

16-129.0

N.W. COR. SE. 1/4, NE. 1/4 SEC. 10-T.6S.-R.10W.

RECEIVED FOR RECORD at 10:15 AM May 29 1996

Plat Book P Page 61

BETTY J. HERMAN, RECORDER VANDERBURGH COUNTY

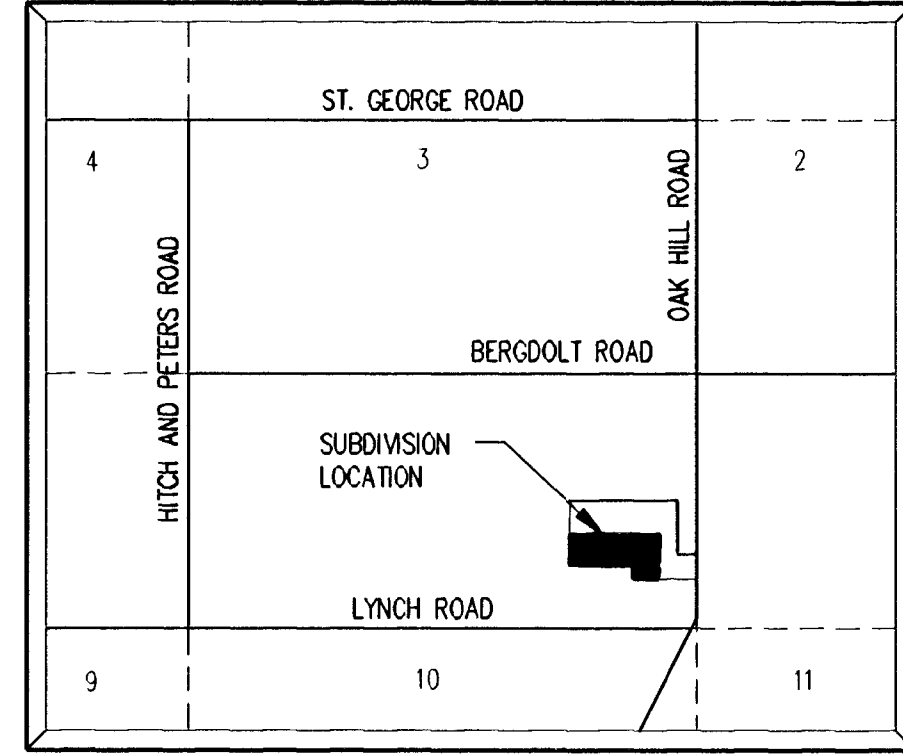
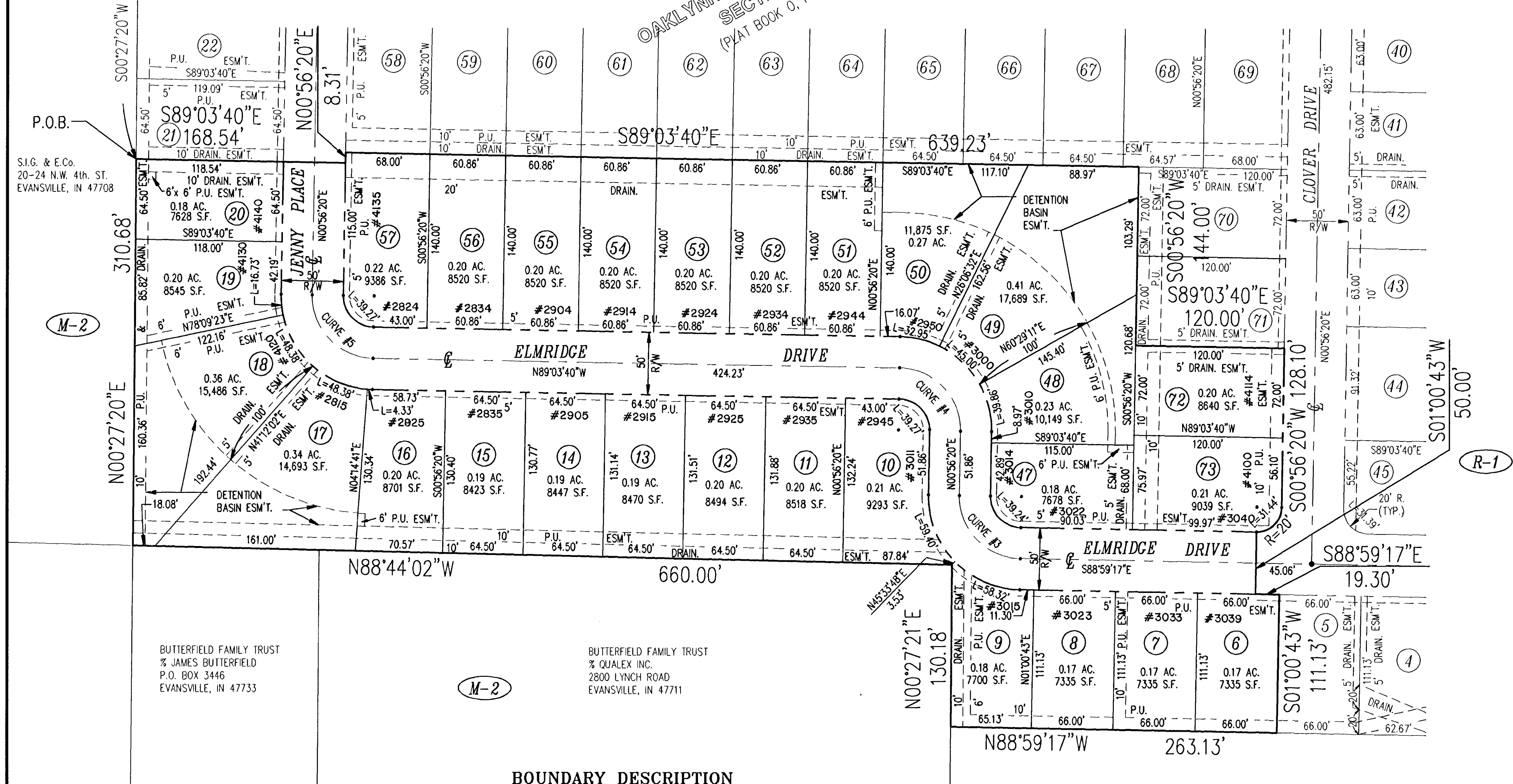
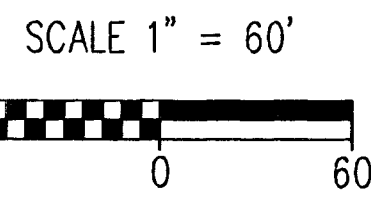
PLAT 0027

OAKLYNN PARK SUBDIVISION SECTION TWO

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 29 1996

Angene M. Cmel
AUDITOR #2743



LOCATION MAP SCALE 1" = 200'

CURVE DATA

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD	TANGENT
CURVE #3	50.00'	89°55'37"	78.48'	N44°01'29"W 70.67'	49.94'
CURVE #4	50.00'	90°00'00"	78.54'	N44°03'40"W 70.71'	50.00'
CURVE #5	50.00'	90°00'00"	78.54'	N44°03'40"W 70.71'	50.00'

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: OCT. 24, 1994 DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: MARCH 18, 1996 DATE

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter of Section Ten (10), Township Six (6) South, Range Ten (10) West of the Second Principle Meridian, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the Northwest corner of said Quarter, Quarter Section, said point also being the northwest corner of Oaklynn Park Subdivision-Section One, as per plat thereof recorded in Plat Book O, page 197 in the office of the Recorder of Vanderburgh County, Indiana; thence along the west line of said Quarter, Quarter Section and the west line of said subdivision, South 00 degrees 27 minutes 20 seconds West (assumed bearing), 348.32 feet to the POINT OF BEGINNING; thence along the south line of said subdivision, South 89 degrees 03 minutes 40 seconds East 168.54 feet; thence continuing along said south line, North 00 degrees 56 minutes 20 seconds East 8.31 feet; thence continuing along said south line, South 89 degrees 03 minutes 40 seconds East 639.23 feet to the west line of said subdivision; thence along said west line, South 00 degrees 56 minutes 20 seconds West 144.00 feet; thence continuing along said west line, South 89 degrees 03 minutes 40 seconds East 120.00 feet; thence continuing along said west line, South 00 degrees 56 minutes 20 seconds West 128.10 feet to a point on a curve concave to the northwest, having a radius of 20.00 feet and from which a chord bears South 45 degrees 58 minutes 32 seconds West 28.30 feet; thence southwesterly along said curve 31.44 feet to the point of tangency of said curve; thence continuing along said west line, South 01 degrees 00 minutes 43 seconds West 50.00 feet; thence continuing along said west line, South 88 degrees 59 minutes 17 seconds East 19.30 feet; thence continuing along said west line, South 01 degrees 00 minutes 43 seconds West 111.13 feet to the southwest corner of said subdivision; thence North 88 degrees 59 minutes 17 seconds West 263.13 feet; thence North 00 degrees 27 minutes 21 seconds East 130.18 feet; thence North 88 degrees 44 minutes 02 seconds West 660.00 feet to the west line of said Quarter, Quarter Section, thence along said west line North 00 degrees 27 minutes 20 seconds East 310.68 feet to the point of beginning, containing 7.17 acres, more or less.

Subject to sanitary sewer easements along the west side of the above described real estate as described in Deed Record 568, page 485 in said Recorder's office.

CONNIE P. BUTTERFIELD
6201 LINCOLN AVENUE
EVANSVILLE, IN 47715

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 plat 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 21st day of MAY, 1996

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



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:** No portion of the subject property lies within Zone A, as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C dated August 5, 1991.
- 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 2.0%.
- 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 shaping.
 - 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.

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 TWO. 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* *Bradley D. Sterchi*
DAN BUCK, PRESIDENT
DAN BUCK GENERAL CONTRACTOR INC.
828 HERMITAGE ROAD
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 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 21st day of MAY, 1996

My Commission Expires:

12-12-97

Notary Public
Gregory W. Wilkins
GREGORY WILKINS
(typed or printed name)

P-61 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 plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on November 2, 1995

Robert H. Bann, Jr. Executive Director
Barbara L. Cunningham Executive Director
PLAT RELEASE DATE May 27, 1996
Barbara L. Cunningham Executive Director