

38-17757

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

APR 03 1996

Suzanne M. Conrad  
AUDITOR  
1573

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at 3:59 P.M.

Apr. 3, 1996

Plat Book P

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BETTY J. FRENCH, CLERK

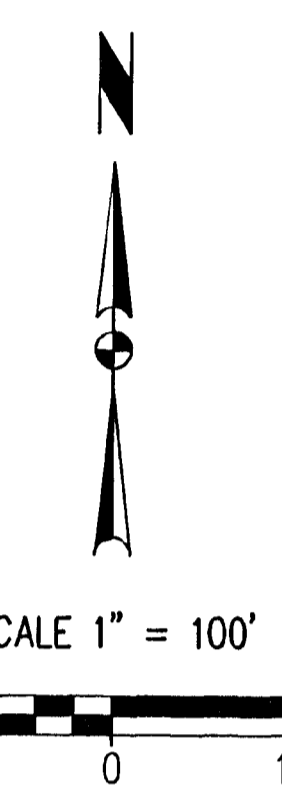
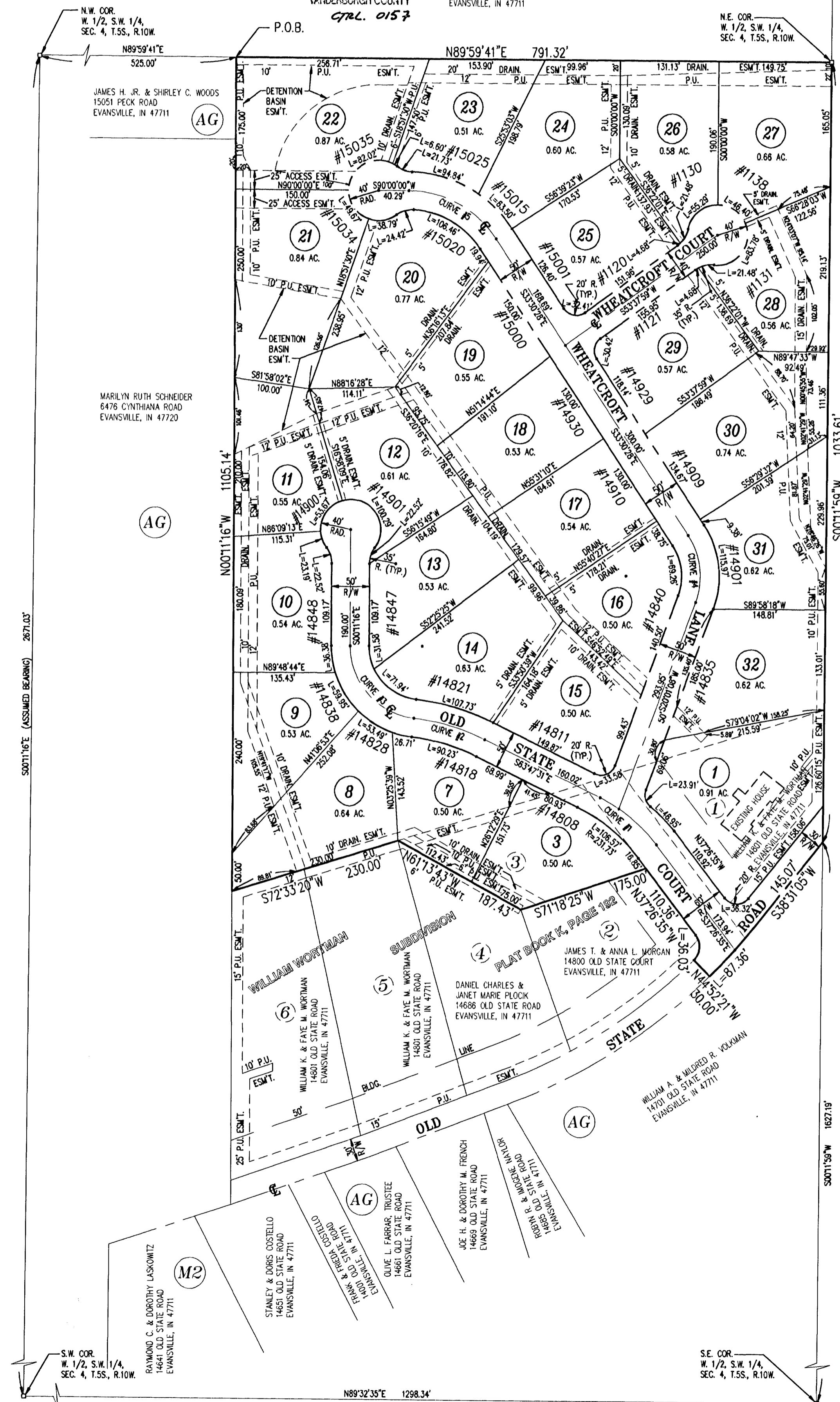
VANDERBURGH COUNTY

JOHN H. WILLIAM J. & CHARLES A. KOEMER  
4235 SURREY WAY  
EVANSVILLE, IN 47711

# WILLIAM WORTMAN SUBDIVISION

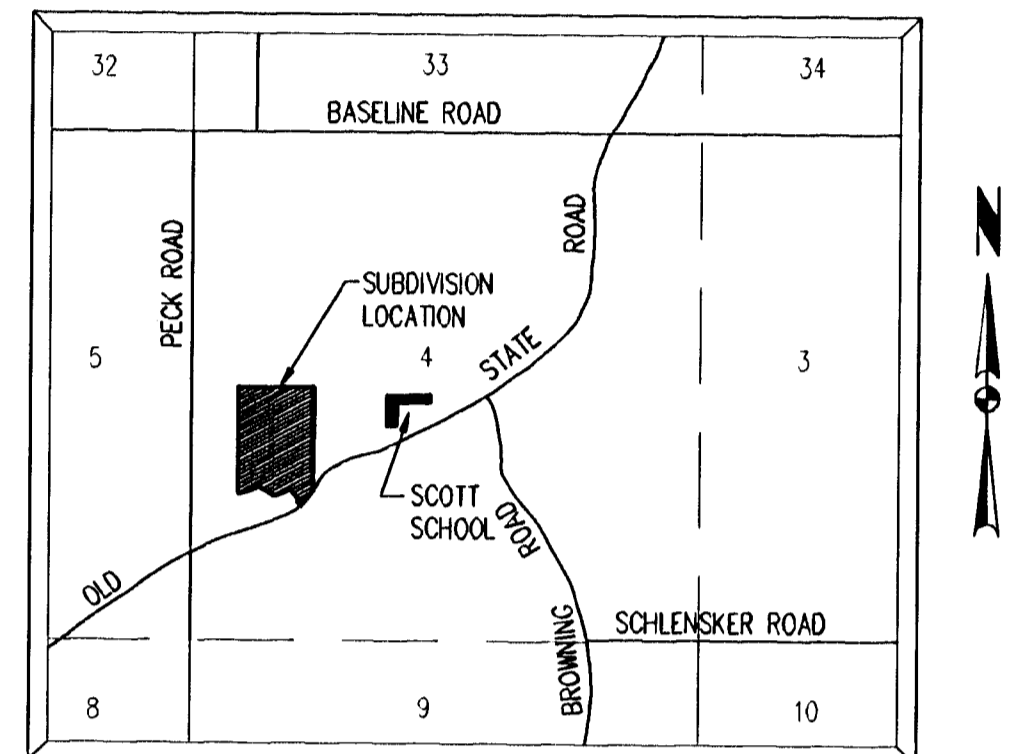
## SECTION TWO

Part of the West Half of the Southwest Quarter of Section Four (4), Township Five (5) South, Range Ten (10) West, and a Replat of Lots One (1) and Three (3) and Old State Court in William Wortman Subdivision, as recorded in Plat Book K, page 192, all in Vanderburgh County, Indiana.



**CURVE DATA**

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD
CURVE #1	213.61'	26°20'56"	98.23'	N50°37'03"W 97.37'
CURVE #2	282.76'	20°03'20"	98.98'	N73°49'11"W 98.47'
CURVE #3	95.90'	83°39'35"	140.02'	N42°01'04"W 127.91'
CURVE #4	99.14'	53°31'36"	92.62'	N06°44'40"W 89.29'
CURVE #5	139.60'	56°29'32"	137.65'	N61°45'14"W 132.14'



LOCATION MAP  
SCALE: 1"=200'

### BOUNDARY DESCRIPTION

Part of the West Half of the Southwest Quarter of Section Four (4), Township Five (5) South, Range Ten (10) West, in Vanderburgh County, Indiana and Lots One (1) and Three (3) and Old State Court in William Wortman Subdivision, as recorded in Plat Book K, page 192 in the office of the Recorder of Vanderburgh County, Indiana, all of which is more particularly described as follows:

Commencing at the northwest corner of said Half, Quarter Section; thence along the north line of said Half, Quarter Section north 89 degrees 59 minutes 41 seconds east (assumed bearing) 525.00 feet to the POINT OF BEGINNING; thence continuing along said north line, north 89 degrees 59 minutes 41 seconds east 791.32 feet to the northeast corner of said Half, Quarter Section; thence along the east line of said Half, Quarter Section south 00 degrees 11 minutes 59 seconds west 858.62 feet to the northeast corner of said Lot 1; thence continuing along said east line south 00 degrees 11 minutes 59 seconds west 174.99 feet to the southeast corner of said William Wortman Subdivision and the centerline of Old State Road, thence along said centerline south 38 degrees 31 minutes 05 seconds west 145.07 feet to the point of curvature of a curve concave to the northeast, having a radius of 757.32 feet and from which a chord bears south 41 degrees 49 minutes 22 seconds west 87.31 feet; thence southwesterly along said curve 31 minutes 05 seconds west 145.07 feet to the point of curvature of a curve concave to the west, having a radius of 25.00 feet and from which a chord bears north 03 degrees 50 minutes 32 seconds east 32.99 feet; thence northerly along said right-of-way and said curve 36.03 feet to the point of tangency of said curve; thence along said right-of-way line north 37 degrees 26 minutes 35 seconds west 110.36 feet to the southeast corner of said Lot 3; thence along the south line of said Lot 3 south 71 degrees 18 minutes 25 seconds west 175.00 feet; thence along the west line of said Lot 3 north 61 degrees 13 minutes 43 seconds west 187.43 feet to the north line of said William Wortman Subdivision; thence along said north line south 72 degrees 33 minutes 20 seconds west 230.00 feet to the northwest corner of said William Wortman Subdivision; thence parallel with the west line of said Half, Quarter Section north 00 degrees 11 minutes 16 seconds west 1105.14 feet to the point of beginning, containing 19.82 acres, more or less.

### SURVEYORS CERTIFICATE

I, Steven A. Sherwood, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plot correctly represents a survey completed by me on March 12, 1996, 1996, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 29<sup>th</sup> day of MARCH, 1996.

*Steven A. Sherwood*  
Steven A. Sherwood, L.S.  
Indiana Registration No. 900007

### GENERAL NOTES

- Zoning:** The subject property is zoned agricultural. The abutting property is zoned as noted.
- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data:** No portion of this property lies within the 100 year flood zone (Zone A) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0015 C, dated August 5, 1991.
- Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
- Road Grades:** Maximum road grades will not exceed 10.0%.
- Temporary Erosion Control:** (during construction)  
- Slopes of 0%-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 shaping.  
- Slopes of more than 6% shall be mulched and seeded and shall have 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.
- Erosion Control for Ditches:**  
- Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance.  
- Slopes of 2%-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.
- Lot Access:**  
All lots must access to interior streets only.

### OWNERS CERTIFICATE

The undersigned owner of the real estate shown, and described herein, does hereby plot and subdivide said real estate as shown and designates the same as WILLIAM WORTMAN SUBDIVISION-SECTION TWO. All roads shown, and not previously dedicated, are hereby dedicated to public use. The access easements shown across Lots 21 and 22 are reserved by the owner or their future assigns.

Strips of grounds, of the width shown on this plot 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 is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" 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 a 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 Easement" 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.

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 for the waterways, storage basins, and easements in accordance with applicable ordinances.
- (2) "Keeping all parts of the storm water drainage system operating as designed and 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) "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 plot of this subdivision."
- (7) "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."

*William K. Wortman*      *Faye M. Wortman*  
WILLIAM K. WORTMAN      FAYE M. WORTMAN  
14801 OLD STATE ROAD      14801 OLD STATE ROAD  
EVANSVILLE, IN 47711      EVANSVILLE, IN 47711

# P-55

### NOTARY CERTIFICATE

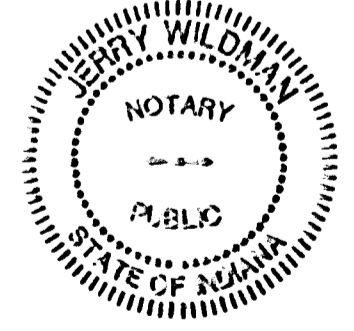
STATE OF INDIANA, COUNTY OF VANDERBURGH ) ss:

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 15<sup>th</sup> day of April, 1996

My Commission Expires: 12-12-97

Notary Public  
*Jerry Wildman*  
Notary Resides In  
Gibson  
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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on November 2, 1991.

*Joseph M. Brown Jr.*      *Richard A. Lunn*  
President      Executive Director

PLAT RELEASE DATE 4-3-96      *Richard A. Lunn*  
Executive Director