

OAKLYNN PARK SUBDIVISION

SECTION ONE

78-0509

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER.

0-197

RECEIVED FOR RECORD

MARCH 10 1995

3:07 P.M.

BETTY J. HERMAN, RECORDER
VANDERBURGH COUNTY

MAR 10 1995

Suzanne M. Crevel
AUDITOR 1257

GENERAL NOTES

Zoning: The subject property is zoned R-1. The abutting property is zoned as noted.

Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.

Flood Plain Data: The northern portion of the subject property lies within Zone A, as sold properly by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C dated August 5, 1991. The approximate location is shown.

Lot Drainage: Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.

Road Grades: Maximum road grades will not exceed 10.0%.

Contours: Contours shown were taken from Vanderburgh County Topographic Map (sheet 195-dated March 27, 1990).

Temporary Erosion Control: (during construction)
- Slopes of 0%-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 seeding.
- Slopes of more than 6% shall be mulched and seeded and shall have 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%-2% shall be mulched and seeded within forty-five (45) days of disturbance.
- Slopes of 2%-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.

Lot Access:
All lots must access to interior streets only.

OWNERS CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plot and subdivide said real estate as shown and designates the same as OAKLYNN PARK SUBDIVISION - SECTION ONE. All roads shown, and not previously dedicated, are hereby dedicated to public use.

Strips of grounds, of the width shown on this plot and marked "Public Utility Easement", are hereby dedicated 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 erected 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; 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 and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the banks of drainage ditches, or swales, in such a manner as to impede the flow of water.

Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "Drainage Easement" or "Detention Basin Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Drainage Easements" or "Detention Basin Easements" clear of any impediments which may happen to fall or enter therein.

OAKLYNN PARK DEVELOPMENT, L.L.C.

BY: Dan Buck, President
DAN BUCK, PRESIDENT
DAN BUCK GENERAL CONTRACTOR INC.
828 HERITAGE ROAD
EVANSVILLE, IN 47711

BY: Bradley D. Stuchi
BRADLEY D. STUCHI
300 BRINGER DRIVE
EVANSVILLE, IN 47711

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 the foregoing plot 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 8th day of MARCH, 1995

My Commission Expires 12-12-97

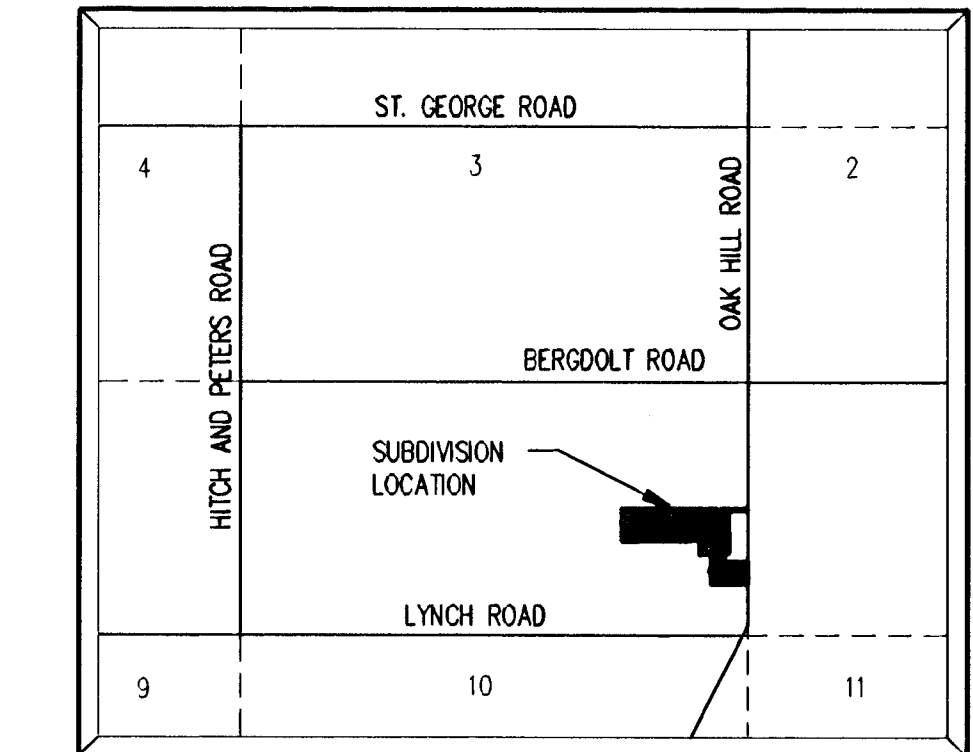
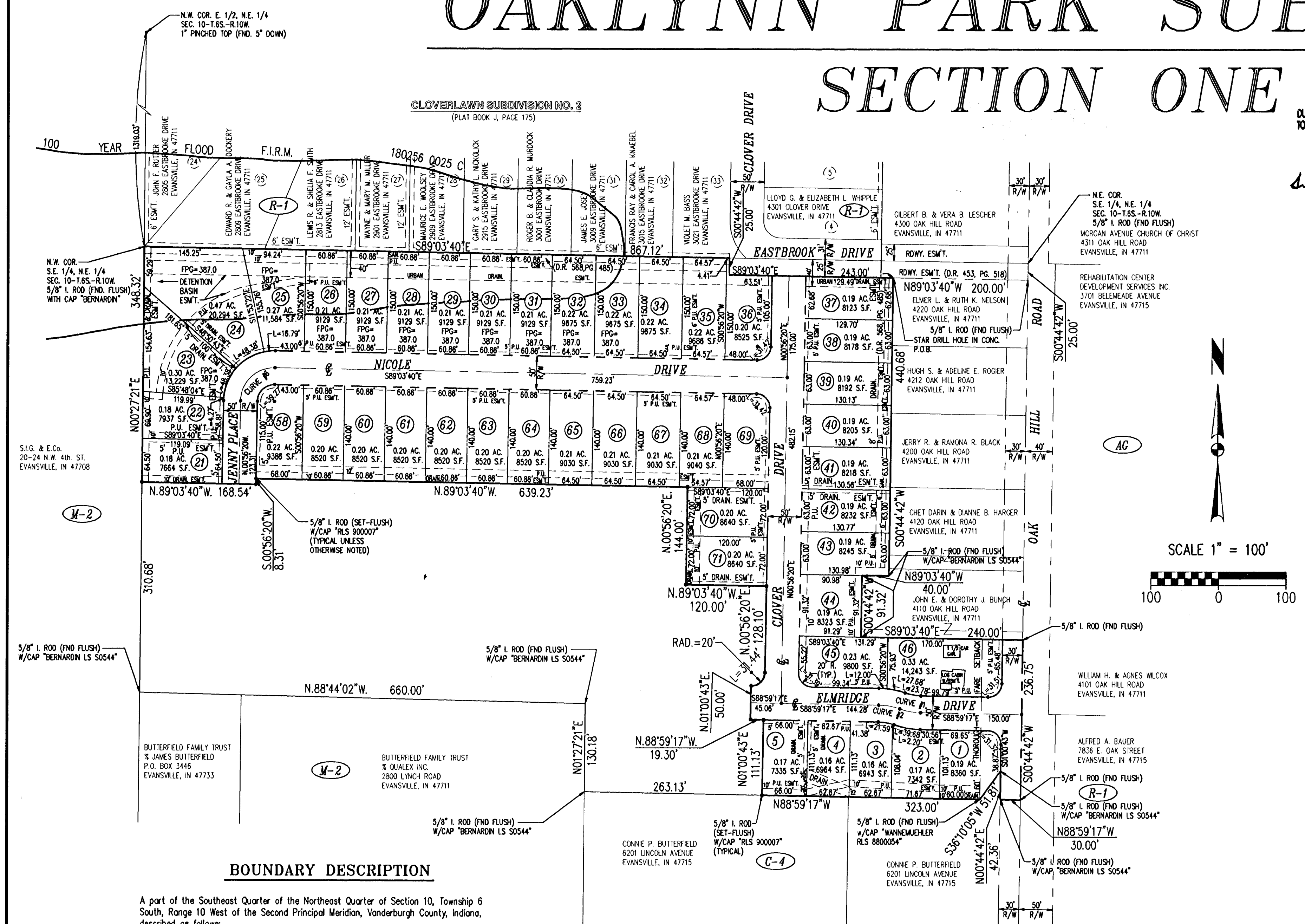
Notary Resides In GIBSON County, Indiana
JERRY WILDMAN
(typed or printed name)

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, this plot has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on NOVEMBER 2, 1993

PLAT RELEASE DATE 3/10/95
Blaine R. Oliver
Executive Director (ASST.)

DATE: 3-4-95; PROJ. 1-94-7-1; FILE: PH1.DWG



LOCATION MAP
SCALE 1" = 200'

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD	TANGENT
BNDY.	20.00'	90°04'23"	31.44'	N45°58'32"E 28.30'	20.02'
CURVE #1	99.84'	181°2'36"	31.73'	N79°52'59"W 31.60'	16.00'
CURVE #2	99.84'	181°2'36"	31.73'	N79°52'59"W 31.60'	16.00'
CURVE #6	50.00'	90°00'00"	78.54'	N45°56'20"W 70.71'	50.00'

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 6 South, Range 10 West of the Second Principal Meridian, Vanderburgh County, Indiana, described as follows:

Commencing at the northeast corner of said quarter-quarter section; thence along the east line of said quarter-quarter section South 00 degrees 44 minutes 42 seconds West 25.00 feet to the northeast corner of the land described in deed to Elmer L. Nelson, et ux. recorded in Deed Record 374, page 168 in the office of the Recorder of Vanderburgh County; thence along the north line of said Nelson and parallel with the north line of said quarter-quarter section North 89 degrees 03 minutes 40 seconds West 200.00 feet to the northwest corner thereof, and the POINT OF BEGINNING of this description; thence South 00 degrees 44 minutes 42 seconds West 440.68 feet along the west line of said Nelson and the west line of the tracts of land described in deed to John L. Schaffer, et ux.; C. E. Lichtberger, et ux.; Burnell W. Smith, et ux. and John E. Bunch et ux., recorded in Deed Record 374, page 168; Deed Record 328, page 249; Deed Record 345, page 488; Deed Record 286, page 400 and Deed Record 299, page 341 and Deed Record 458, page 596, respectively, and parallel with the east line of said quarter-quarter section to a corner to said John E. Bunch; thence along the north line of said John E. Bunch and parallel with the north line of said quarter-quarter section North 89 degrees 03 minutes 40 seconds West 40.00 feet; thence along the west line of said John E. Bunch's land described in Deed Record 458, page 596 and the west line of said John E. Bunch described in Deed Record 480, page 89 and parallel with the east line of said quarter-quarter section South 00 degrees 44 minutes 42 seconds West 91.32 feet to the southwest corner thereof; thence along the south line of said John E. Bunch's land described in Deed Record 480, page 89 and parallel with the north line of said quarter-quarter section South 89 degrees 03 minutes 40 seconds East 240.00 feet to a point on the east line of said quarter-quarter section; thence along the east line of said quarter-quarter section South 00 degrees 44 minutes 42 seconds West 236.75 feet; thence North 88 degrees 59 minutes 17 seconds West 30.00 feet to the southeast corner of the land described in deed to Vanderburgh County recorded in Deed Drawer 7, card 2129 in the office of said Recorder; thence along the east line of said Vanderburgh County land North 00 degrees 44 minutes 42 seconds East 42.36 feet; thence along the northwestern line of said Vanderburgh County land South 36 degrees 10 minutes 05 seconds West 51.81 feet to a point in the north line of the land described in deed to Greenove Investments, Inc. recorded in Deed Record 469, page 365 in the office of said Recorder; thence along said north line of Greenove Investments, Inc. and the north line of the land described in deed to Clyde Johnson, et ux. recorded in Deed Record 469, page 367 North 88 degrees 59 minutes 17 seconds West 323.00 feet to a 5/8 inch iron rod with cap labeled "RLS 900007" (hereafter referred to as "5/8 inch iron rod"); thence perpendicular to said north lines North 01 degrees 00 minutes 43 seconds East 111.13 feet to a 5/8 inch iron rod; thence parallel with said north lines North 88 degrees 59 minutes 17 seconds West 19.30 feet to a 5/8 inch iron rod; thence perpendicular to said north lines North 01 degrees 00

minutes 43 seconds East 50.00 feet to a 5/8 inch iron rod on a curve concave to the northwest, having a radius of 20.00 feet and from which a chord bears North 45 degrees 58 minutes 32 seconds East 28.30 feet; thence northeasterly along said curve 31.44 feet to a 5/8 inch iron rod at the point of tangency of said curve; thence perpendicular to the north line of said quarter-quarter section North 00 degrees 56 minutes 20 seconds East 128.10 feet to a 5/8 inch iron rod; thence parallel with said north line North 89 degrees 03 minutes 40 seconds West 120.00 feet to a 5/8 inch iron rod; thence perpendicular to said north line North 00 degrees 56 minutes 20 seconds East 14.00 feet to a 5/8 inch iron rod; thence parallel with said north line South 00 degrees 56 minutes 20 seconds East 639.23 feet to a 5/8 inch iron rod; thence perpendicular to said north line South 00 degrees 56 minutes 20 seconds East 56 minutes 20 seconds East 348.32 feet to the northwest corner thereof; thence along the north line of said quarter-quarter section South 89 degrees 03 minutes 40 seconds East 867.12 feet to the northwest corner of the land described as a public roadway in the instrument recorded in Deed Record 453, page 518 in the office of the Recorder of Vanderburgh County; thence along the west and the south lines of said roadway for the next two (2) courses: South 00 degrees 44 minutes 42 seconds West 25.00 feet; thence South 89 degrees 03 minutes 40 seconds East 243.00 feet to the point of beginning, containing 11.85 acres, more or less.

Subject to sanitary easements as described in Deed Record 568, page 485 in said Recorder's office.

SURVEYORS CERTIFICATE

I, Steven A. Sherwood, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plot correctly represents a survey completed by me on Feb. 24, 1995 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 4 day of MARCH, 1995

Steven A. Sherwood, L.S.
Indiana Registration No. 900007

