

# SPRING PARK SUBDIVISION SECTION "B"

# 5355

FILED FOR RECORD IN PLAT BOOK 103 PAGE 178-179

AUG 16 2000

By *Ralph A. Easley, Jr.* Surveyor

RECORDED FOR RECORD  
 1:11 P.M.  
 AUG 16 2000  
 88  
 2000R00023565

**THE GENERAL NOTES:**

- OWNER/DEVELOPER: D&R DEVELOPMENT, INC., DONALD BOLIN, PRESIDENT, 9601 STRUEN-HENDRICKS ROAD, EVANSVILLE, IN 47715; (812)985-7993
- UTILITIES: CITY OF EVANSVILLE WATER AND SEWER SERVICES ARE AVAILABLE BY EXTENSION. SOUTHERN INDIANA GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE BY EXTENSION.
- FLOOD PLAN DATA: THE PROPERTY IS NOT LOCATED IN THE 100 FLOOD ZONE ACCORDING TO FIRM PANEL 180258-075C DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY, INDIANA.
- EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, I.E., RYE, RED TOP, OR WHEAT, WITHIN 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. THE DEVELOPER/PERMIT HOLDER SHALL BE RESPONSIBLE FOR EROSION CONTROL AS EACH LOT IS DEVELOPED. EROSION MUST BE CONTROLLED ON THE LOT ON WHICH THE EROSION OCCURS AND SEDIMENTATION MUST BE CONTAINED ON THE LOT ON WHICH IT ORIGINATES.
- LOT ACCESS: ALL LOTS MUST ACCESS TO INTERIOR STREETS ONLY.
- THE SUBDIVISION OWNERS' ASSOCIATION SHALL BE RESPONSIBLE, INCLUDING FINANCIALLY, FOR THE MAINTENANCE AND REPAIR OF THE ENTIRE STORM WATER DRAINAGE SYSTEM AND ITS EASEMENTS WITHIN OR ATTACHED TO THIS SUBDIVISION AND OUTSIDE OF THE COUNTY ACCEPTED ROAD RIGHT OF WAYS INCLUDING:
  - MOWING GRASS, CONTROLLING WEEDS AND MAINTAINING THE DESIGNED COVER OF THE WATERWAYS, STORAGE BASIN AND EASEMENTS IN ACCORDANCE WITH APPLICABLE ORDINANCES.
  - KEEPING ALL PARTS OF THE STORM WATER DRAINAGE SYSTEM OPERATING AT ALL TIMES AS DESIGNED AND AS CONSTRUCTED FREE OF ALL TRASH, DEBRIS AND OBSTRUCTIONS TO THE FLOW OF WATER.
  - KEEPING THE CHANNEL, EMBANKMENTS, SHORELINE, AND BOTTOM OF WATERWAYS AND BASINS FREE OF ALL EROSION AND SEDIMENT.
  - MAINTAINING AND REPAIRING THE STORM WATER DRAINAGE SYSTEM IN ACCORDANCE WITH THE CONDITIONS DESCRIBED ON THE APPROVED STREET AND/OR DRAINAGE PLANS ON FILE IN THE COUNTY SURVEYOR'S OFFICE AND/OR THE COUNTY ENGINEER'S OFFICE AND IN COMPLIANCE WITH THE COUNTY DRAINAGE ORDINANCE.
  - PREVENTING ALL PERSONS OR PARTIES FROM CAUSING ANY UNAUTHORIZED ALTERATION, OBSTRUCTIONS OR DETRIMENTAL ACTIONS FROM OCCURRING TO ANY PART OF THE STORM WATER DRAINAGE SYSTEM AND EASEMENTS WITHIN OR ATTACHED TO THIS SUBDIVISION.
  - NOTICE: ANY PIPE, FENCE WALL, BUILDING, POOL, PATIO, PLANTING, STORED MATERIAL, EXCAVATION, FILL, OR OTHER CONSTRUCTION, IMPROVEMENT, ADDITION OR ALTERATION OF THE LAND WITHIN A DRAINAGE EASEMENT IN THIS SUBDIVISION REQUIRES THE PRIOR WRITTEN APPROVAL OF THE COUNTY DRAINAGE BOARD.

I, RALPH A. EASLEY, JR., HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 ALL LOCATIONS NOTED.



**OWNERS CERTIFICATE:**

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AND DESIGNATE IT AS **SPRING PARK SUBDIVISION SECTION "B"**

*Donald Bolin, President*  
*Rachael P. Bolin, Secretary*

STRIPS OF GROUND, OF THE WIDTH 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 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 EASEMENT BY SAID UTILITY.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE; PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH PUBLIC UTILITY FACILITIES; AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH MANNER AS TO IMPED 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. INDIVIDUAL LOT OWNERS SHALL NOT CONSTRUCT OR PLACE ANY OBSTRUCTION WITHIN A PUBLIC DRAINAGE EASEMENT WHICH WILL INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS.

**NOTARY CERTIFICATE:**

STATE OF INDIANA )  
 COUNTY OF VANDERBURGH ) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 12 DAY OF June 2000.

MY COMMISSION EXPIRES: 4-15-03  
 RESIDENT OF VANDERBURGH COUNTY Janeth Stettin  
Janeth Stettin  
Janeth Stettin



**APC CERTIFICATE:**

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 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 VANDERBURGH COUNTY ON 08-03-1999.

*Maury A. Feaster*  
*Barbara R. Cummings*  
 Plan Release Date 8-16-00  
 Executive Director

COUNTY STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:  
 DATE: APRIL 28TH, 1998

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:  
 DATE: APRIL 13TH, 1998

SANITARY SEWER PLAN WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITIES  
 DATE: OCTOBER 20, 1998

LEGAL DESCRIPTION

PART OF THE WEST HALF OF THE NORTH-EAST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 11 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PERRY TOWNSHIP, VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

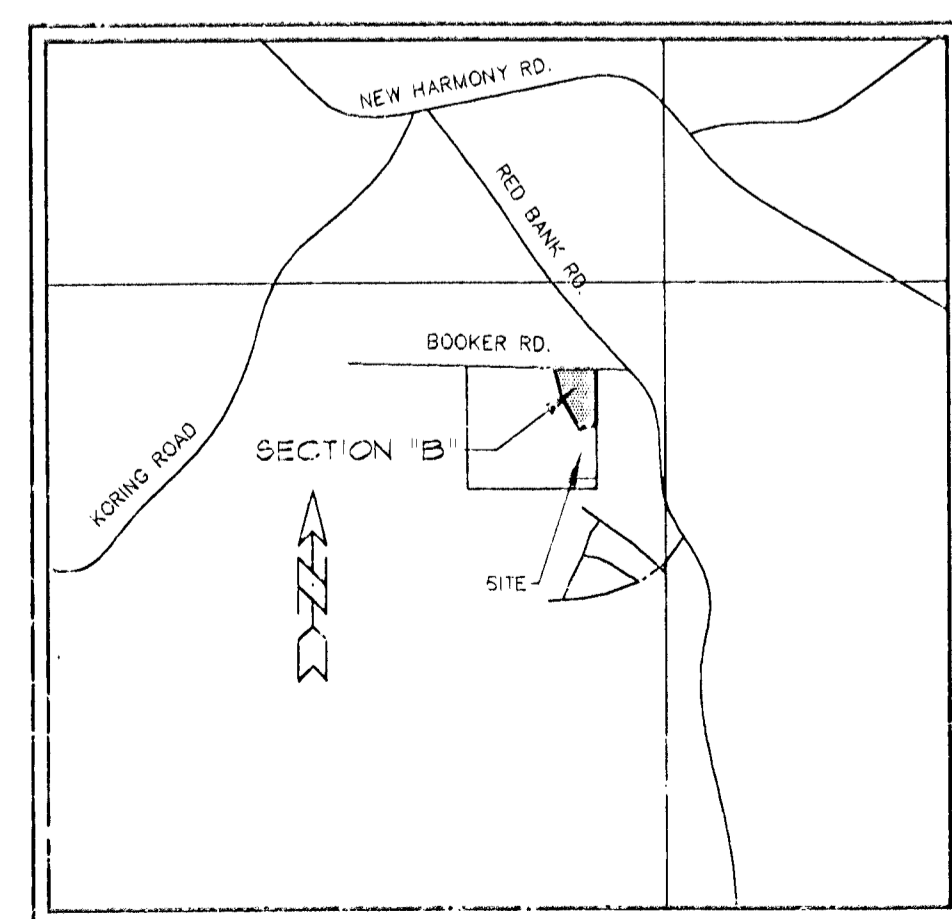
- 1ST: SOUTH 01°53'48" WEST A DISTANCE OF 584.38' TO THE NORTHEAST CORNER OF LOT 15 IN SPRING PARK SUBDIVISION SECTION "A" AS PER MAP RECORDED IN PLAT BOOK P IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY; THENCE ALONG THE NORTHERLY & EASTERLY BOUNDARY OF SAID SUBDIVISION FOR THE FOLLOWING SIX COURSES
- 2ND: SOUTH 75°37'40" WEST A DISTANCE OF 182.56'; THENCE
- 3RD: NORTH 28°24'42" WEST A DISTANCE OF 286.87'; THENCE
- 4TH: NORTH 35°48'42" WEST A DISTANCE OF 50.00'; THENCE
- 5TH: SOUTH 54°11'18" WEST A DISTANCE OF 14.88'; THENCE
- 6TH: NORTH 13°42'42" WEST A DISTANCE OF 320.03'; THENCE
- 7TH: NORTH 00°32'58" WEST A DISTANCE OF 30.00' TO THE NORTH LINE OF SAID HALF QUARTER, QUARTER SECTION; THENCE ALONG SAID NORTH LINE
- 8TH: NORTH 89°27'02" EAST A DISTANCE OF 450.16 TO THE POINT OF BEGINNING AND CONTAINING 209,570.07 SQUARE FEET OR 4.812 ACRES, MORE OR LESS.

**ADDENDUM TO PLAT:**

NOTE:  
 THE OWNER / DEVELOPER SHALL PROVIDE TO THE PURCHASER OF EACH LOT WITHIN THE SUBDIVISION AN ENVIRONMENTAL DISCLOSURE STATEMENT SETTING FORTH THE HISTORIC PRESENCE OF LEAD PELLET CONCENTRATION WITHIN THE SUBDIVISION, THE DEVELOPER'S REMEDIATION PLAN AND A LEAD WARNING STATEMENT IN A FORM ACCEPTABLE TO THE VANDERBURGH COUNTY DEPARTMENT OF HEALTH PRIOR TO THE CONVEYANCE OF THE LOT.

*Addendum Recorded: Aug. 16, 2000*

**Q-88**

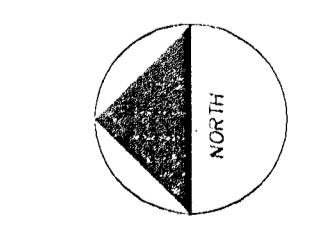


LOCATION MAP  
 SCALE: 1" = 200'

P.O.B. - SET R.R. SPKE  
 N.E. CORNER  
 WEST 1/2  
 N.E. 1/4, N.E. 1/4  
 SEC 16-6-11

FND. STONE  
 N.E. CORNER  
 N.E. 1/4, N.E. 1/4  
 SEC 16-6-11

FND. 3/4" I.R.  
 NW COR  
 NE 1/4, NE 1/4  
 SEC. 16-18S-R11W



SCALE: 1" = 30'  
 ALL LOT CORNERS TO BE SET 5/8" I.R.  
 WITH LS CAP 50005

ANDY EASLEY ENGINEERING  
 CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING  
 1155 WEST MILL ROAD  
 EVANSVILLE, INDIANA 47710

SECONDARY PLAT OF  
**SPRING PARK SUBDIVISION SECTION "B"**  
 EVANSVILLE, INDIANA

DATE: 4-25-00	CPL	AS NOTED
PROJECT NO.: 717	SCALE:	
REVISIONS		
<b>1 OF 1</b>		
SHEET NO.:		

apc# 7-5-97