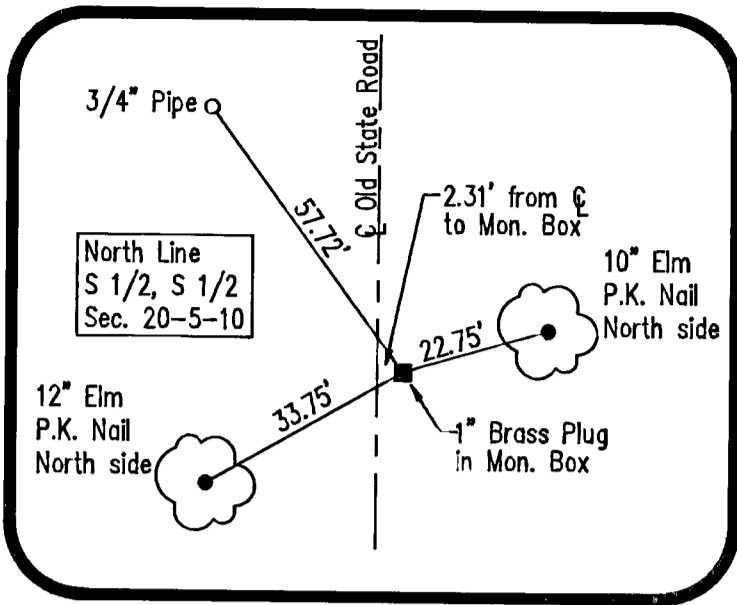
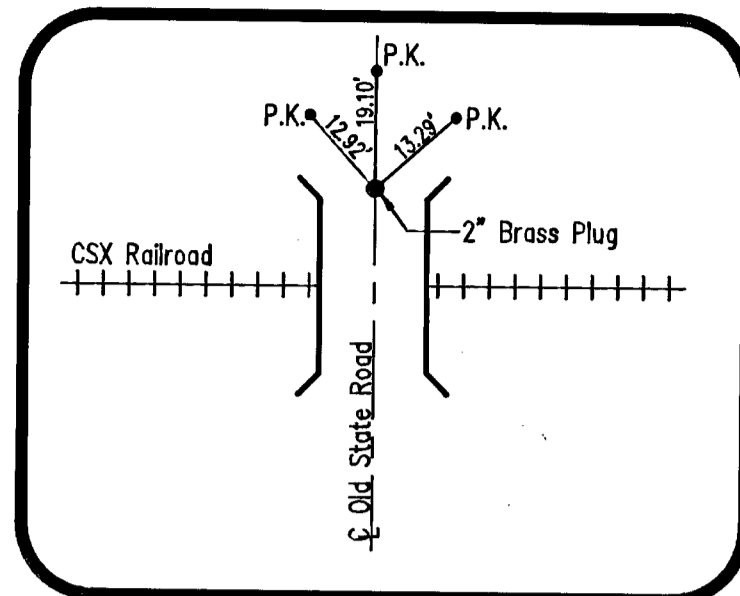


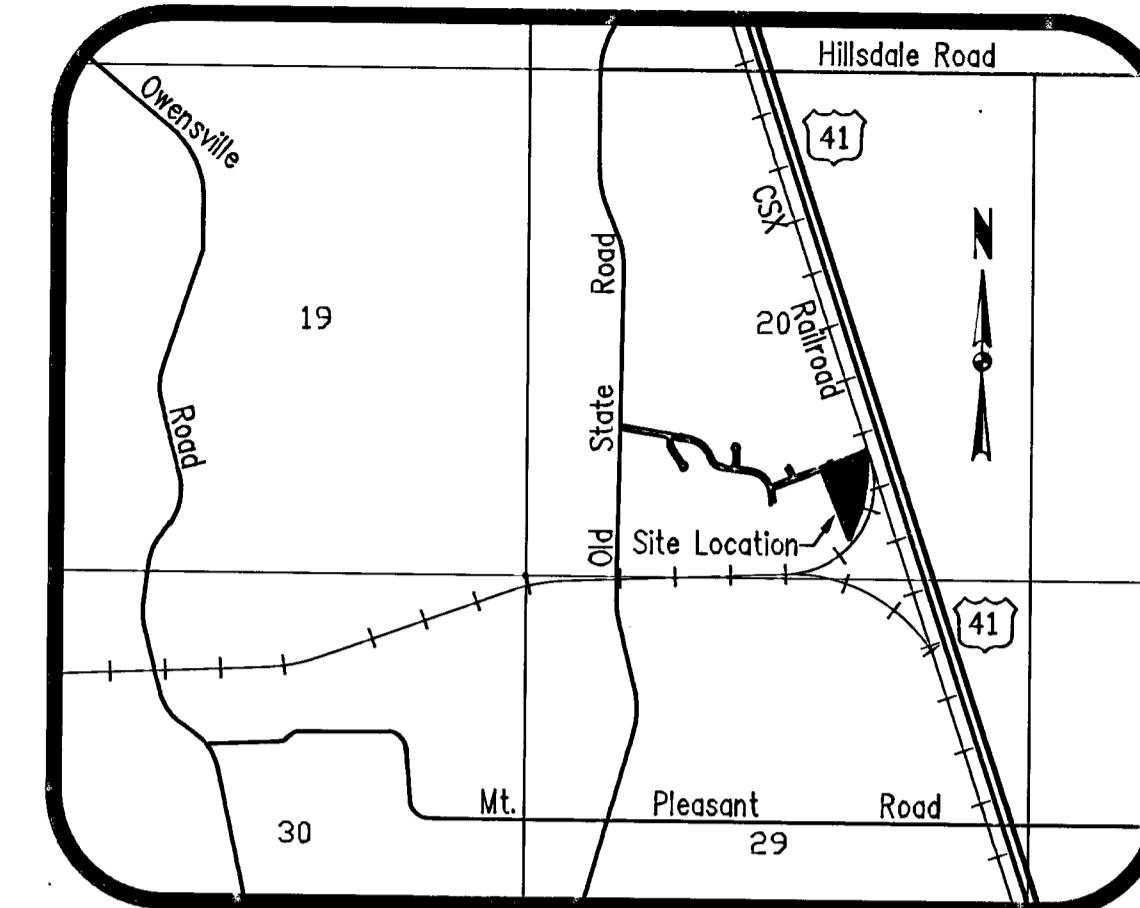
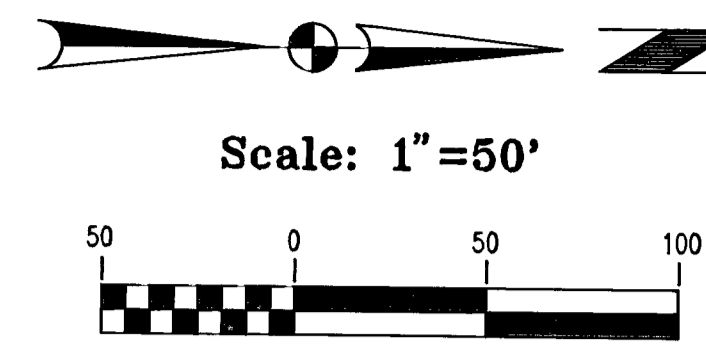
BROOKVIEW SECTION E-2



Reference #1



Reference #2



Location Map
Scale: 1" = 2000 FT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

FEB 16 1994

Don Humphrey
AUDITOR
829

0-142

34-04463

RECEIVED FOR RECORD
at 2:11 P.M.
FEB. 16 1994
Plat Book 0
Page 142
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

Owner's Certificate

The undersigned owners of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as BROOKVIEW SECTION E-2. 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 reserved for the installation, maintenance, operations, enlargement and repair of utility facilities, whether above ground or below ground. No structures other than such utility facilities shall be erected within said strips of land and any fence located within said strips of land shall be subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface water 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.

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.



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 9th day of February, 1994.
My Commission Expires: 9-16-94
Notary Resides in Vanderburgh County, Indiana
Deborah J. Masterson
Notary Public
Deborah J. Masterson
(typed or printed name)

CURVE DATA #1	CURVE DATA #3
Δ = 93°05'18"	Δ = 22°49'38"
R = 50.00'	R = 75.00'
L = 81.23'	L = 29.88'
T = 52.77'	T = 15.14'
CH = 72.59'	CH = 29.68'
CH B = S 52°44'39" E	CH B = S 02°07'30" W

CURVE DATA #2	CURVE DATA #4
Δ = 93°05'18"	Δ = 34°48'42"
R = 50.00'	R = 1095.92'
L = 81.23'	L = 665.86'
T = 52.77'	T = 343.56'
CH = 72.59'	CH = 665.58'
CH B = N 37°52'21" E	CH B = S 28°56'54" W



DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: August 25, 1986
DATE

SIDEWALK CONSTRUCTION WAS WAIVED ON: May 6, 1985
DATE

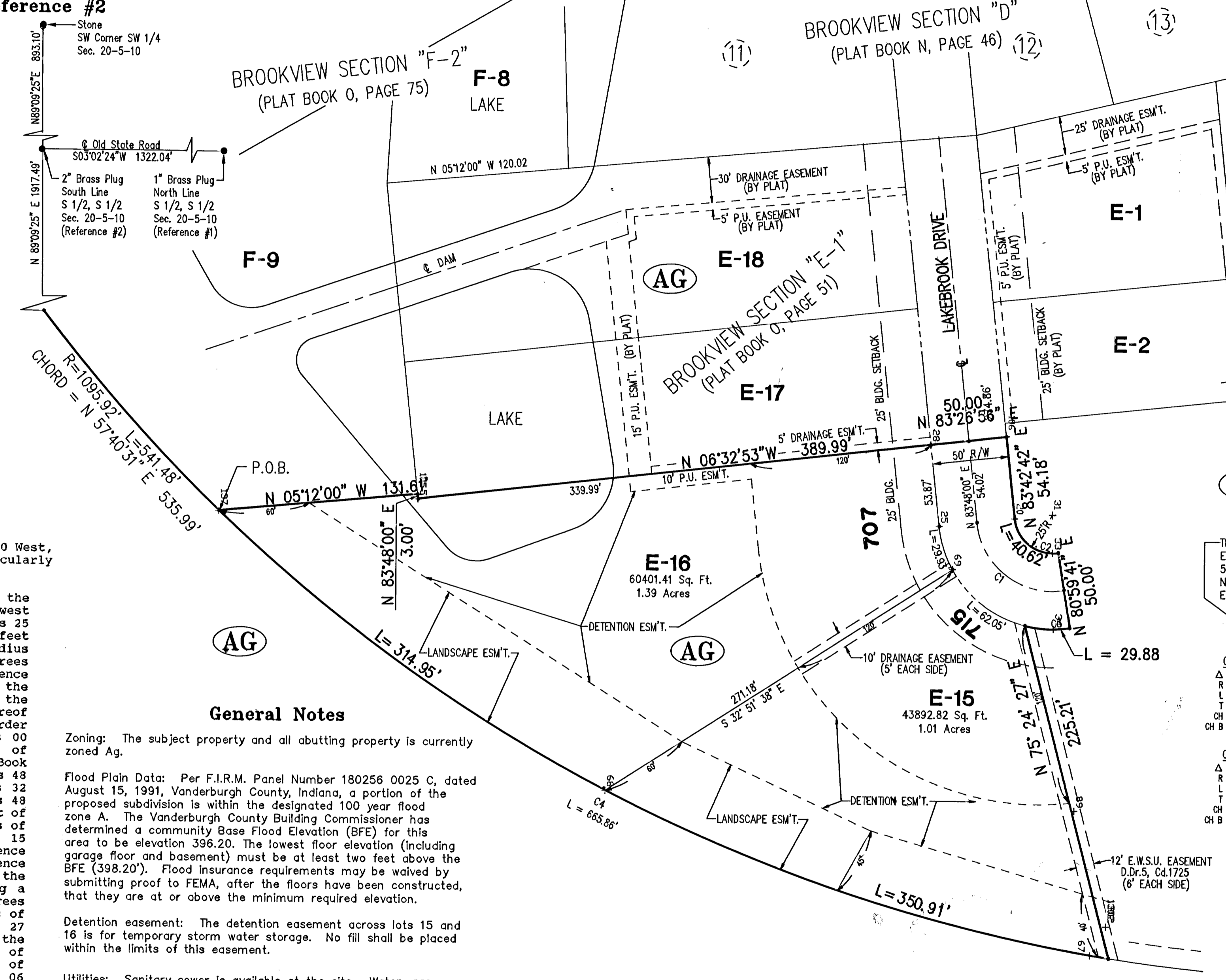
ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: APRIL 29, 1991
DATE

SANITARY SEWERS WERE ACCEPTED FOR MAINTENANCE ON: JULY 27, 1989 IS THE DATE OF A LETTER FROM UTILITY DEPT. TO THE DEVELOPER, INFORMING OF ACCEPTANCE.
DATE

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 APRIL 5, 1989.

Richard H. Bann, Jr. Executive Director
Barbara R. Cunningham Executive Director
PLAT RELEASE DATE: FEBRUARY 16, 1994



BOUNDARY DESCRIPTION

Part of the South Half of Section 20, Township 5 South, Range 10 West, lying in Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of the C.S.X. Railroad, which is located by commencing at the southwest corner of said section 20; thence north 89 degrees 09 minutes 25 seconds east along the south line of said section 2810.59 feet to a point on a curve concave to the northwest; having a radius of 1095.92 feet and from which a chord bears north 57 degrees 40 minutes 31 seconds east a distance of 535.99 feet; thence easterly along said curve a distance of 541.48 feet to the aforementioned point of beginning said point also being the southeast corner of Brookview Section F-2, as per plat thereof recorded in Plat Book O, page 85 in the office of the Recorder of Vanderburgh County; thence north 05 degrees 12 minutes 00 seconds west 131.61 feet to a point on the south line of Brookview Section E-1, as per plat thereof recorded in Plat Book O, page 51 in said Recorder's Office; thence north 83 degrees 48 minutes 00 seconds east 3.00 feet; thence north 06 degrees 32 minutes 53 seconds west 389.99 feet; thence north 83 degrees 48 minutes 00 seconds east a distance of 54.18 feet to the point of curvature of curve concave to the northwest, having a radius of 25.00 feet and from which a chord bears north 15 minutes 21 seconds east a distance of 36.30 feet; thence northerly along said curve a distance of 40.62 feet; thence north 80 degrees 42 minutes 42 seconds east 50.00 feet to the point of curvature of a curve concave to the west, having a radius of 75.00 feet from which the chord bears south 02 degrees 07 minutes 30 seconds west 29.68 feet; thence along the arc of said curve 29.88 feet; thence north 75 degrees 24 minutes 27 seconds east a distance of 225.21 feet to a point on the westerly right-of-way line of the C.S.X. Railroad, said point of being on a curve concave to the northwest, having a radius of 1095.92 feet and from which a chord bears south 26 degrees 06 minutes 53 seconds west a distance of 655.66 feet; thence southerly along said curve a distance of 665.86 feet to the point of beginning, containing 2.55 acres.

General Notes

- Zoning: The subject property and all abutting property is currently zoned Ag.
- Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 C, dated August 15, 1991, Vanderburgh County, Indiana, a portion of the proposed subdivision is within the designated 100 year flood zone A. The Vanderburgh County Building Commissioner has determined a community Base Flood Elevation (BFE) for this area to be elevation 396.20. The lowest floor elevation (including garage floor and basement) must be at least two feet above the BFE (398.20). Flood insurance requirements may be waived by submitting proof to FEMA, after the floors have been constructed, that they are at or above the minimum required elevation.
- Detention easement: The detention easement across lots 15 and 16 is for temporary storm water storage. No fill shall be placed within the limits of this easement.
- Utilities: Sanitary sewer is available at the site. Water, gas, telephone and electric will be extended to the site.
- Road Grades: Maximum road grades will not exceed 1%.
- 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.
- Structures: No portable or permanent storage sheds, dog houses, or other permanent or portable building shall be placed within any easement.

Surveyor's Certificate

I, James Q. Morley, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed under my direct supervision on August 8, 1991, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown hereon.

Witness my hand and seal this 9th day of February, 1994.

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

