

RECEIVED FOR RECORD at 9:21 A.M. Feb. 14, 1996

Plat Book P Page 51 BETTY J. HESTER, REGISTERED LAND SURVEYOR VANDERBURGH COUNTY 0002

1st Addition to Skydeal Terrace, Phase 1

P-51

General Notes

- Noise sensitive note:** It is understood by the Owners that the 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 property is currently zoned R-1. The abutting property is zoned as shown herein.
- Flood Plain Data:** Per F.J.R.M. for Vanderburgh County, Indiana, Parcel Number 180257 0001 B, dated October 15, 1981, part of this proposed subdivision is within Special Flood Hazard Zone A.
- The lowest floor elevations of any enclosed space (including garages) 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.**
- Minimum First Floor Elevation:** 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.
- Basements:** Any basements must be approved by the Vanderburgh County Building Commissioner.
- Utilities:** Water and sanitary sewers are available to be extended to the site.
- The location of existing underground utilities must be determined by the utility prior to beginning any type of construction.**
- Access:** All lots shall have access to New York Avenue a public dedicated right-of-way.
- Easements:** Existing recorded easements are as shown herein.
- Road Grades:** Maximum road grades will not exceed 5.0%.
- Temporary Erosion Control:** (During construction)
- Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., ryegrass, 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 2% to 8% shall be mulched and seeded within 45 days of disturbance.**
- 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".
- Existing Soil Types:**
Wm - Mbur Sil Loam
Mr - McGary Sil Loam

Boundary Description

Part of the Northwest Quarter of the Southwest Quarter of Section 4, Township 8 South, Range 10 West, 1/4 in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the northwest quarter of the southwest quarter of said section; thence North 00 degrees 43 minutes 30 seconds East 955.15 feet to a point which lies South 00 degrees 43 minutes 30 seconds West 375.00 feet from the northwest corner of said quarter quarter section; thence parallel with the north line of said quarter quarter section North 89 degrees 59 minutes 00 seconds East 100.00 feet to the southeast corner of Baird's Place as recorded in Plat Book "O", page 91 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line of said Baird's Place, North 00 degrees 18 minutes 09 seconds East 158.32 feet to a point on the west line of Skydeal Terrace as recorded in Plat Book "O", page 70 and 71 in the office of said Recorder; thence parallel with the north line of said quarter quarter section, North 89 degrees 59 minutes 00 seconds East 158.32 feet to a point on the west line of Skydeal Terrace as recorded in Plat Book "O", page 70 and 71 in the office of said Recorder; thence parallel with the north line of said quarter quarter section, South 00 degrees 23 minutes 09 seconds West 159.00 feet to the northwest corner of said Skydeal Terrace, thence along the west line of said Skydeal Terrace South 00 degrees 23 minutes 09 seconds West 529.00 feet to the northeast corner of a tract of land owned by Lisa M. Rolle, as recorded in Deed Drower 1, Card 9845 in the office of said Recorder; thence parallel with the north line of said quarter quarter section, South 89 degrees 59 minutes 00 seconds East 158.32 feet to the true point of beginning and containing 1.018 acres.

Surveyor's Certificate

I, Danny K. Leek, do 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, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 1st day of February, 1996

Danny K. Leek
Indiana Registration No. 30488

Owner's Certificate

The undersigned owners of the real estate shown and described herein do hereby plot and subdivide said real estate as shown and designate the same as 1ST ADDITION TO SKYDEAL TERRACE, PHASE 1. All roads shown and not previously dedicated are hereby dedicated to public use.

By: *Wayne Ellis*
Wayne Ellis, Developer
1435 Condemned Court
Evansville, IN 47720

Notary Certificate

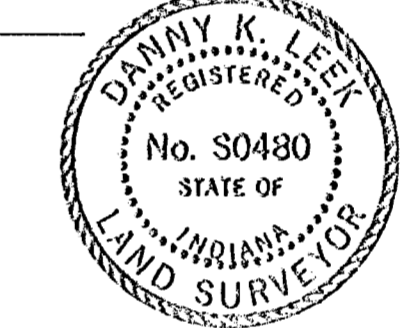
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdividers(s), who acknowledge the execution of the foregoing plat with the declarations 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 1st day of February, 1996

My Commission Expires: *9-16-98*

Notary Resides in: *Vanderburgh*
County, Indiana



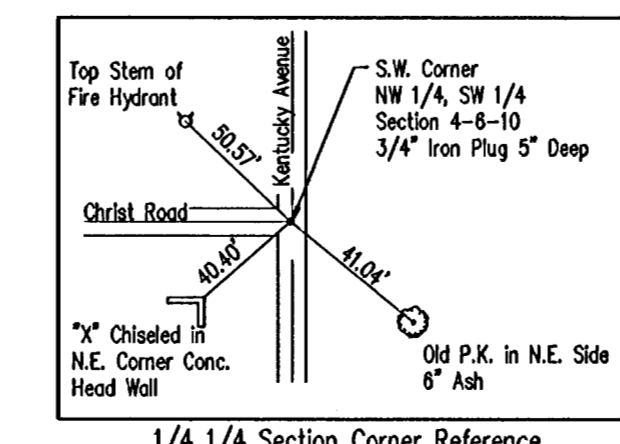
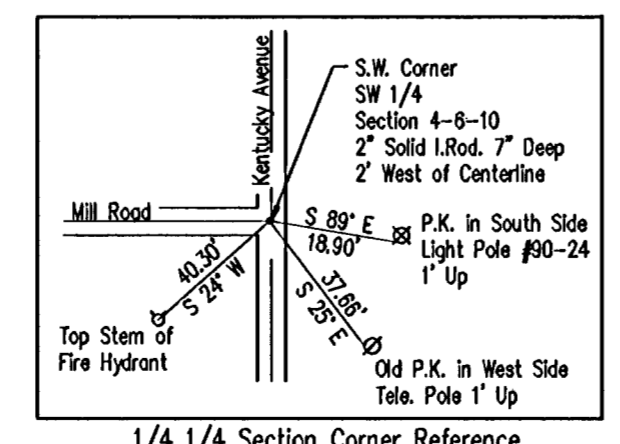
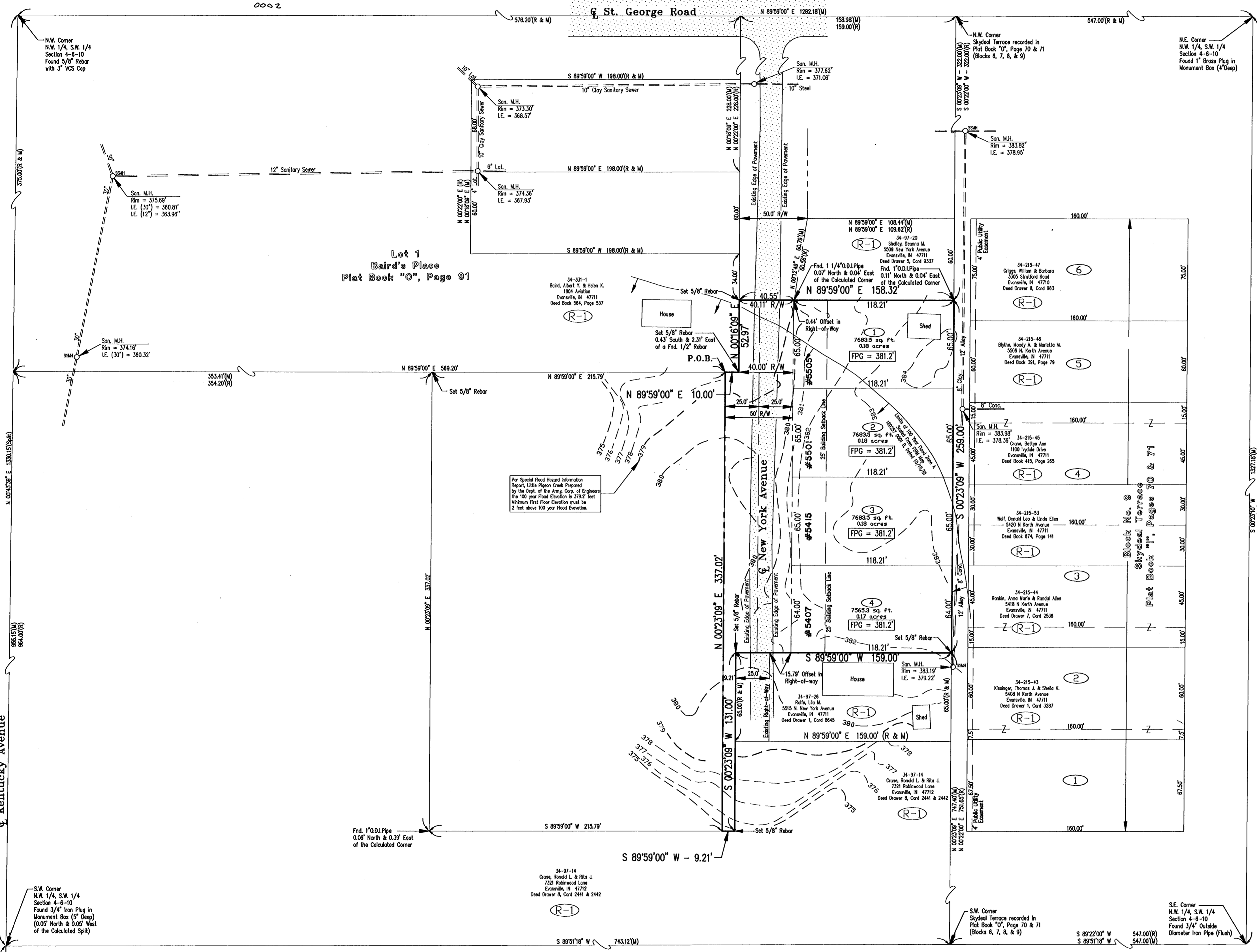
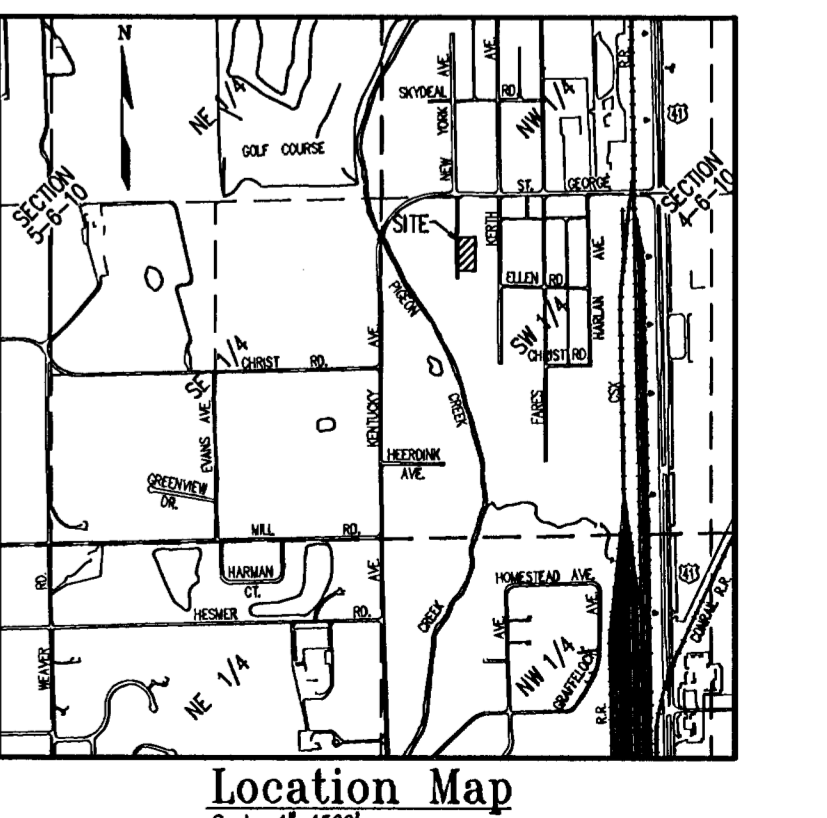
Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law #509, and enacted by the General Assembly of the State of Indiana, this plat has been given SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on *Feb. 14, 1996*.

Witness my hand and seal this 14th day of February, 1996

President: *Robert A. ...*
Executive Director: *Barbara G. ...*

PLAT RELEASE DATE: *Feb. 14, 1996*



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 14 1996

Suzanne M. ...
AUDITOR
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