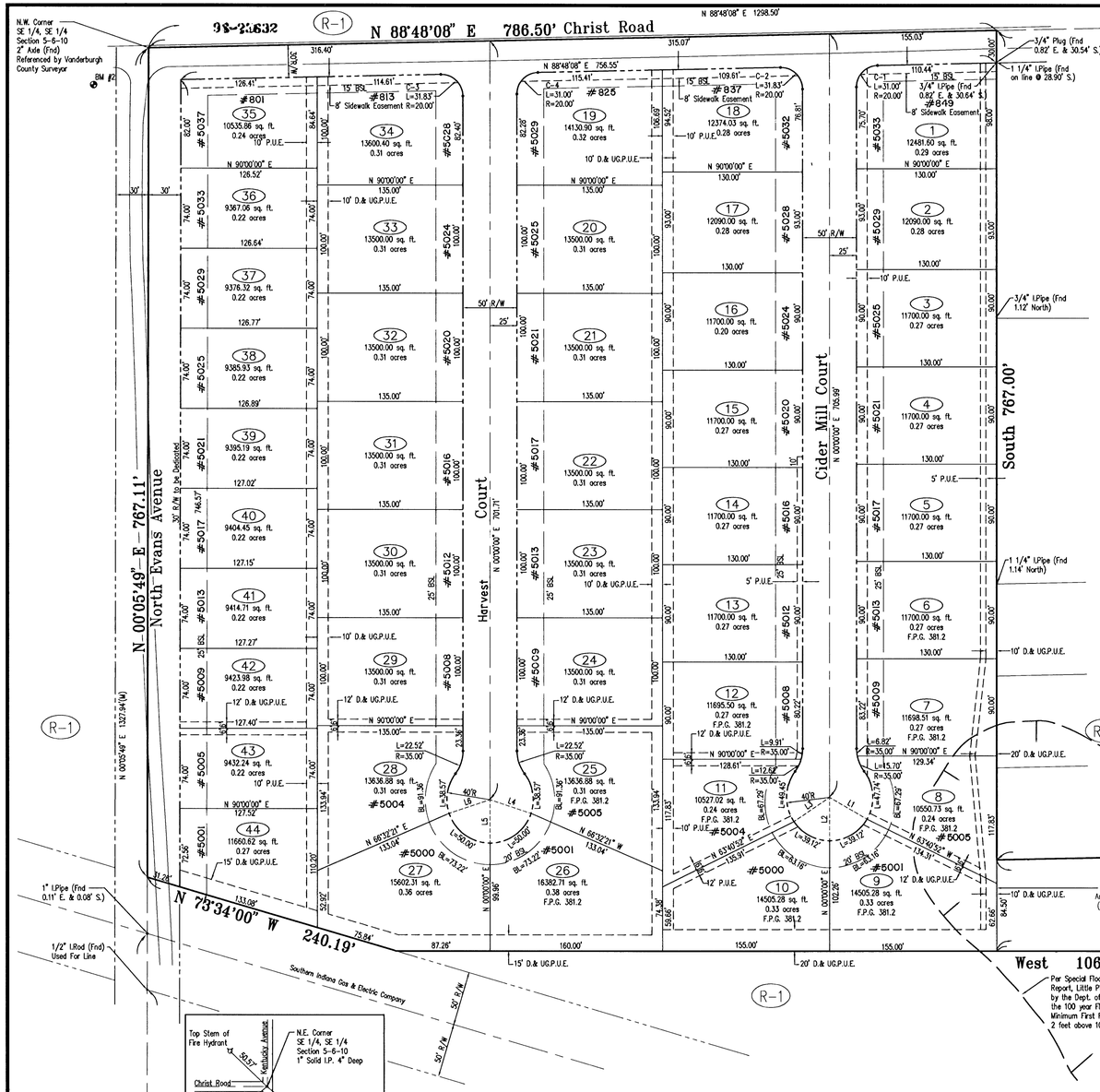
ORCHARD PARKE SUBDIVISION

of Part of the SE 1/4 of the SE 1/4 Section 5, T6S, R10W



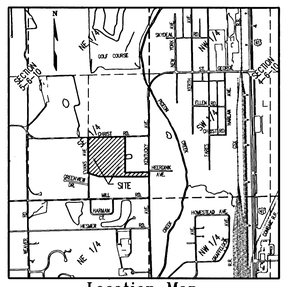
Curve Data Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	88°48'08"	N 44°24'04" E	19.59	20.00	31.00	27.99
C2	91°11'52"	S 45°35'56" E	20.42	20.00	31.83	28.58
C3	91°11'52"	S 45°35'56" E	20.42	20.00	31.83	28.58
C4	88°48'08"	N 44°24'04" E	19.59	20.00	31.00	27.99

1/4 1/4 Section Corner Reference

1/4 1/4 Section Corner Reference

1/4 1/4 Section Corner Reference



Location Map
Scale: 1"=1500'

LEGEND

BSL	Building setback Line
	Center Line
	Boundary Line
	Easement Line
	Building Setback Line
R/W	Right-of-Way Line
L	Length
R	Radius

Radial Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 59°54'46" E	40.00'
L2	SOUTH	40.00'
L3	S 56°02'28" W	40.00'
L4	S 71°36'57" E	40.00'
L5	SOUTH	40.00'
L6	S 71°36'57" W	40.00'

Soil Type

HsB2 – Hosmer silt loam, 2 to 6 percent slopes
HsC2 – Hosmer silt loam, 6 to 12 percent slopes
MkB2 – Markland silt loam, 2 to 6 percent slopes
MkC3 – Markland silty clay loam, 6 to 18 percent slopes

Per Special Flood Hazard Information Report, Little Pigeon Creek Prepared by the Dept. of the Army, Corp. of Engineers the 100 year Flood elevation is 379.2 feet Minimum First Floor Elevation must be 2 feet above 100 year flood elevation.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 12 1996

Suzanne M. Crouch AUDITOR 5139

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 6 South, Range 10 West in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Beginning at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of Section 5–6–10; thence along the north line thereof North 88 degrees 48 minutes 08 seconds East 786.50 feet to a point which is located South 88 degrees 48 minutes 08 seconds West 512.00 feet from the northeast corner of said quarter quarter section; thence South, parallel with the east line of said quarter quarter section 767.00 feet; thence North 88 degrees 48 minutes 08 seconds East, parallel with the north line of said quarter quarter section 512.00 feet to a point on the east line of said quarter quarter section which is located South 767.00 feet from the northeast corner therof; thence along said quarter quarter section line South 95.20 feet feet to a point which is located North 468.00 feet from the southeast corner of said quarter quarter section; thence West 1069.14 feet to a point on the north line of a 100 foot wide strip of land conveyed by Andrew Laubsher to the Terre Haute National Bank and Trust Company as per deed recorded in Deed Record 163, page 4 in the office of the Recorder of Vanderburgh County Indiana, said strip of land currently owned by Southern Indiana Gas and Electric Company; thence along the north line thereof North 73 degrees 34 minutes 00 seconds West 240.19 feet to the west line of said quarter quarter section; thence along the west line thereof North 00 degrees 05 minutes 49 seconds East 767.11 feet to the point of beginning containing 16.11 acres.

Subject to a 30 foot wide right–of–way for Christ Road off of the north side thereof.

Subject to a 30 foot wide right–of–way for Evans Avenue off of the west side thereof.

Subject to a 25 foot wide right–of–way for Kentucky Avenue off of the east most side thereof.

Subject to easements, rights–of–ways, building and use restrictions of record.

SURVEYORS CERTIFICATE

I, Danny K. Leek, hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further that this plat correctly represents a survey completed by me and that all monuments exist at locations as noted.

Witness my hand and seal this 28th day of August 1996.

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, INC.
605 S.E. M.L.King Jr. Blvd.
Evansville, Indiana 47713

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

GENERAL NOTES

Noise sensitive note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

Zoning: The subject property is currently zoned R–1.

Flood Plain Data: Portions of the proposed subdivision lie within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0050 B, dated October 15, 1981.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG) Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Access: Lots 1 thru 34 shall access interior subdivision Roads. Lot 35 thru 44 shall access Evans Avenue. Lot 45 shall access Kentucky Avenue.

Storm Drainage Maintenance: Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system including inlets, banks and preservation of the design flow line elevations lying within their respective lot. Lot owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.

Utilities: Water, gas, electric and sanitary sewer are available at site.

The Orchard Parke Subdivision Homeowners Association shall be responsible financially, including repair and maintenance of the entire storm water drainage system its parts and easements within or attached to this subdivision and outside of the City accepted rights–of–way including:

1. Enforcing the mowing and cleaning obligations of the individual lot owners plus mowing, controlling weeds and maintaining the designated cover of waterways, basin areas and easements attached to this subdivision.
2. Keeping all parts of the storm water drainage system operating at all times as designed and as constructed; and free of all trash, debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. Maintaining and repairing the storm water drainage system including pipes, inlets, outlets and rip–rap in accordance with the conditions described on the approved street and/or drainage plans on file in the City Engineer's Office.
5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easements within or attached to this subdivision.
6. Any pipe, fence, wall building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the written approval of the Board of Public Works.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or on disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the City Engineer and the Soil and Water Conservation District, along with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 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 silt fence, 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% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 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.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Bench Mark Data:
Reference Bench Mark – N.G.S. #W–356
Round top pin in recessed pot at the southeast corner of the intersection of U.S. 41 and Lynch Road. Elevation = 384.69.

BM #1 – Chiselled "X" the northeast corner of the wingwall on the south side of Christ Road and the west side of Kentucky Avenue. Elevation = 374.20.

BM #2 – East Headbolt on Fire Hydrant at the southwest corner of the intersection of Christ Road and Evans Road. Elevation = 412.28.

STORM DRAINAGE PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON: October 4, 1995

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON: September 11, 1996

RECEIVED FOR RECORD
at 11:06 A.M.
SEPT. 12, 1996
Plat Book D
Page 71
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL. # 0033

OWNERS CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as ORCHARD PARKE All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked **"P.U.E."** (Public Utility Easement), are hereby dedicated to public utilities 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 located within said areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked **"D.&UG.P.U.E."** (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability, in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked **"L.M.& S.D.E."** (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Detention Easement.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

The Home Owners Association shall maintain the designed Storm Retention Basin within Lot 45. No alterations shall be made as to reduce the storage capacity of 31,905 cubic feet approved by the Board of Public Works on October 4, 1995.

Murl Crowley
300 Springhaven Drive
Evansville, Indiana

James Crowley
300 Springhaven Drive
Evansville, Indiana

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 Owner(s) and Subdivider(s), 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 28th day of August 1996

My Commission Expires:
2-25-97

Joan M. Morley
Notary Public

Notary Resides in Vanderburgh Co.
County, Indiana

Joan M. Morley
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on December 6, 1995

President

Attest: Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: SEPTEMBER 12, 1996

P-71