

# Brookview Heights Section V

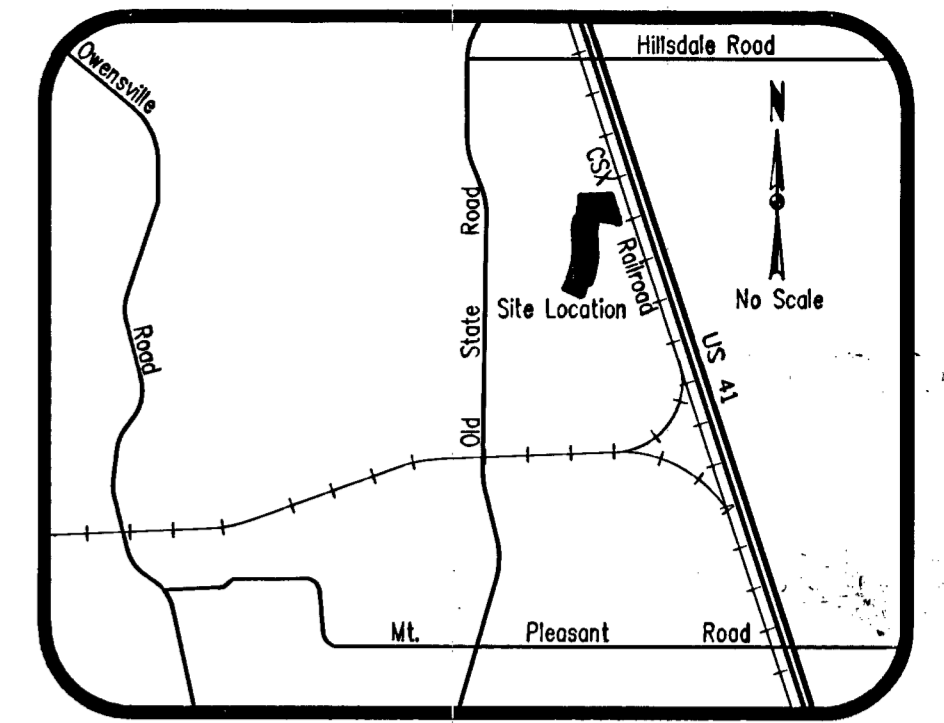
93-02285  
DULY CHECKED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER.

JAN 23 1993

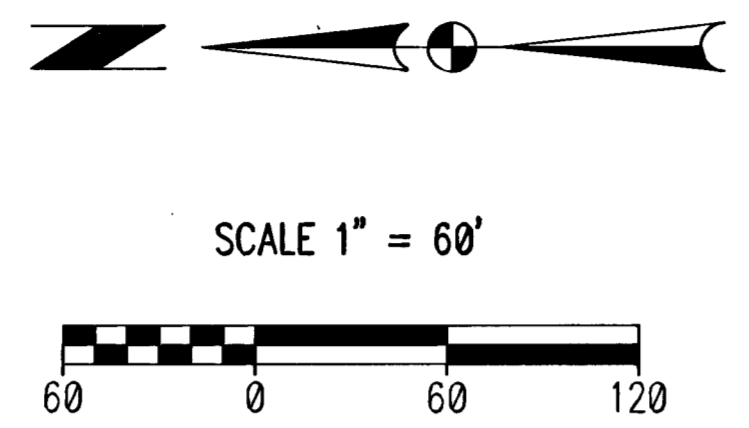
*Tom Hengley*  
AUDITOR  
492

0-96

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PLAT BOOK 0  
PAGE 96  
DETTY J. VANDERBURGH  
VANDERBURGH COUNTY



Location Map



Curve Data

No.	Radius	Delta	Length	Chord Bearing	Chord
1	841.90'	09°51'12"	144.79'	S.68°43'24"E.	144.61'
2	1292.39'	30°30'20"	688.09'	N.07°59'44"E.	688.00'
3	406.78'	31°41'01"	224.94'	N.08°35'04"E.	222.09'
4	212.55'	25°18'42"	93.90'	N.11°46'14"E.	93.14'

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

July 27, 1987 & February 24, 1992

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

October 5, 1992

### Owner's Certificate

The undersigned owners of the real estate shown and described hereon does hereby plot and subdivide said real estate as shown and designates the same as BROOKVIEW HEIGHTS SECTION V. 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 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 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. Drainage easements 5 foot wide are located on each side yard shown on this plat unless additional easements are noted.

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 manner as to impede the flow of water.

BUSSING AND ASSOCIATES

By: *W.C. Bussing, Jr.*  
W. C. Bussing, Jr., Gen. Partner  
J. S. Brentwood  
Evansville, IN 47715

### 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 Subdivider(s), 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 27th day of January, 1993

My Commission Expires:

2-10-93

Notary Resides in  
Vanderburgh  
County, Indiana

*Jerry A. Campbell*  
Notary Public  
*JERRY A. CAMPBELL*  
(typed or printed name)

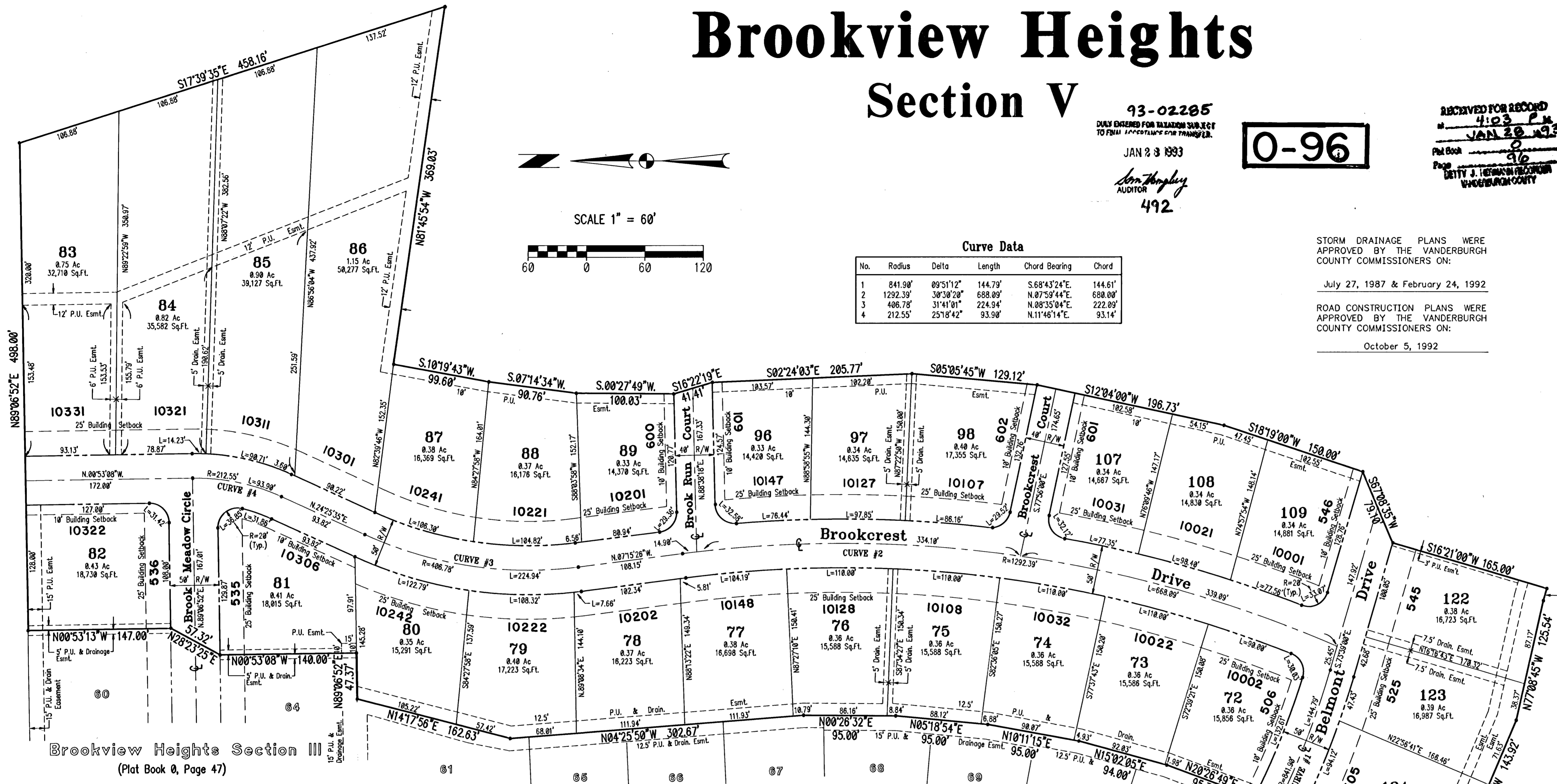


### Area Plan Commission Certificate

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 8-5, 1987.

*Robert H. Bann, Jr.*  
President  
*Barbara A. Cunningham*  
Executive Director  
*Barbara A. Cunningham*  
Executive Director

PLAT RELEASE DATE: 1-28-93



Brookview Heights Section III  
(Plat Book 0, Page 47)

Brookview Heights Section IV  
(Plat Book 0, Page 76)

### Boundary Description

Part of the North One-half of the South One-half and part of the South One-half of the North One-half of Section 20, Township 5 South, Range 10 West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the southeast corner of Brookview Heights Section IV, as per plat thereof recorded in Plat Book 0, page 76 in the office of the Recorder of Vanderburgh County, Indiana; thence north 27 degrees 05 minutes 05 seconds east along the east line thereof a distance of 162.86 feet; thence north 09 degrees 24 minutes 06 seconds east a distance of 52.23 feet; thence north 28 degrees 28 minutes 49 seconds east a distance of 95.73 feet; thence north 15 degrees 02 minutes 05 seconds east a distance of 94.00 feet; thence north 10 degrees 11 minutes 15 seconds east a distance of 95.00 feet; thence north 05 degrees 18 minutes 54 seconds east a distance of 95.00 feet; thence north 00 degrees 26 minutes 32 seconds east a distance of 95.00 feet; thence north 04 degrees 25 minutes 50 seconds west a distance of 302.67 feet; thence north 14 degrees 17 minutes 56 seconds east a distance of 162.63 feet to a point on the south line of Brookview Heights Section III, as per plat thereof recorded in Plat Book 0, page 47 in the office of the Recorder of Vanderburgh County, Indiana; thence north 83 degrees 06 minutes 52 seconds east a distance of 47.37 feet; thence north 00 degrees 53 minutes 08 seconds west a distance of 140.00 feet; thence north 28 degrees 23 minutes 25 seconds east a distance of 57.32 feet; thence north 00 degrees 53 minutes 13 seconds west a distance of 147.00 feet; thence north 89 degrees 06 minutes 52 seconds east a distance of 498.00 feet; thence south 17 degrees 39 minutes 35 seconds east a distance of 458.16 feet; thence north 81 degrees 45 minutes 54 seconds west a distance of 369.03 feet; thence south 10 degrees 19 minutes 43 seconds west a distance of 99.60 feet; thence south 07 degrees 14 minutes 34 seconds west a distance of 90.76 feet; thence south 00 degrees 27 minutes 49 seconds west a distance of 100.03 feet; thence south 16 degrees 22 minutes 19 seconds east a distance of 41.41 feet; thence south 02 degrees 24 minutes 03 seconds east a distance of 205.77 feet; thence south 05 degrees 05 minutes 45 seconds west a distance of 129.12 feet; thence south 12 degrees 04 minutes 00 seconds west a distance of 196.73 feet; thence south 18 degrees 19 minutes 00 seconds west a distance of 158.00 feet; thence south 67 degrees 08 minutes 35 seconds west a distance of 79.10 feet; thence south 16 degrees 21 minutes 00 seconds west a distance of 165.00 feet; thence north 73 degrees 39 minutes 00 seconds west a distance of 12.83 feet; thence north 77 degrees 08 minutes 45 seconds west a distance of 125.54 feet; thence north 68 degrees 45 minutes 42 seconds west a distance of 143.92 feet; thence north 61 degrees 47 minutes 45 seconds west a distance of 33.68 feet to the point of beginning, containing 14.43 acres.

I, James Q. Morley, 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 on July 15, 1987 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 27th day of January, 1993



*James Q. Morley*  
James Q. Morley, L.S.  
Indiana Registration No. 12629

### General Notes

Zoning: The subject property and all adjacent property is zoned Agricultural.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, some portions of the subdivision lie within the designated 100 year flood zone. Per FEMA letter dated July 10, 1990 and recorded in Miscellaneous File 3, Card 5294, in the office of the Recorder of Vanderburgh County, Indiana, the 100 year flood elevation for this area is U.S.G.S. elevation 397.00. Per FEMA letter of Map Revisions (LOMR), dated September 14, 1992, the portions of this Subdivision affected by the 100 Year discharge (Zone A) is reduced to the southernmost portions of Lots 122, 123 and 124 only. Further, the 100 Year discharge is stated to be "...contained in channel".

For Indiana Department of Natural Resources requirements, the elevation 397.00. 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.

Utilities: Sewer, water, gas, telephone and electric are available at the site.

Road Grades: Maximum road grades shall not exceed 10.8%.

Minimum First Floor Elevation: 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.

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 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.

Easements: All easements, unless otherwise indicated, are public utility and drainage easements. All easement widths are shown hereon.