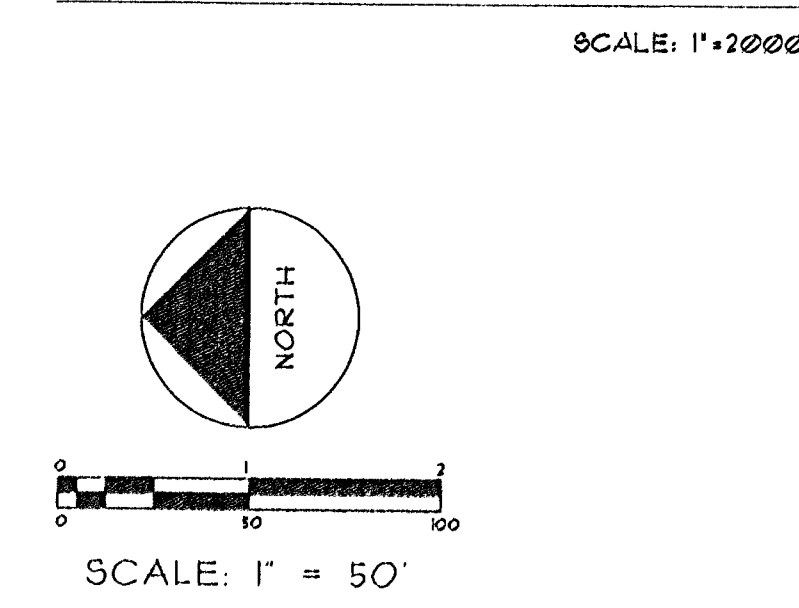
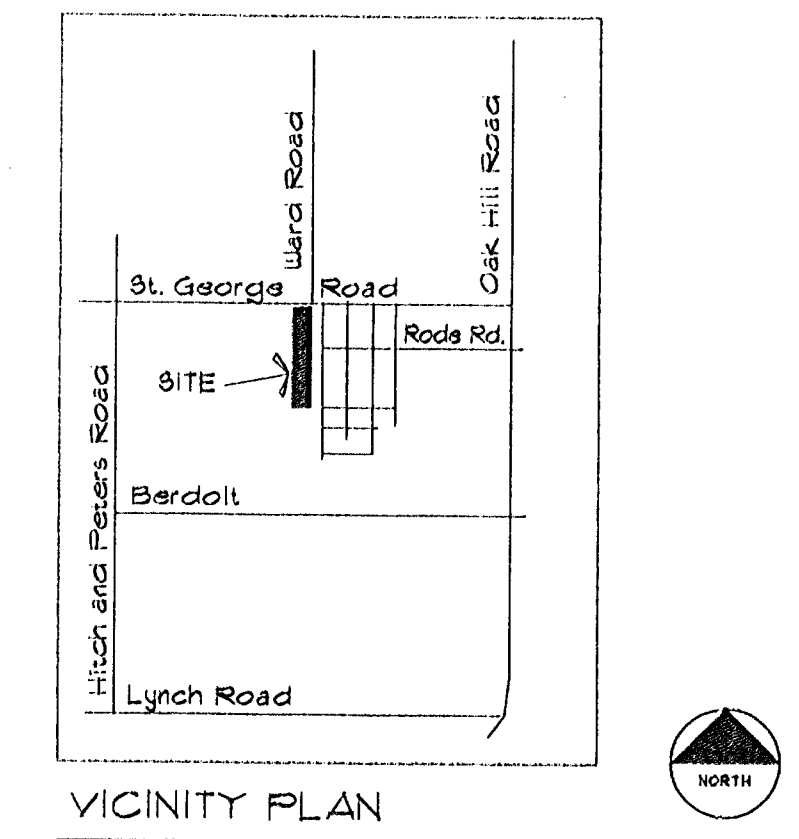
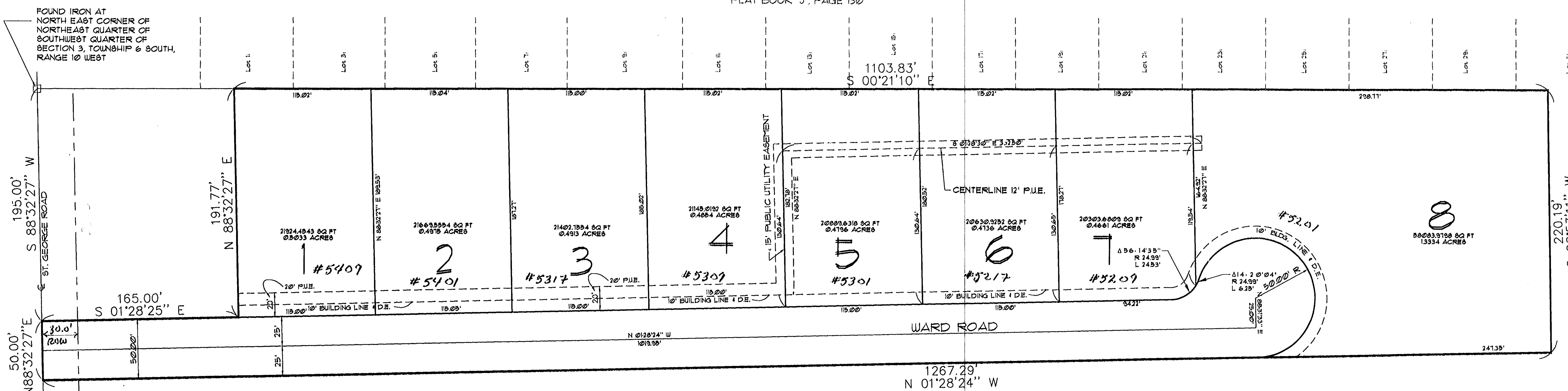


# FINAL PLAT OF: ST. GEORGE PLACE

APR 07 2000  
 Eugene A. Casley  
 AUDITOR  
 # 2153

RECEIVED FOR RECORD  
 APRIL 11 11:39 A.M.  
 2000  
 # 2000R0000 9542

MELODY HILL SUBDIVISION No. 4  
 PLAT BOOK 'J', PAGE 130



**LAND DESCRIPTION**

Part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 10 West, Center Township, Vanderburgh Co., Indiana, more particularly described as follows:

Beginning at the Northeast Corner of the Northeast Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 10 West, thence along the North line of said Quarter Quarter Section South 88 Degrees 32 Minutes 27 Seconds West, 195.00 feet to the True Point Of Beginning; thence

- 1st: South 01 Degrees 28 Minutes 25 Seconds East, a distance of 165.00 feet; thence
- 2nd North 88 Degrees 32 Minutes 27 Seconds East, a distance of 191.77 feet, thence
- 3rd: South 00 Degrees 21 Minutes 10 Seconds East, 1103.83 feet; thence
- 4th: South 88 Degrees 53 Minutes 11 Seconds West, 220.19 feet, thence
- 5th: North 01 Degrees 28 Minutes 24 Seconds West, 1267.29 feet to a point on the North line of said Quarter Quarter Section; thence along said North Line
- 6th: North 88 Degrees 32 Minutes 27 Seconds East, a distance of 50.00 feet to the TRUE POINT OF BEGINNING. Containing 263,016.09 square feet or 6.04 acres, more or less.

SUBJECT TO A 30' EASEMENT SOUTH OF THE SIXTH COURSE FOR ST. GEORGE ROAD.

**General Notes:**

1. Owner/Developer: Larry A. Deustch; 2401 Cullen Avenue; Evansville, IN 47715
2. Utilities: City of Evansville water and sewer services are available. Southern Indiana Gas and Electric service are also available.
3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding.
4. Flood Plain Data: The property is not located in the 100 flood zone according to FIRM panel 180256-0025C dated August 5, 1991 for Vanderburgh County, Indiana.
5. Soil Data: HoC3 - Hosmer Silt Loam 6% to 12% slopes, severely eroded. HcB2 - Hosmer Silt Loam 2% to 6% slopes, eroded.
6. Zoned: M-2, Adjacent property zoned as noted.
7. "The Lot 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 city accepted road right of ways including:
  - (1) Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin and easements in accordance with applicable ordinances.
  - (2) 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.
  - (3) Keeping the channel, embankments, shoreline, and bottom of waterways and waterways free of all erosion and sediment.
  - (4) 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 City Engineer's office and in compliance with the any City drainage ordinance if effect at the time of the recording of this subdivision.
  - (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) 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.
8. DRAINAGE: STORM WATER DETENTION WILL BE REQUIRED AS EACH LOT IS DEVELOPED. DRAINAGE PLAN MUST BE DEVELOPED WHICH PROVIDES THE PEAK RELEASE RATE NOT EXCEED THE 5 YEAR PREDEVELOPED RUNOFF RATE.
9. LANDSCAPE BUFFER: 6' High White Pine trees shall be installed 5' west of the East line of the Subdivision. Trees shall be planted 10' on center and shall not be planter within any utility of drainage easements.
10. MAXIMUM SLOPE: The maximum slope allowed within this subdivision shall be 3:1 (3 horizontal to 1 vertical).

**OWNERS CERTIFICATE**

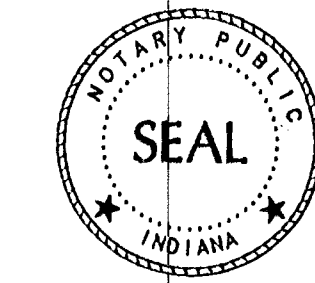
THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS ST. GEORGE PLACE. ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

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 THE UTILITY FACILITIES, WHETHER ABOVE 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 "PUBLIC UTILITY AND DRAINAGE EASEMENT ARE DEDICATED FOR SURFACE WATER AND OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES, PROVIDED, HOWEVER, THAT NO ABOVE GROUND PARTS OF SUCH FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER TO IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER, PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PROHIBITED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER TO IMPEDE THE FLOW OF WATER.

*Larry A. Deustch*  
 LARRY A. DEUSTCH



**NOTARY CERTIFICATE**

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 FOREGOING PLAT WITH DESIGNATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF FEBRUARY 2000  
 MY COMMISSION EXPIRES 4-15-2001

*John W. Wood*  
 JOHN W. WOOD  
 A RESIDENT OF VANDERBURGH COUNTY



**SURVEYOR'S CERTIFICATE**

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, THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON JANUARY 27, 1999, AND THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL  
 RALPH A. EASLEY, JR.  
 INDIANA REG. NO. S 0006



**AREA PLAN COMMISSION 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 PERMANENT APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON Apr. 1, 1999.

PRESIDENT *Mark Foster* EXECUTIVE DIRECTOR *Barbara P. Cunningham*  
 PLAT RELEASE MARCH 10, 2000 EXECUTIVE DIRECTOR *Barbara P. Cunningham*

CITY  
 STORM DRAINAGE PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON:  
 DATE: APRIL 1ST, 1999  
 ROAD CONSTRUCTION PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON:  
 DATE: APRIL 1ST, 1999  
 SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER & SEWER DEPARTMENT ON:  
 DATE: MARCH 16, 1999

**Q-71**

FINAL PLAT  
 ST. GEORGE PLACE  
 EVANSVILLE, INDIANA

**AE<sub>2</sub>**  
**ANDY EASLEY ENGINEERING**  
 CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING  
 1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

DRAWN BY: T.J.K.	DATE 2-8-2000	SHEET NO.
CHECKED BY: R.A.E.	PROJECT NO: 646	1 OF 1
SCALE: 1" = 50'	REVISIONS	#2000-4-5-99