Ann Fuquay, President and Secretary respectively, of Fuquay Construction, Inc., an Indiana Corporation, who acknowledge the execution of the foregoing plat of OAK VIEW PLACE, as their voluntary act and deed.

WITNESS my hand and seal this 22 day of May, 1986.

Notary Public

DORIS JEAN JACKSON
Printed

My commission expires:
July 14, 1986

Resident of Warrick County

NOTES:

1) FLOOD: The site lies outside the 100 year Flood Plain according to FIRM PANEL 25 of 100, dated March 19, 1982, Vanderburgh County, Indiana.

2) SOIL: HoB2; Hosmer Series; 2 to 6 percent slopes, eroded, medium runoff, very slow permeability.
HoC3; Hosmer Series; 6 to 12 percent slopes, severely eroded; rapid runoff and very slow permeability.
He: Henshaw silt loam; 0 to 2 percent slopes; slow runoff and moderately slow permeability.
Wa; Wakeland silt loam; 0 to 2 percent slopes, slow runoff and modsrately slow permeability.

3) TEMPORY EROSION CONTROL: SLOPES OF 0%-6% SHALL BE MULCHED SEEDED, IE. RYE; RED TOP, AND WHEAT (PRIMARILY FOR FALL PLANTING) WITHIN 45 DAYS OF DISTURBANCE & MUST REMAIN IN PLACE 45 DAYS. SLOPES 6% OR STEEPER SHALL HAVE STRAW BALES/BLANKETS IN PLACE WITHIN 45 DAYS OF DISTURBANCE & REMAIN UNTIL FINAL GRADING & SEEDING

4) City water, sanitary sewer, and electric power are available at site.

5) ZONING: ZONING IS AS SHOWN ON PLAT

RESTRICTIONS/CONDITIONS

ALL DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS SHALL BE KEPT CLEAR OF ANY DEBRIS TO THE CONSTRUCTED ELEVATION & SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS.

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered 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 the locations noted.

Jan 30th 1986
Date

Sam Biggerstaff
Indiana Reg. No. 9838

SAM BIGGERSTAFF 9838 STATE OF INDIANA LAND SURVEYOR

A.P.C. CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law No. 309 as enacted by the General Assembly of the State of Indiana, this plat has been give SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on OCTOBER 2, 1985.

President — Executive Director

Plat Release JUNE 5, 1986

Executive Director

SEC. 3-6-10