

97-42566

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BETTER
VANDERBURGH COUNTY
CTRL. # 0062

P-87

OWNER'S CERTIFICATE

The undersigned Owner(s) of the real estate shown and described herein does hereby plat and subdivide said real estate as shown and designated the same as WILLOW CREEK SUBDIVISION SECTION D. 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 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 erected within said strips of land and any fence located within said strips of land to subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easements" are dedicated for surface water and/or subsurface water, provided however, that public utilities are hereby permitted to cross such drainage easements with utility facilities, and 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 and egress and temporary staging areas for work by public utilities.

Strips of ground marked "Public Utility and Drainage Easements" are dedicated for surface and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the banks of drainage ditches, or swales, in such a manner as to impede the flow of water.

Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "Drainage Easement" or "Detention Basin Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Drainage Easements" or "Detention Basin Easements" clear of any impediments which may happen to or enter thereon.

Bruce Hatfield Pres. Margaret Harp, Secy
Willow Creek Development Corporation Willow Creek Development Corporation
Bruce Hatfield, President Margaret Harp, Secretary

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 Owners and Subdividers 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 30 day of January, 1997

My Commission Expires:
4-29-99

Kristy C. Stutsman
Notary Public Signature

Notary Resides in:
Warrick County, Indiana

Kristy Stutsman

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #308, and enacted by the General Assembly of the State of Indiana, this Plat has been given approval by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on May 11, 1996.

Alfred H. Brown, Jr.
President

Barbara P. Cunningham
Executive Director
Barbara P. Cunningham
Executive Director

PLAT RELEASE DATE: Feb. 4, 1997

SURVEYOR'S CERTIFICATE

I, Michael F. Feldbusch, 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 on 11/23, 1996, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 31 day of Dec., 1996

Michael F. Feldbusch, RLS
Indiana Registration No. 50459

GENERAL NOTES

- Owner/Development Corporation: Willow Creek Development Corporation, 4613 Sweetser Avenue, Evansville, Indiana 47714 (phone 477-5966)
- Utilities: Water service by the City of Evansville Waterworks. Gas and electric service by SIGECO (Southern Indiana Gas and Electric Company) Sewer service by the City of Evansville.
- Temporary Erosion Control: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e. rye, red top, or wheat (which will be used 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 control blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
- Zoning: All surrounding property is zoned agricultural as is the proposed subdivision.
- Soil Classifications: AIC3 Alfrod Silt Loam, 6% to 12% slopes, severely eroded. AIB2 Alfrod Silt Loam, 2% to 6% slopes, eroded.
- Erosion Control for Ditches: Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance. Slopes over 2% require rip-rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
- Road Grades: Maximum road grades will not exceed 10%.
- All lots shall access interior streets.
- All roads will be dedicated to the public.
- All monuments set are 5/8" rebar 24" long set flush with the surface with a plastic LS cap inscribed "AES 0002", unless otherwise noted.
- Flood Plain: No part of Section D lies within a flood hazard area as per F.E.M.A. Flood Insurance Rate Map 180256 0100 B, dated MARCH 19, 1982 (Zone C-area of minimal flooding).
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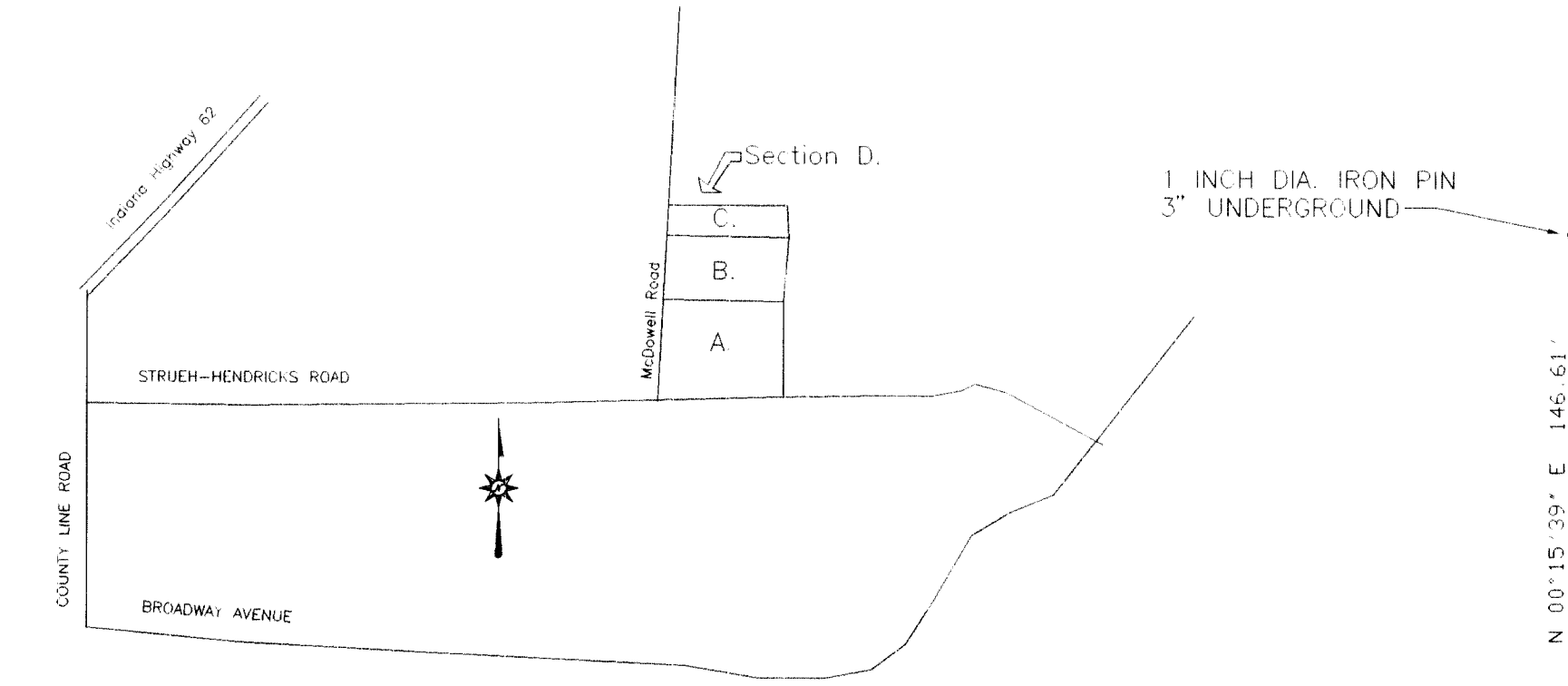
WILLOW CREEK SUBDIVISION - SECTION D

WILLOW CREEK DEVELOPMENT CORP.
EVANSVILLE, INDIANA

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

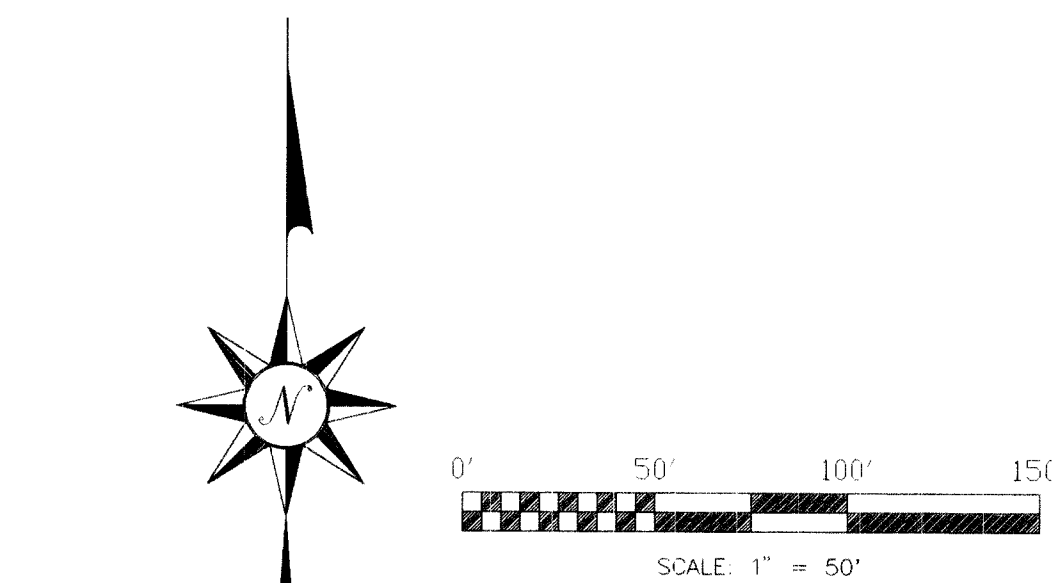
FEB 04 1997

Suzanne M. Combs
ALBERTA
#568



CURVE #	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	20.15'	19.61'	N 65°30'06"	46°10'55"	10.66'
C2	40.00'	53.37'	49.49'	N 80°30'04"	76°26'56"	31.50'
C3	40.00'	41.71'	39.85'	N 31°16'40"	59°45'35"	20.96'
C4	40.00'	43.18'	41.16'	N 29°31'54"	61°51'41"	23.97'
C5	40.00'	51.89'	48.36'	N 62°22'38"	74°18'46"	30.51'
C6	25.00'	20.15'	19.61'	N 68°18'48"	46°11'16"	10.66'
C7	40.00'	39.90'	39.80'	N 44°18'04"	91°23'52"	25.63'
C8	40.00'	38.86'	39.79'	N 45°42'03"	91°54'06"	25.62'
C9	40.00'	38.66'	34.96'	N 44°17'57"	88°35'54"	24.41'
C10	40.00'	38.86'	39.79'	N 45°42'03"	91°54'06"	25.62'
C11	40.00'	38.66'	34.96'	N 44°17'57"	88°35'54"	24.41'
C12	40.00'	38.86'	39.79'	N 45°42'03"	91°54'06"	25.62'
C13	40.00'	38.66'	34.96'	N 44°17'57"	88°35'54"	24.41'
C14	40.00'	38.86'	39.79'	N 45°42'03"	91°54'06"	25.62'
C15	40.00'	38.66'	34.96'	N 44°17'57"	88°35'54"	24.41'
C16	25.00'	20.15'	19.61'	N 68°18'30"	46°11'13"	10.66'

MICHAEL F. FELDBUSCH, SR.
LOLA D. MINOR
EVANSVILLE, INDIANA



RR SPIKE
FLUSH WITH THE SURFACE

5/8" DIA. ROD, 0.3FT UNDER
EAST EDGE OF PAVEMENT

A part of the East 1/2 of the SW 1/4 of Section 31, Township 6 South, Range 11 West in Vanderburgh County, Indiana and being more particularly described as follows:

COMMENCING at the SE corner of said 1/2, 1/4 section at a 1 inch diameter iron pin, thence, South 87 degrees 26 minutes 50 seconds West along the South line of said 1/2, 1/4 section and Strueh-Hendricks Road a distance of 804.29 feet (record) and 804.44 feet (measured) to a 1/2 inch diameter rebar, flush with the surface; thence, North (Basis of Bearing) along McDowell Road a distance of 907.84 feet to a purchased railroad spike, flush with the road, said point being the SE corner of Willow Creek Subdivision Section B as per the recorded plat thereof, recorded in Plat Book O, Page 73 in the Office of the Recorder of Vanderburgh County, Indiana; thence, continuing North along the West line of Willow Creek Subdivision Section B a distance of 560.00 feet to a 5/8" rebar with 2 inch diameter aluminum cap #50459, flush with the surface, at the NW corner of Willow Creek Subdivision Section B being common to the SW corner of Willow Creek Subdivision Section C as per the recorded plat thereof, recorded in Plat Book O, Page 147 in the Office of the Recorder of Vanderburgh County, Indiana; thence, continuing North along the West line of Willow Creek Subdivision Section C a distance of 164.25 feet to a 5/8" dia. rod 0.3' under the East edge of the pavement of McDowell Road; thence North 00 degrees 15 minutes 39 seconds East along the West line of said Section C a distance of 115.76 feet to a railroad spike at the NW corner of said Section C, the PLACE OF BEGINNING; thence, North 00 degrees 15 minutes 39 seconds East a distance of 280.03 feet to a railroad spike set flush with the surface; thence, North 88 degrees 35 minutes 54 seconds East a distance of 803.52 feet to a 5/8" rebar with plastic LS cap "AES 0002" flush with the surface on the east line of the NE 1/4 of the SW 1/4 of said section; thence, South 00 degrees 02 minutes 29 seconds West a distance of 280.00 feet to a 5/8" rebar with plastic LS cap "AES 0002" flush with the surface at the NE corner of Willow Creek Subdivision Section C; thence South 88 degrees 35 minutes 54 seconds West along the North line of said Section C a distance of 804.59 feet to the PLACE OF BEGINNING containing 5.167 acres more or less.

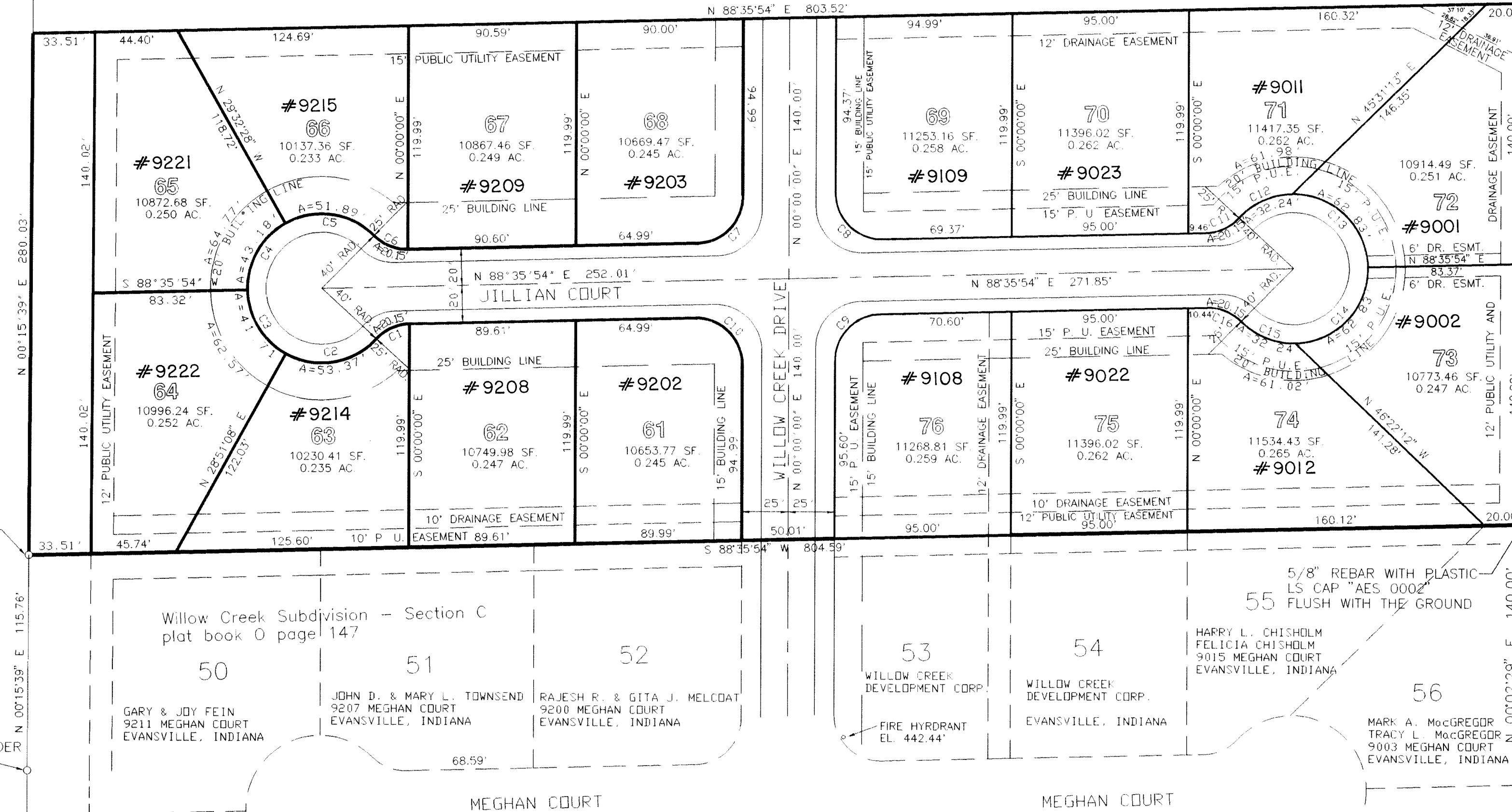
STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON NOVEMBER 25, 1996

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON NOVEMBER 4, 1996

SIDEWALKS WERE WAIVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON (PARTIALLY WAIVED) NOVEMBER 26, 1996

PRIMARY PLAT APPROVAL
MAY 1, 1996

SANITARY SEWER PLANS WERE APPROVED BY THE INDIANA DEPT. OF ENVIRONMENTAL MANAGEMENT AUGUST 22, 1996, PERMIT APPROVAL NO. 10026



"The Lot Owners' Association shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system, its parts, and easements within or attached to this subdivision and outside of county accepted road rights-of-way including:

- Mowing grass, controlling weeds, and maintaining the designed cover of the waterways, storage basins, 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; 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 and repairing the storm water drainage system in accordance with the conditions described in 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 alterations, 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 to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board."

SE CORNER, EAST 1/2, SW 1/4
SECTION 31, T6S, R11W
FOUND 1" IP, 12" DEEP
4 FT INTO PAVEMENT
18" STICK MARK

STRUEH-HENDRICKS ROAD