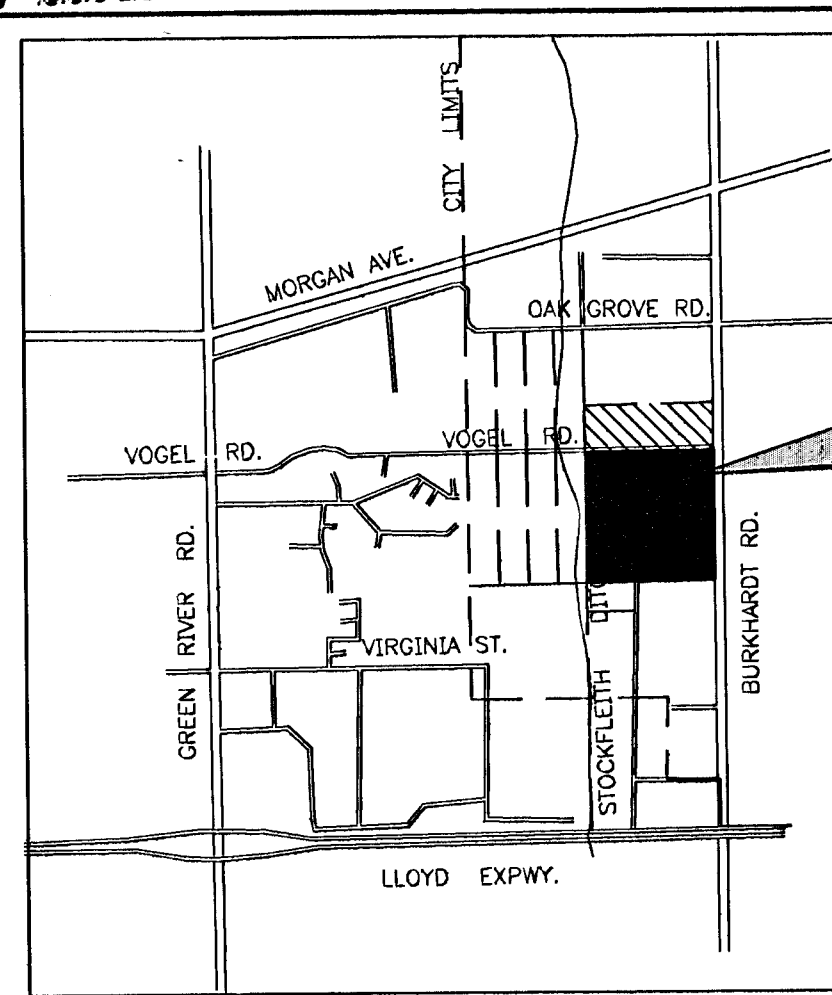


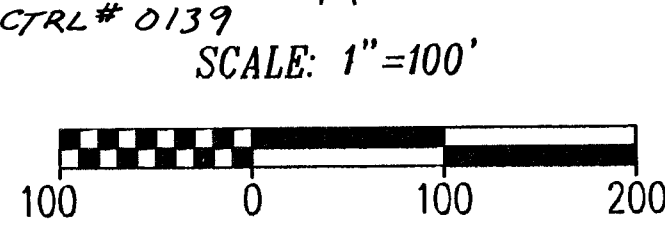
# WATERFORD PLACE

THE REPLAT OF LOT 5 WATERFORD PARK SUBDIVISION  
AND THE REMAINDER OF THE SE 1/4, NE 1/4 SEC 24 - 6 - 10

## P-118



RECEIVED FOR RECORD  
at 3:07 P.M.  
Aug. 20, 1997  
Plat Book P  
Page 118  
BETTY J. HERMANN RECORDER  
VANDERBURGH COUNTY  
CTRL # 0139



LOCATION MAP  
KNIGHT TWP.  
VANDERBURGH CO.  
SEC. 24, T 6 S - R 10 W

### GENERAL NOTES:

**ZONING:**  
The Subject property is zoned C2; abutting property is zoned as noted hereon.

**UTILITIES:**  
Sanitary sewer will be extended to the site, and is currently in place for lots 6, 7, 9, 10, & 12. The sanitary sewer will be extended along Tutor Lane to service the remaining lots. Water service has been extended along Burkhardt and Vogel Roads and will be extended along Tutor Lane to service the remaining lots.

**FLOOD PLAIN DATA:**  
Per F.I.R.M., Vand. County, Indiana (unincorporated areas) Panel No. 180256 0050 B dated March 19, 1992, a small portion of the west side of the proposed subdivision is within the designated 100 year flood zone. This determination was taken from the F.I.R.M. and may or may not accurately represent the extent of said 100 year flood noted thereon as elev. 385±.

**MINIMUM FLOOD PROTECTION GRADES (FPG):**  
Have been established by the Vanderburgh County Building Commissioner and are shown hereon.

**SITE TOPOGRAPHY:**  
The site is very flat with less than a 1% slope from East to West toward the Stockfleith Ditch. The elevations throughout range from 38± to 38.5±.

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

**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 45 days of disturbance of soil and 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 5 days of disturbance of soil and must remain in place until final grading and shopping.

**EROSION CONTROL FOR DITCHES:**

- Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance.
- Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
- Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

**PUBLIC UTILITY AND DRAINAGE EASEMENTS:**

Above ground parts of public utilities are not to be located within the bounds of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales.

**ROAD GRADES:**

Tutor Lane grades will not exceed 2%. Vogel Road, Columbia Street and Burkhardt Road shown hereon are existing county roadways.

**SPECIAL INGRESS/EGRESS REQUIREMENT**

Tutor Lane will be used to access all lots. NO curb cuts will be allowed directly onto Burkhardt Rd. Lots 7 & 9 may request curb cuts onto Vogel Road. Lots 10 & 12 may request curb cuts onto Columbia street.

**STORM DRAINAGE**

A drainage plan has been submitted and is on file at the office of the Vanderburgh County Surveyor. The Owner/Developer of each lot contained within the platted area must adhere to the drainage plan as approved or may design a new drainage plan and submit it to the Vanderburgh County Drainage Board or their representative for approval prior to the issuance of a building permit for the subject lot.

The plan must meet the following criteria:

- 1.) It shall be prepared in accordance with the requirements of the Vanderburgh County Drainage Ordinance (latest revision).
- 2.) It must be approved by the Evansville-Vanderburgh Area Plan Commission Site Review Committee and the Vanderburgh County Drainage Board.
- 3.) All required easements, as deemed necessary for the continued maintenance of said drainage facilities, shall be executed and recorded in the office of the Recorder of Vanderburgh County so that they will show up in the chain of title for the subject property.
- 4.) All maintenance of said drainage facilities shall be the responsibility of the lot owner, for which they serve.

The relaxation of the 75' drainage easement to 50' shown hereon is granted with the stipulation that all land within remaining legal drain R/W shall remain flat, grassy maintenance pathways with no open cuts, pipe trenches, above ground installations, or other obstructions to maintenance equipment unless plans are submitted to and approved by the Surveyor.

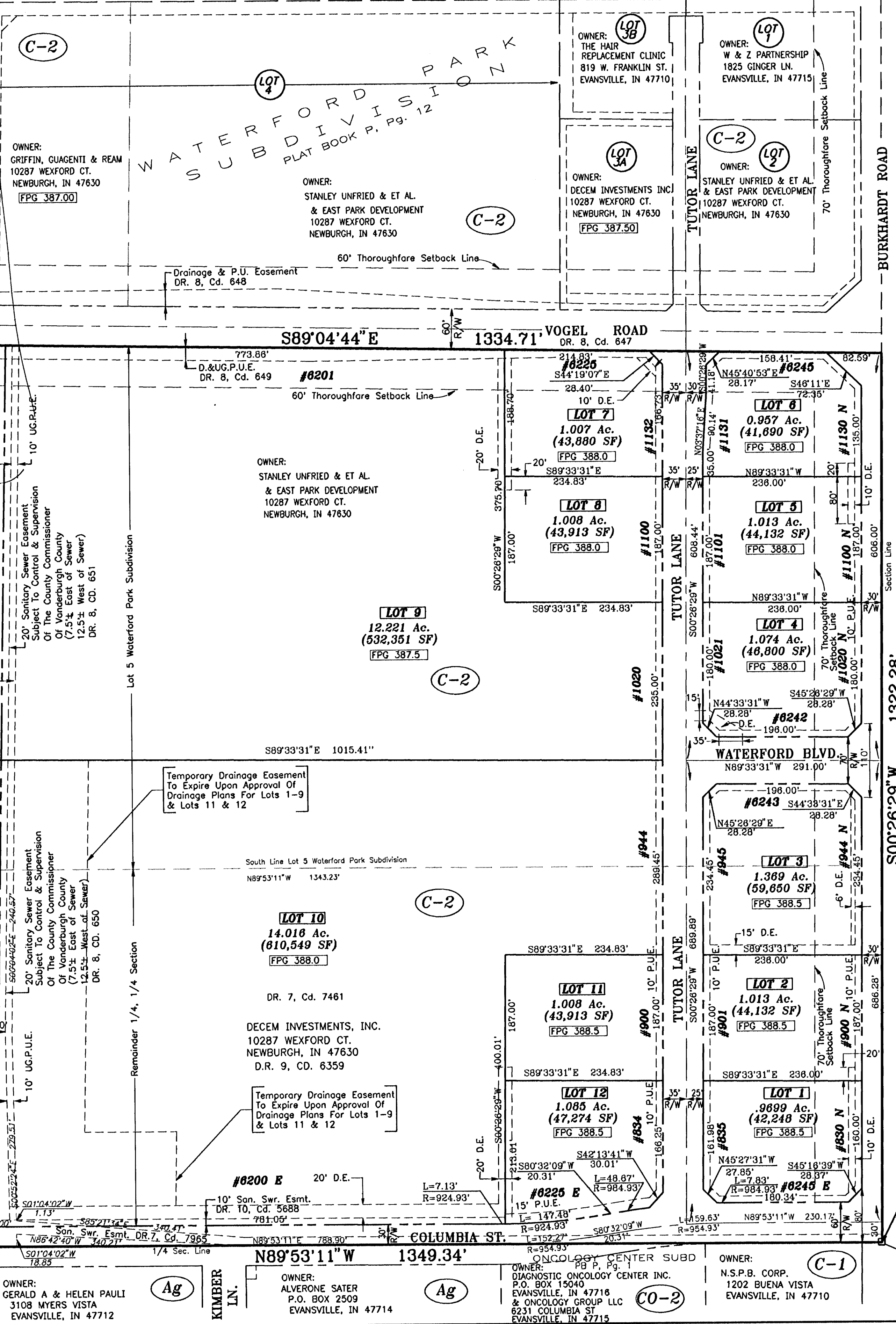
The easement for the large basin shown on lot 10, if constructed, be it temporary or permanent, will be considered at the expense of East Park Development/Decem Investments, Inc. The commitment set forth herein for utilization by the developers of each lot. Should each lot developer fulfill his own drainage obligation, the basin will not be constructed. The developer of the lot upon which a common basin would be constructed, if it becomes necessary, wishes to reserve the right to relocate, alter, or enlarge the basin as the see fit to accommodate the drainage requirements for his respective lot and others. The revised drainage plan must be submitted by the prospective developer to the drainage board for approval. As the revised drainage plan for any of the lots containing a large common facility is altered, enlarged or relocated, a release of the temporary easements for the basin no longer required will be requested.

**CONDITIONS:**  
If lots #9 and #10 are further subdivided into nine lots or more, the developer agrees to extend and construct Kimber Lane to the north according to the County Commissioners recommendations of July 21, 1997 (VC-9-97).

OWNER:  
MARCELLUS HIRSCH L/E ET AL.  
5923 OAK GROVE ROAD  
EVANSVILLE, IN 47715  
D.R. 282, CD. 558

OWNER:  
MARCELLUS HIRSCH L/E ET AL.  
5923 OAK GROVE ROAD  
EVANSVILLE, IN 47715  
D.R. 282, CD. 556

OWNER:  
ALLEN INVESTMENTS INC.  
7288 SHADY OAK DR.  
NEWBURGH, IN 47630



NE COR.  
E 1/2, NE 1/4  
24-6-10  
PIN IN MON.  
BOX FND.

BOUNDARY DESCRIPTION  
REPLAT OF LOT 5  
WATERFORD PARK SUBDIVISION

Part of the East Half of the Northeast Quarter of Section 24, Township 6 South, Range 10 West, being the replat of lot 5 of Waterford park subdivision, as recorded in Plat Book P, page 12 in the office of the Recorder of Vanderburgh County, Indiana; the adjoining right-of-way and the remainder of the Southeast Quarter of the Northeast Quarter of Section 24, Township 6 South, Range 10 West that lies south of Waterford Park Subdivision, and more particularly described by metes and bounds as follows:

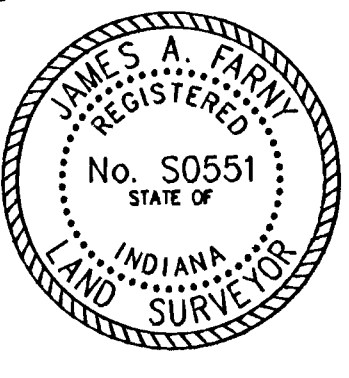
Beginning at the southeast corner of the East half of the Northeast Quarter of Section 24, Township 6 South, Range 10 West; thence North 89 degrees 53 minutes 11 seconds West along the south line of said half quarter section 1,349.34 feet to the southwest corner of the East Half of the Northeast Quarter of said section; thence North 01 degrees 04 minutes 02 seconds East along the west line of said half quarter section line 1,341.26 feet to a point 1,315.37 feet South 01 degrees 04 minutes 02 seconds West of the northeast corner of the East Half of the Northeast Quarter of said section, said point also being the northwest corner of Lot 5 of Waterford Park Subdivision; thence South 89 degrees 04 minutes 44 seconds East along the south right-of-way of Vogel Road and the extension of said right-of-way to the east line of said half quarter section (also being the centerline of Burkhardt Road) 1,334.71 feet; thence South 00 degrees 26 minutes 29 seconds West along the east line of said half quarter section 1,322.28 feet to the point of beginning, containing 41.08 acres.

### SURVEYOR'S CERTIFICATE

I, James A. Farny, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on May 1997 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 20 day of August, 1996.

James A. Farny  
Indiana Registration No. S0551  
Bernardin Lochmueller & Assoc., Inc.  
6200 Vogel Road  
Evansville, IN 47715



### 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 Waterford Place. All roads shown and not previously dedicated are hereby dedicated to public use.

All streets and roadways shown upon the plat are reserved as private streets and roadways to be retained and maintained by the Owner and its successors and assigns until Owner, its successors and assigns, shall resolve to dedicate said streets and roadways or certain of them, to the public and further until such streets and roadways are accepted for maintenance by the appropriate governmental authorities; provided, however, that a perpetual easement in favor of all public utilities is hereby created across and under said roadway for the purpose of constructing, reconstructing, locating, relocating, maintaining and replacing public utility facilities situated in an under said private streets and roadways and a perpetual easement is hereby further created upon and over said private streets and roadways for the purpose of permitting ingress to and egress from lots within the subdivision to the owners thereof and their business invitees, licensees, and guests. The owner further grants to all owners of lots within the subdivision the right of access to utility service located within said private roadways.

Strips or areas of land, of the dimensions shown on this plat and marked "UG.P.U.E." (Underground Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, below ground. No structures other than such utility facilities shall be located within said areas of land and any fence 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 "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 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 Easements) 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.

Joseph A. Ream  
Owner  
Replat Lot 5 Waterford Park  
East Park Development  
Joseph A. Ream  
(Partner)  
10287 Wexford Court  
Newburgh, IN 47630

Joseph A. Ream  
Owner  
Remainder  
Decem Investments, Inc.  
Joseph A. Ream  
(Executive Vice President)  
10287 Wexford Court  
Newburgh, IN 47630

### 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 Subdividers(s), who acknowledged 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 the 20th day of August, 1997.  
Notary Expires: 9-23-2000  
Notary Public  
Beverly M. Beahm  
Notary Resides in:  
BEVERLY M. BEAHM  
(Type or print 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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on July 2, 1997.

Barbara S. Cunningham  
Executive Director  
Barbara S. Cunningham  
Executive Director  
PLAT RELEASE DATE: Aug. 19, 1997