

# THE SEASONS

## Section IV

### Secondary Plat

The Seasons  
Section III  
Plat Book P, page 172

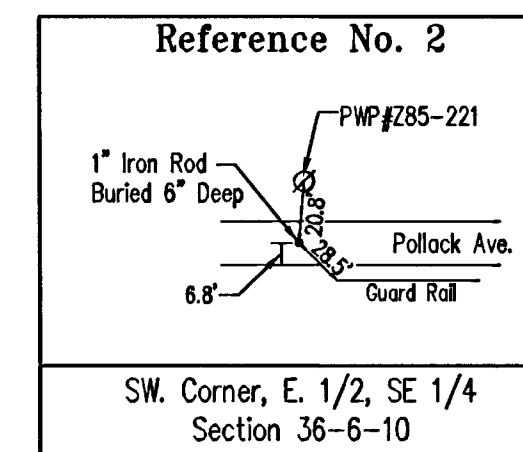
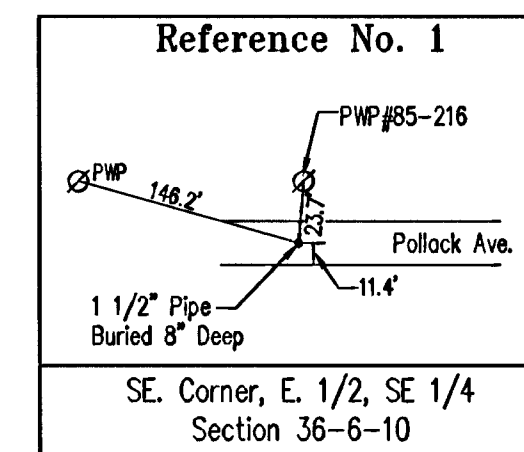
Covert Ave.

N.E. Corner  
E 1/2, SE 1/4  
Sec. 36-6-10  
Aluminum Marker in conc. (Ind)

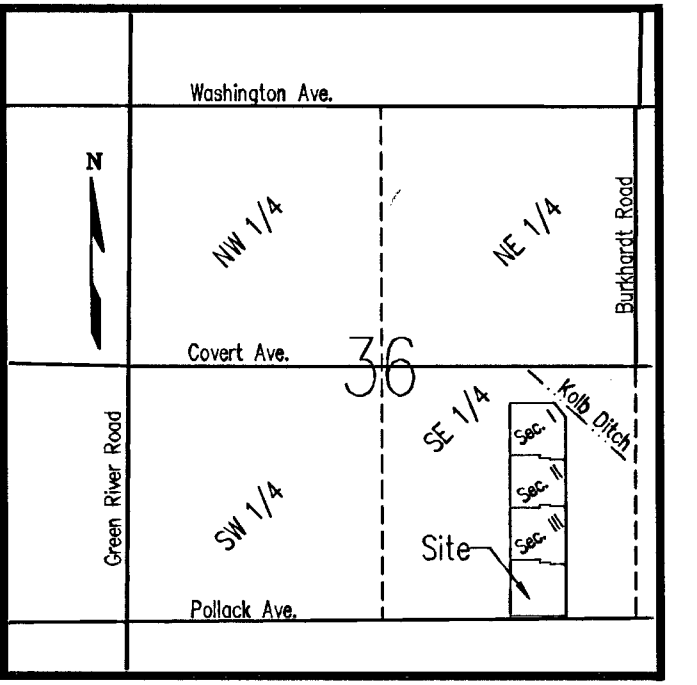
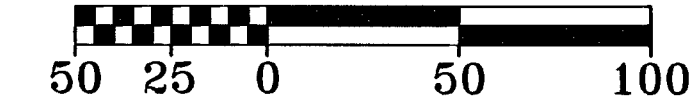
Soil Types  
Bo - Bonnie Silt Loam  
Wb - Weinbach Silt Loam  
WhB2 - Wheeling Loam  
PFB - Princeton Fine Sandy Loam  
Sca - Sclatville Silt Loam  
Gn - Gnat Silt Loam  
WHA - Wheeling Loam

Legend  
TBM - Temporary Bench Mark  
R - Radius  
L - Length  
BSL - Building Setback Line

Number	Direction	Distance
L1	N 29°54'45" W	40.00'
L2	N 59°54'45" W	40.00'
L3	N 89°54'45" W	40.00'
L4	N 30°05'15" E	40.00'
L5	N 29°54'45" W	40.00'
L6	N 59°54'45" W	40.00'
L7	N 89°54'45" W	40.00'
L8	N 60°05'15" E	40.00'
L9	N 30°05'15" E	40.00'
L10	N 60°05'15" E	40.00'



SCALE 1" = 50'



#### General Notes

- Zoning: The subject property is currently zoned "R-1"
- Flood Plain Data: No portion of the proposed subdivision lies 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 March 19, 1982.
- 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.
- Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:
- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
  - Keeping all parts of the storm water drainage system operating as designed and as constructed; and free of all trash, debris, and obstructions to the flow of water.
  - Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
  - Maintaining that part of the storm water drainage system which lies his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
  - 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 easement which lies on his or her property.
  - The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins all of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this Subdivision; and which are in drainage easements and outside of the county accepted road rights-of-way as shown on the plat of this subdivision.
- NOTICE: 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 prior written approval of the County Drainage Board.

#### 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 THE SEASONS SECTION IV. 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 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 or drainage pipes shall be erected 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 of land marked D.&UG.P.U.E. (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface drainage pipes, 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 easement. No structures other than such utility facilities or drainage pipes shall be erected 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.

All easements are dedicated together with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary maintenance or reconstruction.

Owner: *Charles R. Braum, Jr.*  
Developer: *J. Scott Jago*  
Jago Land Corporation  
Scott Jago, President  
2530 Tamarack Road  
Owensboro, KY 42301

#### 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 11th day of March, 1999.  
My Commission Expires: 4-11-99  
Notary Public: *Sharon Burks-Maier*  
Notary Resides in: Vanderburgh County, Indiana  
(typed or printed name)



#### 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 April 3, 1998.  
Attest Executive Director: *Barbara R. Cunningham*  
Secondary Plat complies with the Ordinance and is released for Recording.  
Executive Director: *Barbara R. Cunningham*  
PLAT RELEASE DATE: April 6, 1999



#### Location Map

RECEIVED FOR RECORD  
2:06 PM  
APRIL 6 1999  
Plat Book Q-10  
Page 10  
BETTY J. HERMANN RECORDER  
VANDERBURGH COUNTY  
1999R00011184

#### DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

APR 06 1999  
*Supreme M. Connel*  
AUDITOR  
#2185

#### Boundary Description

Part of the East Half of the Southeast Quarter of Section 36, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, more particularly described as follows:  
Beginning at the southwest corner of the east half of said quarter section; thence along the east line thereof North 00 degrees 05 minutes 15 seconds East 580.13 feet to the southwest corner of The Seasons Section III as recorded in Plat Book P, page 172 in the office of the recorder of Vanderburgh County, Indiana; thence along said south line South 89 degrees 54 minutes 45 seconds East 310.00 feet; thence continue along said south line South 00 degrees 05 minutes 15 seconds West 30.00 feet; thence continue along said south line South 89 degrees 54 minutes 45 seconds East 110.00 feet; thence continue along said south line South 00 degrees 05 minutes 15 seconds West 13.28 feet; thence continue along said south line South 89 degrees 54 minutes 45 seconds East 164.64 feet; thence South 00 degrees 01 minutes 08 seconds East 535.00 feet to a point on the south line of said half, quarter section; thence along the south line South 89 degrees 54 minutes 22 seconds West 585.64 feet to the point of beginning Containing 7.54 acres (328,448 sq.ft.).  
Subject to all easements and rights-of-way of record.

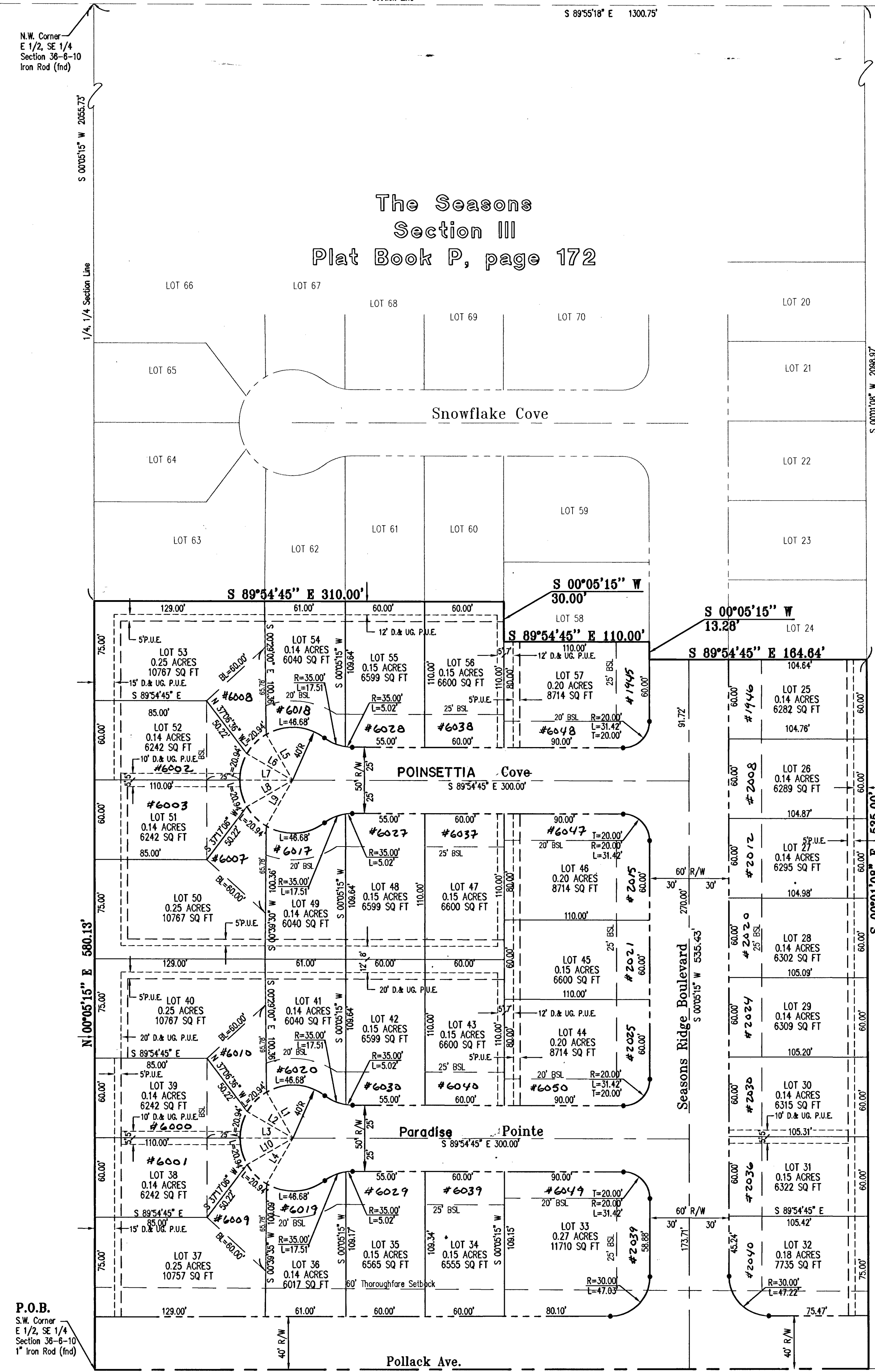
#### Surveyor's Certificate

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 16th day of February, 1999.



*Danny K. Leek*  
Danny K. Leek, R.L.S.  
Indiana Registration No. S0480  
Morley and Associates, Inc.  
600 S.E. Sixth Street  
Evansville, In. 47713  
(812) 484-9585 - Telephone  
(812) 484-2514 - Fax

Q-10  
95-96  
96-3255 Sec 4-Plat.dwg 2/16/99 J.E.W.



P.O.B.  
S.W. Corner  
E 1/2, SE 1/4  
Section 36-6-10  
1" Iron Rod (Ind)

S.E. Corner  
E 1/2, SE 1/4  
Section 36-6-10  
1 1/2" Pipe (Ind)