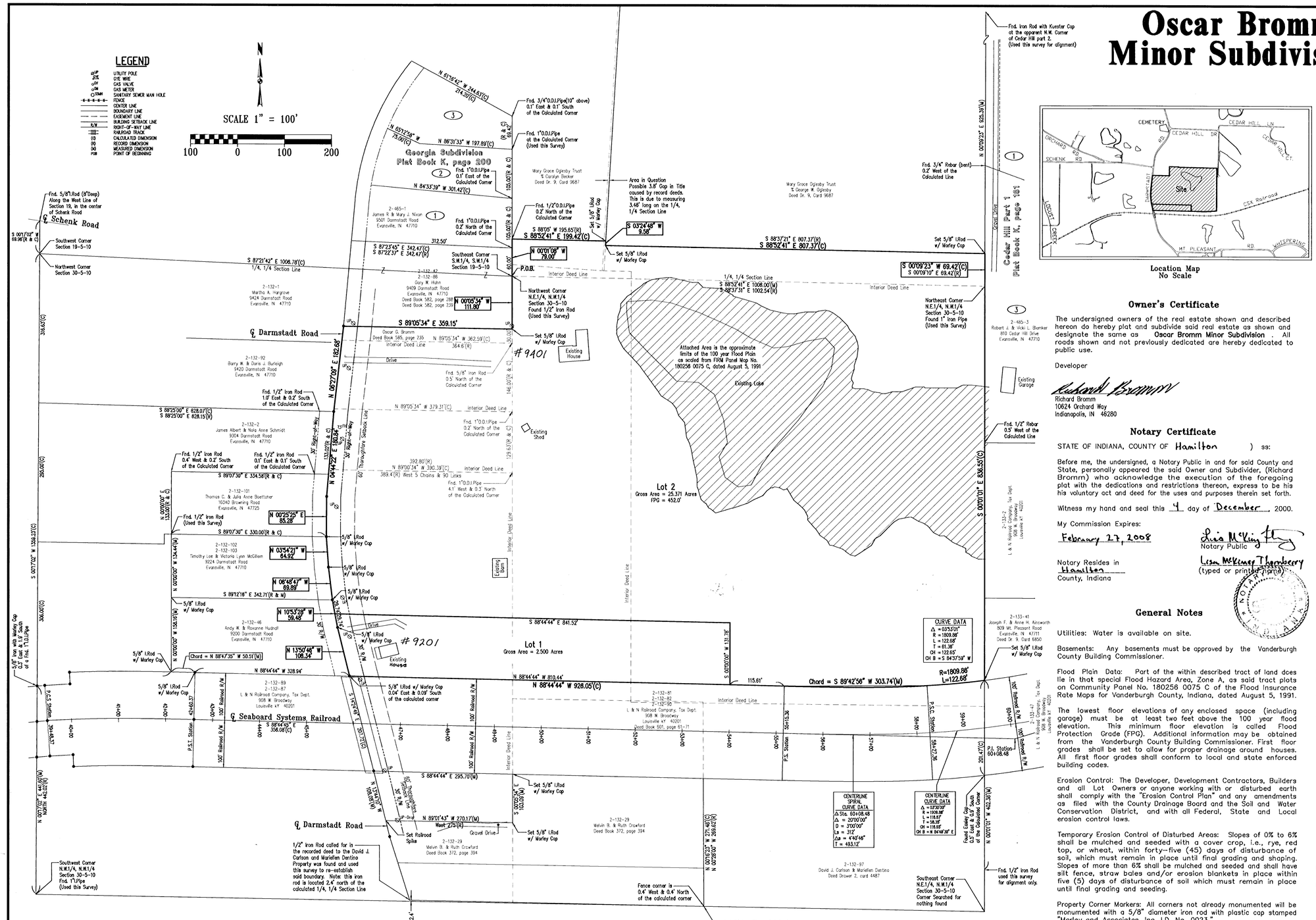
Oscar Bromm Minor Subdivision

RECEIVED FOR RECORD
at 11:21 A.M.
DEC 14 00
Plat Q-110
Page
BETTY J. HEAVENRICH RECORDER
VANDERBURGH COUNTY
2000R00036417

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC 14 2000
Suzanne M. Crouch
AUDITOR
#8193



Location Map
No Scale

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 **Oscar Bromm Minor Subdivision**. All roads shown and not previously dedicated are hereby dedicated to public use.

Developer

Richard Bromm
10624 Orchard Way
Indianapolis, IN 46280

Notary Certificate

STATE OF INDIANA, COUNTY OF Hamilton) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, (Richard Bromm) who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 4 day of December, 2000.

My Commission Expires:
February 27, 2008

Lisa McKinney Thornberry
Notary Public

Lisa McKinney Thornberry
(typed or printed name)

Notary Resides in Hamilton County, Indiana

General Notes

Utilities: Water is available on site.

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

Flood Plain Data: Part of the within described tract of land does lie in that special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 180258 0075 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

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). Additional information may be obtained from the Vanderburgh County Building Commissioner. 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.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local 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-(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 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 will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Gross lot acreage is calculated to the centerline of Darmstadt Road
Net lot acreage is calculated to the 30' right-of-way of Darmstadt Road

Private Sewerage Disposal Requirements: A Plot plan, completed by an Engineer licensed in the state of Indiana, must be submitted to the Health Department prior to the issuance of a private sewerage disposal permit. No permits for a private sewerage disposal system shall be issued for any lots, in this subdivision, on which it can not be shown that there is sufficient acreage that can be deemed suitable for private sewerage disposal as defined in Indiana State Board of Health Rule, IAC-410-8, and any Vanderburgh County Ordinance and amendments thereto.

Soil Types:
HoB2 – Hosmer Silt Loam, 2 to 6 percent slopes, eroded
Wm – Wilbur Silt Loam
ZaC3 – Zanesville Silt Loam, 6 to 12 percent slopes, severely eroded
ZaD3 – Zanesville Silt Loam, 12 to 18 percent slopes, severely eroded

Boundary Description

Part of the Northwest Quarter of Section 30, Township 5 South, Range 10 West and part of the Southeast Quarter of the Southwest Quarter of Section 19, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 19; thence along the west line of said Quarter Section North 00 degrees 01 minutes 08 seconds West 79.00 feet to the Southwest corner of a tract of land conveyed to the Mary Grace Oglesby Trust in Deed Drawer 9, Card 9687 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line of said Oglesby tract and parallel with the south line of the Southeast Quarter of the Southwest Quarter of said Section 19, South 88 degrees 52 minutes 41 seconds East 199.42 feet; thence South 03 degrees 24 minutes 48 seconds West 9.58 feet to a corner of said Oglesby tract; thence along the south line of said Oglesby tract and parallel with the south line of the Southeast Quarter of the Southwest Quarter of said Section 19, South 88 degrees 52 minutes 41 seconds East 807.37 feet to a point on the east line thereof; thence along the east line of said Quarter Quarter Section South 00 degrees 09 minutes 23 seconds West 69.42 feet to the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along the east line of said Quarter Quarter Section South 00 degrees 01 minutes 01 seconds East 636.55 feet to a point on the North 100-foot right-of-way line of the Seaboard Systems Railroad and being the beginning of a non-tangent curve to the right, having a central angle of 3 degrees 53 minutes 01 seconds and a radius of 1809.86 feet, from which the chord bears South 84 degrees 37 minutes 59 seconds West 122.65 feet; thence along said 100-foot right-of-way and along the arc of said curve 122.68 feet to the point of spiral curve station 58+27.36; thence along said 100-foot right-of-way line which is parallel with the centerline spiral curve (said centerline spiral curve having a point of intersection angle of 20 degrees 00 minutes 00 seconds at station 60+08.48, degree of curve equal to 3 degrees 00 minutes 00 seconds, length of spiral of 312 feet, a spiral angle of 4 degrees 40 minutes 46 seconds and a tangent of 493.12 feet), said right-of-way spiral curve having a chord of South 89 degrees 42 minutes 56 seconds West 303.74 feet to point of spiral station 55+15.36; thence continue along the North 100-foot right-of-way of said railroad North 88 degrees 44 minutes 44 seconds West 926.05 feet to a point in the center of Darmstadt Road; thence along the center of said road the following seven (7) calls:
North 13 degrees 50 minutes 46 seconds West 108.34 feet; thence
North 10 degrees 53 minutes 28 seconds West 59.48 feet; thence
North 06 degrees 48 minutes 47 seconds West 69.89 feet; thence
North 03 degrees 54 minutes 21 seconds West 64.92 feet; thence
North 00 degrees 25 minutes 25 seconds East 85.28 feet; thence
North 04 degrees 44 minutes 22 seconds East 180.84 feet; thence
North 06 degrees 27 minutes 09 seconds East 182.68 feet to the Northwest corner of a tract of land conveyed to Oscar G. Bromm in Deed Book 585, Page 35 in the office of said Recorder; thence along the north line of said Bromm tract South 89 degrees 05 minutes 34 seconds East 359.15 feet to a point on the west line of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along said west line North 00 degrees 05 minutes 34 seconds West 111.80 feet to the point of beginning and containing a Gross Area of 27.871 acres.

Subject to the right-of-way for Darmstadt Road off of the west side thereof.

Also subject to all other easements and rights-of-way of record.

Surveyor's Certificate

I, Scott D. Buedel, 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 30th day of NOVEMBER, 2000.

SCOTT D. BUEDEL REGISTERED No. 0023 STATE OF INDIANA LAND SURVEYOR

Scott D. Buedel

Scott D. Buedel, PLS
Indiana Registration No. S00031
Morley and Associates, inc.
600 SE. Sixth Street
Evansville, IN. 47713

Q-110

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, November 14, 2000.

President

Barbara L. Cunningh
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Barbara L. Cunningh
Executive Director

PLAT RELEASE DATE: DECEMBER 14, 2000

APC# 39-MS-2000

4858 MINOR.dwg 11/30/00 SDB