

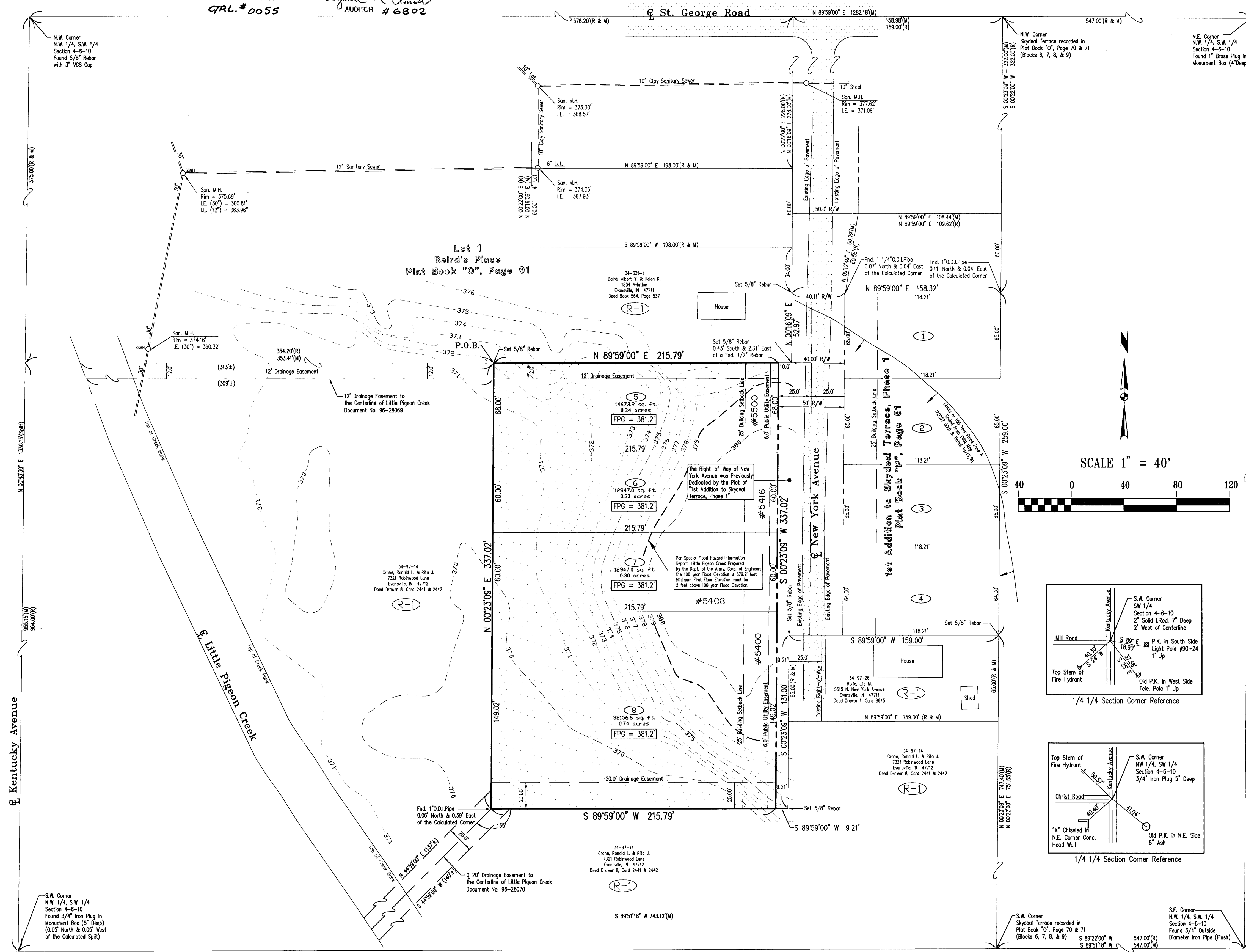
RECORDED FOR RECORD at 11:46 A.M. Nov. 27, 1996. Plat Book P. 78. QRL # 0055

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 27 1996

Signature: Audrey M. Connel, Auditor # 6802

1st Addition to Skydeal Terrace, Phase 2



Boundary Description

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

Commencing at the Southwest corner of the southwest quarter of the southwest quarter of said section; thence North 00 degrees 43 minutes 39 seconds East 355.15 feet to a point which lies South 00 degrees 43 minutes 39 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 353.41 feet to the true point of beginning; thence continue parallel with the north line of said quarter quarter section, North 89 degrees 59 minutes 00 seconds East 215.79 feet to the west right-of-way of New York Avenue and being a corner of the "1st Addition to Skydeal Terrace, Phase 1", as recorded in Plat Book "P", Page 51 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the west line of said right-of-way and said subdivision South 00 degrees 23 minutes 09 seconds West 337.02 feet; thence parallel with the north line of said quarter quarter section South 89 degrees 59 minutes 00 seconds West 215.79 feet; thence parallel with the west line of said "1st Addition to Skydeal Terrace, Phase 1", North 00 degrees 23 minutes 09 seconds East 337.02 feet to the true point of beginning and containing 1,670 acres.

Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law 9600, and amended 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 Oct. 15, 1996.

Joseph H. Brown, Jr. President
Barbara P. Cunningham Executive Director

PLAT RELEASE DATE: Nov. 27, 1996

City

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

DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON

N/A - Existing

DATE

PRIMARY APPROVAL

October 4, 1995

DATE

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 hereon.

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Flood Number 180257 0001 B, dated October 15, 1981, all 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.

Easements: Any easements 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 hereon.

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., 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.

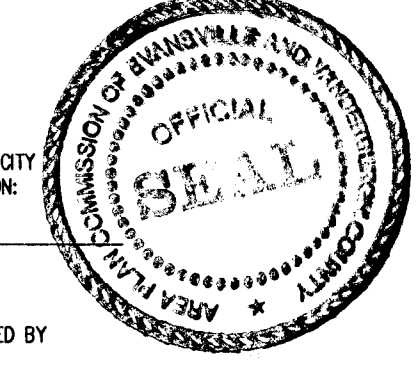
Erosion Control for Ditches:

Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance.

Slopes of 2% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Existing Soil Types:
Wm - Wilbur Silt Loam
M - McRay Silt Loam



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 15th day of November, 1996.

Danny K. Leek
Danny K. Leek, R.L.S.,
Indiana Registration No. 50489



Owner's 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 1ST ADDITION TO SKYDEAL TERRACE, PHASE 2.

Strips or areas of land, of the dimensions shown on this plat and marked "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 "Drainage Easement" are dedicated for conveyance of surface water and/or subsurface drainage pipes, provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities, provided that such facilities are not placed in such manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Notary Certificate

By: *Wayne Ellis*, Developer
Wayne Ellis, Developer
1433 Sandhill Court
Evansville, IN 47720

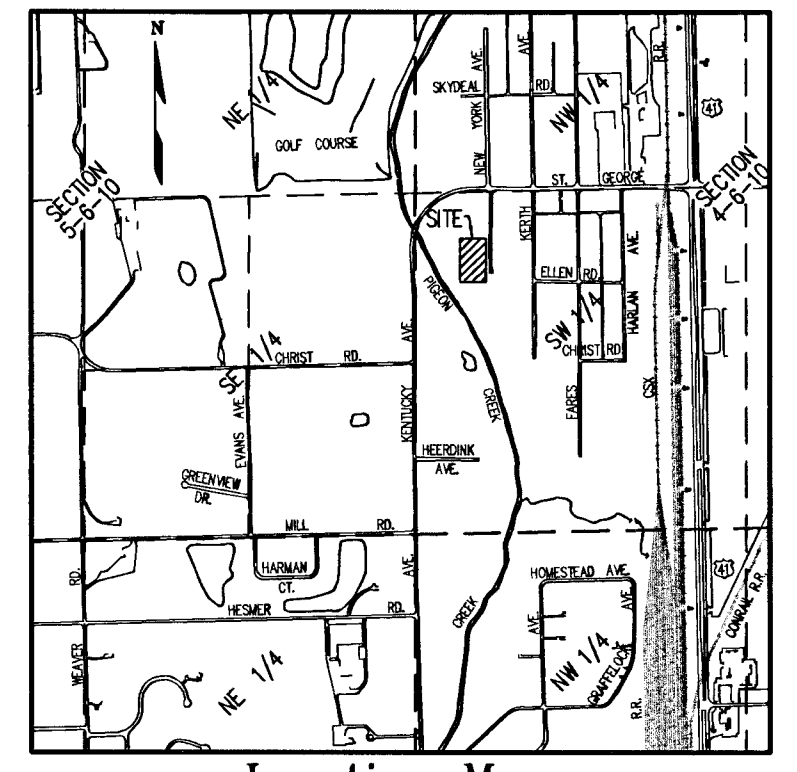
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Developer 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 15th day of November, 1996

My Commission Expires: 9-16-98

Richard Masterson
Notary Public, R. Masterson
(Typed or printed name)



Location Map
Scale: 1"=1500'