

VOGEL PLAZA Subdivision Secondary Plat

Owners 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 **Vogel Plaza Subdivision**. 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 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 "D.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the 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 the easement. No structures other than such utility facilities or drainage ways or systems shall be located 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.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; 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 and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. 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.

Strips or areas of land, of the dimensions shown on this plat and marked "L.M. & S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Drainage Easement.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision and from said easements for necessary construction, maintenance or reconstruction. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

Developer: Woodward LLC
7321 Eagle Crest Blvd.
Evansville, IN. 47715
By: *Robert G. Woodward, Jr.*
Robert G. Woodward, Jr.
Vice President

Notary Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH
Before me, the undersigned, a Notary Public in and for the State of Indiana, 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 07th day of November, 1998.

My Commission Expires: 1-11-99

Notary Resides in Vanderburgh
County, Indiana

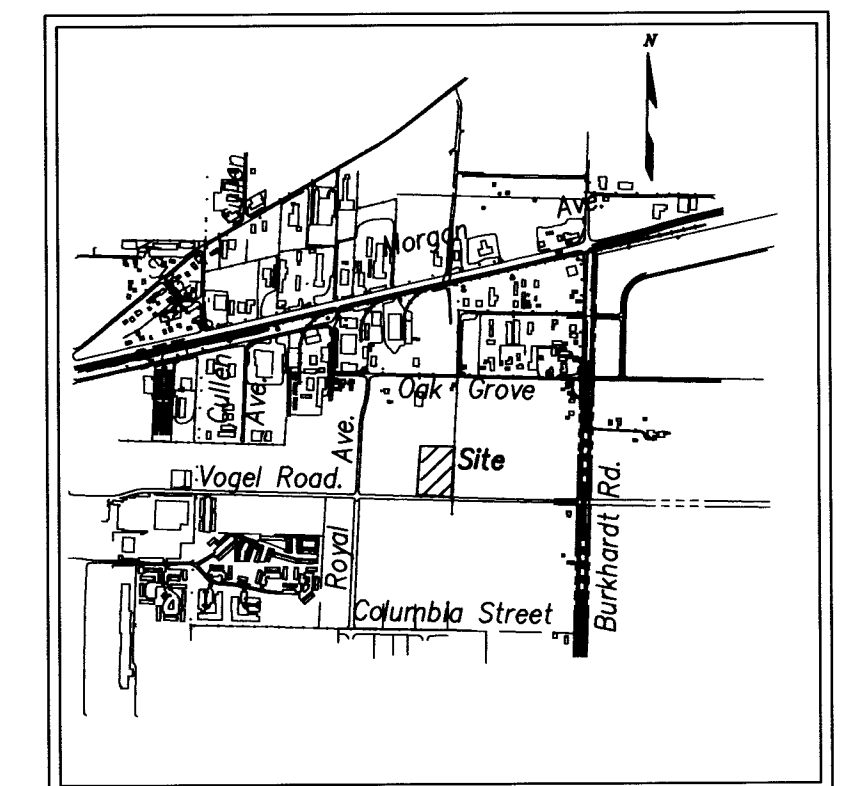
Area Plan Commission Certificate

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 Oct. 7, 1998.

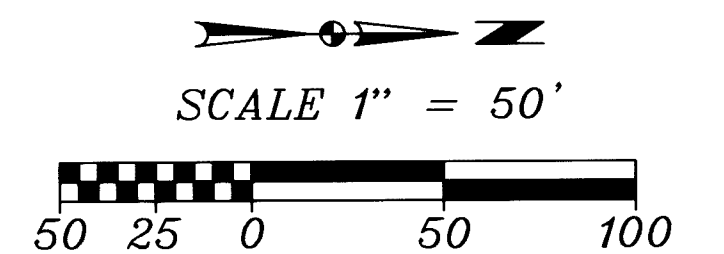
Robert H. Brown, Jr.
Robert H. Brown, Jr.
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Barbara L. Cunningham
Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: DEC. 9, 1998



LOCATION MAP
SCALE: 1" = 2000'



SCALE 1" = 50'

Boundary Description

A part of the West Half of the Northeast Quarter of Section Twenty-four (24), Township Six (6) South, Range Ten (10) West, in Knight Township, Vanderburgh County, IN. and more particularly described as follows:

Commencing at the northeast corner of the northeast quarter of Section 24, Township 6 South, Range 10 West; thence North 89 degrees 44 minutes 11 seconds West 1320.29 feet; thence South 01 degrees 03 minutes 53 seconds West 62.70 feet; thence South 01 degrees 03 minutes 53 seconds West 330.73 feet; thence North 01 degrees 18 minutes 50 seconds East 660.17 feet; thence South 89 degrees 44 minutes 11 seconds East 327.88 feet to the point of beginning, containing 5.00 acres (217,797 sq.ft.).

Subject to a 30' roadway easement off the south side of the above described tract, for Vogel Road.

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 07th day of November, 1998



Danny K. Leek
Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 SE Sixth Street
Evansville, IN. 47713
(812) 464-9585

P-192

APC# 27-5-98
3973 Site4.dwg 11/6/98 N.R.W.

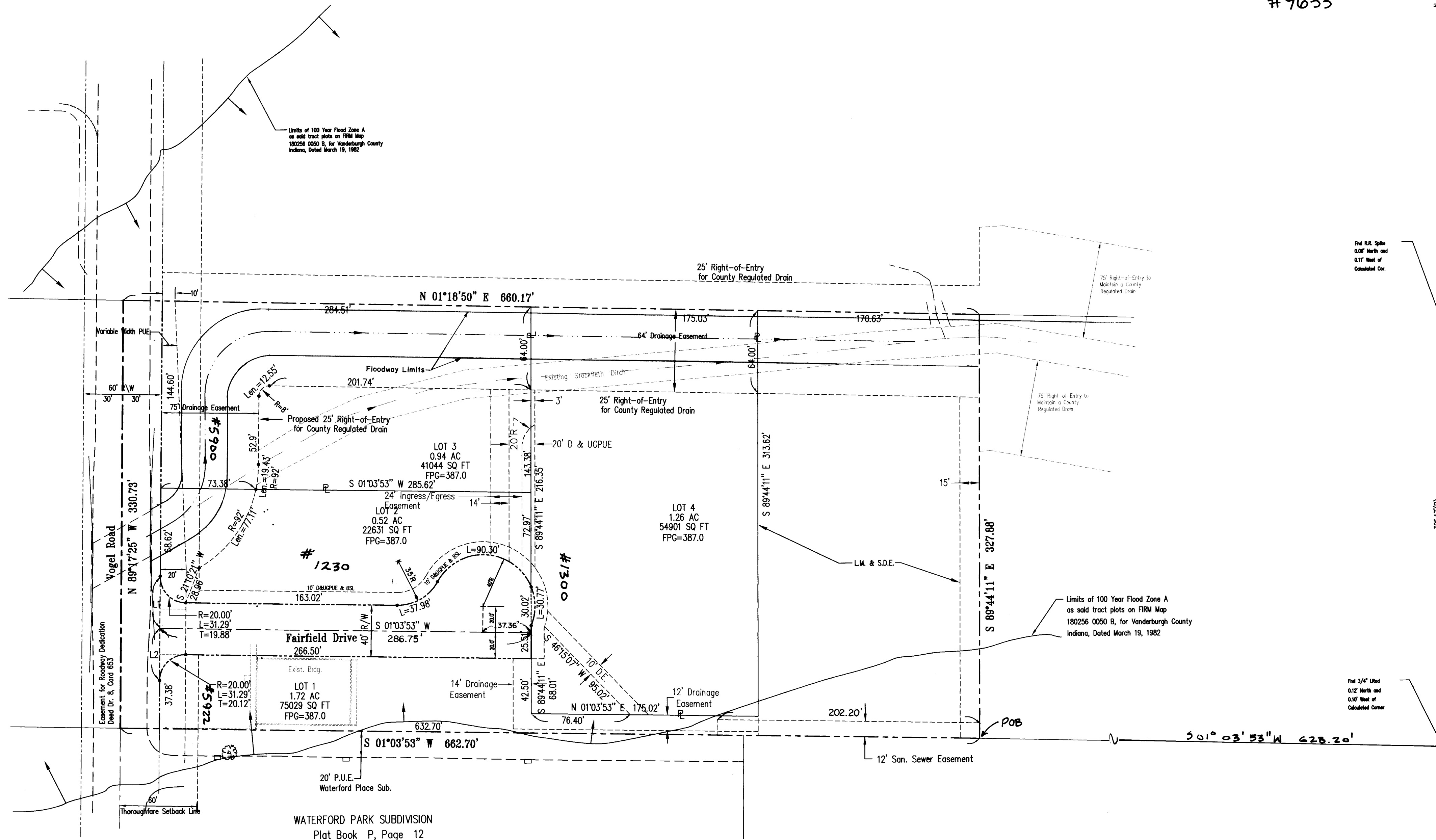
Legend
FPG - Flood Protection Grade (Minimum Floor Elevation)
BM - Bench Mark
R - Radius
L - Length
BL - Lot width at Building Setback Line
BSL - Building Setback Line

Radial Line Table		
NUMBER	DIRECTION	DISTANCE
L1	S 89°17'25" E	39.88'
L2	S 89°17'25" E	40.12'

RECEIVED FOR RECORD
at 12:47 P.M.
DEC 9 1998
Plat Book P-192
Page 12
ESTYLLA H. HANSMAN-RECORDER
VANDERBURGH COUNTY
1998R00040891

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 03 1998
Suzanne M. Connel
Suzanne M. Connel
AUDITOR
#9633



General Notes

Access: Lots 1, 2, & 4 shall access on Fairfield Drive. Lot 3 shall have a curb cut on Vogel Road.

Maintenance: Lot 1 shall be responsible for maintaining Fairfield Drive.

Utilities: Water and Sanitary sewer services have been extended to the site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: Per F.I.R.M. Panel Number 180256_0050_B, dated March 19, 1982, Vanderburgh County, Indiana, a portion of the subdivision lies within the designated 100 year flood zone.

Floor Elevations: The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). The FPG for all the lots in this subdivision is 387.0. FPG has been marked on all lots near the flood plain. Additional information may be obtained from the Vanderburgh County Building Commissioner.

First floor grades shall be set to allow for proper drainage away from structures. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on lots near the flood plain.

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:
1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
2. 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.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. Maintaining that part of the storm water drainage system which lies on 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.
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 easement which lies on his or her property.
6. 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.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with erosion control laws.

Temporary Erosion Control of Disturbed Areas: 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 shapping. 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.

Property Corner Markers: All corners not already monumented are marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Bench Mark Data
TBM#1 - RR Spike in PWP #96-546 on the North side of Vogel Road. Elev. = 386.92

TBM#2 - NNW headbolt on fire hydrant approx. 16' N. of N. back of curb on Vogel Road & approx. 110' W. of PWP #96-548 on N. side of Vogel Road. Elev. = 386.25

TBM#3 - VCS TBM on NE edge of bridge wingwall marked Elev. = 385.03

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: Oct. 26, 1998

Street construction plans conform to the current design standards adopted by the Vanderburgh County Commissioners
Street Plan Approval On: Nov. 9, 1998

Northwest Corner NE 1/4
Sec. 24-6-10

Find 8/8 Spike
0.07 North and
0.17 West of
Calculated Cor.

Find 3/4" Line
0.17 North and
0.17 West of
Calculated Corner

Northwest Corner NE 1/4
Sec. 24-6-10
1" Brass Plug (Used this Survey)

Oak Grove Road
N 89°44'11" W 1320.29'

Burkhardt Road