

COMBS MINOR SUBDIVISION SECONDARY PLAT

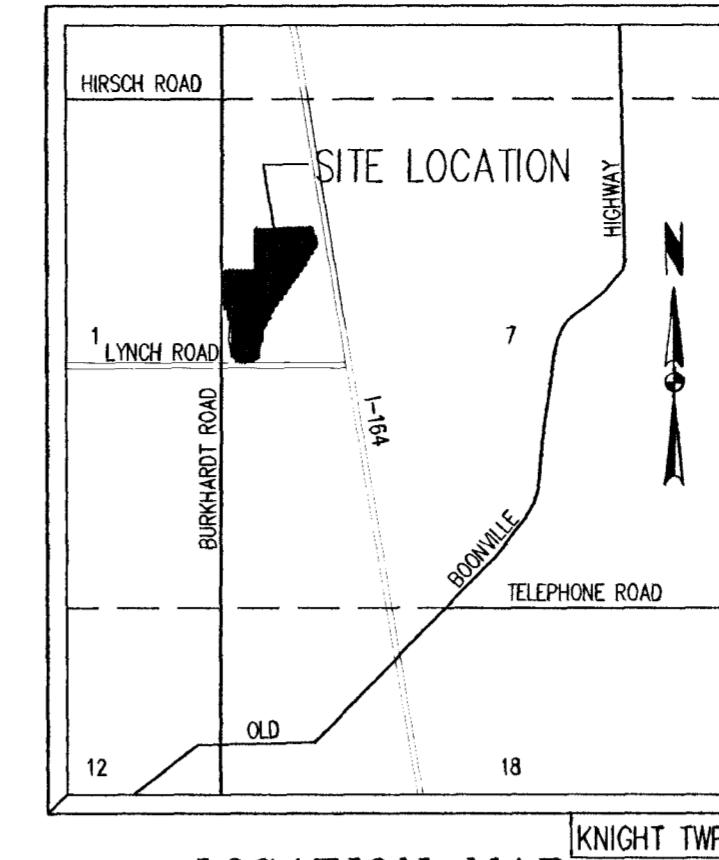
VANDERBURGH COUNTY
DEED DR. 13, CD. 7178
INST. NO. 2000R00021618

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

NOV 09 2005

Site Audit
AUDITOR
7563

RECEIVED FOR RECORD
DATE 11-09-05 1:27 P.M.
PLAT BOOK R-179
PAGE 179
HIS 2005R00035235
COUNTY CLERK
VANDERBURGH COUNTY



LOCATION MAP
SCALE: 1"=2000'

GENERAL NOTES

- Utilities:** Sanitary sewer, water, gas, electric, and telephone are available at the site. Lot 2 must install Sanitary Lateral, per E.W.S.U. requirements, as part of site improvement process.
- Flood Plain Data:** 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 0025 C, dated August 5, 1991.
- 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.
- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 20100014."
- Compaction Certification:** Within Flood Zone "A", a soils engineer shall certify the compaction, methods, and suitability of fill in the area of building pads and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on the soil conditions.
- INGRESS/EGRESS EASEMENT:** The INGRESS/EGRESS Easement, shown on Lot 1, is to be shared by Lot 1 and Lot 2.

I-164 / LYNCH RD.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described herein, does hereby plat, and subdivide said real estate as shown and designates the same as "Combs Minor Subdivision"

Strips or areas of land, of the dimensions shown on this plat and marked "SANITARY SEWER ESMT. (SSE)", are hereby dedicated for the installation, maintenance, operation, enlargement, and repair of the sanitary sewer facilities, 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 sanitary sewer shall be erected within said areas of land and any fence located within said areas of land is subject to removal by the public utility without liability in the use of said easements by the utility.

Chris A. Combs
CHRIS A. COMBS
7836 HILLSIDE DRIVE
NEWBURGH, IN 47630

Kara J. Combs
KARA J. COMBS
7836 HILLSIDE DRIVE
NEWBURGH, IN 47630

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities 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, egress and temporary staging areas for work by public utility as long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land marked "L.M.&S.D.E." (Lake Maintenance and Storm Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be erected across the Lake Maintenance & Storm Detention Easement.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

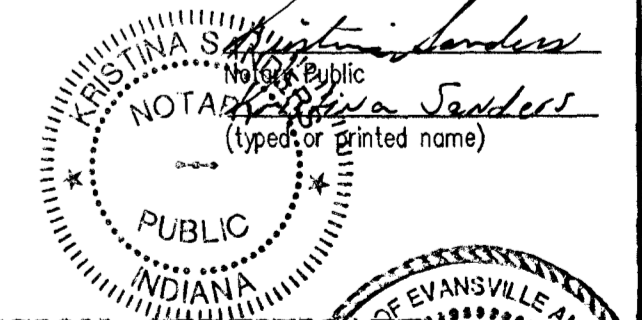
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 4th day of November, 2005

My Commission Expires:

June 14, 2007

Notary Resides in
Lawrenceburg
County, Indiana



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 May 11, 2004.

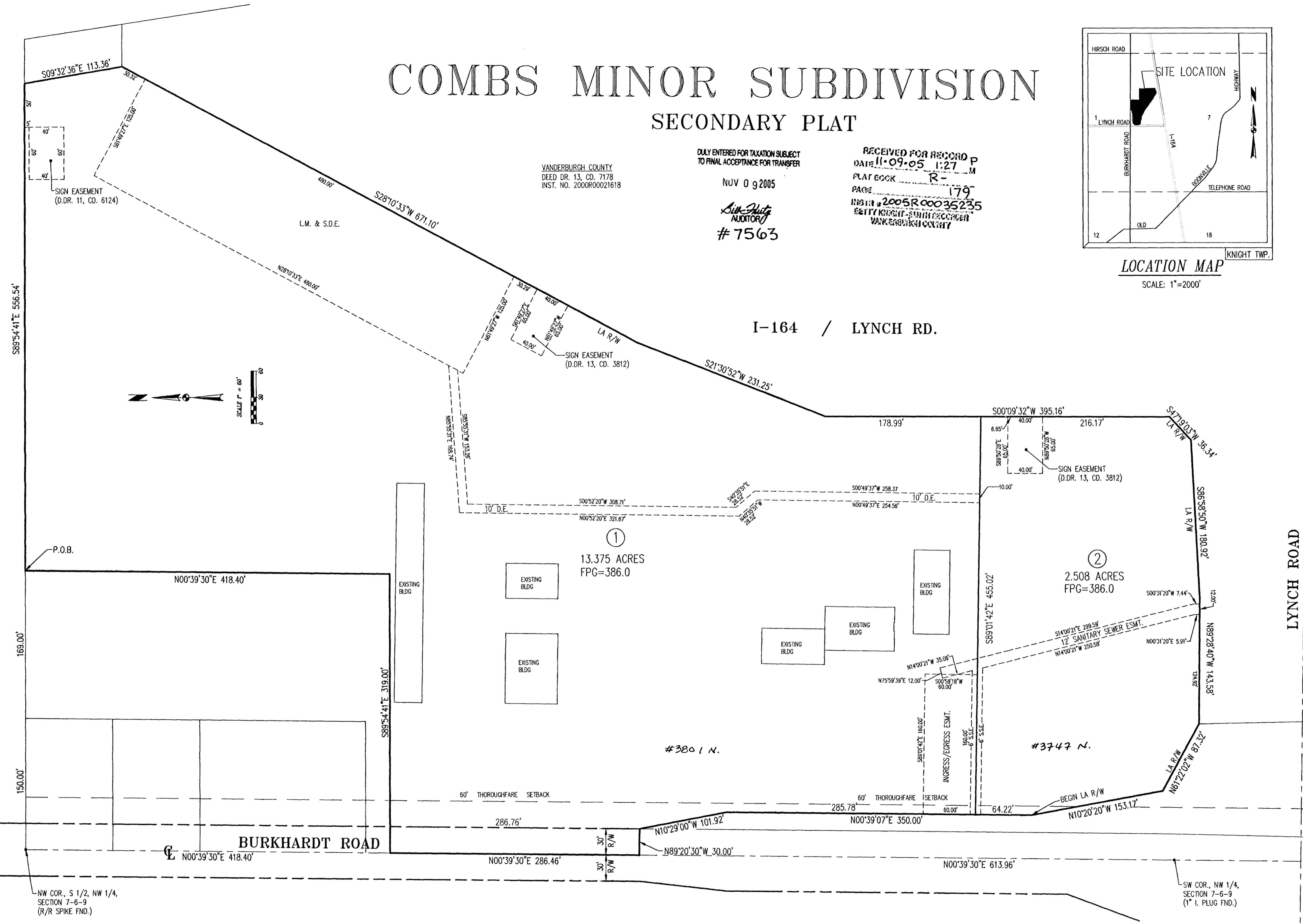
President *Mark L. Foster* Executive Director *Bobby Swill*

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

PLAT RELEASE DATE: Nov. 9, 2005 Executive Director *Bobby Swill*

DATE: 11-03-05; PROJECT: 040-05-4; FILE: MINORSUB.DWG

APC # 25-MS-2004



BOUNDARY DESCRIPTION

Part of the Northwest quarter and part of the Southwest quarter of Section Seven (7), Township Six (6) South, Range Nine (9) West, in Knight Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the South half of the Northwest quarter of said section; thence along the North line thereof South 89 degrees 54 minutes 41 seconds East One Hundred Fifty (150.00) feet to the Northeast corner of the Stephen H. Kissel parcel as recorded in Deed Drawer 8, page 8770, in the office of the Recorder of Vanderburgh County; thence continue along the North line of said Half Quarter Section South 89 degrees 54 minutes 41 seconds East, One Hundred Sixty-nine (169.00) feet to the point of beginning; thence continue along said North line South 89 degrees 54 minutes 41 seconds East Five Hundred Fifty-six and Fifty-four Hundredths (556.54) feet to a point on the right-of-way of Lynch Road as conveyed in Deed Dr. 13, CD. 7178; thence along said Lynch Road right-of-way South 09 degrees 32 minutes 36 seconds East One Hundred Thirteen and Thirty-six Hundredths (113.36) feet; thence continue along said Lynch Road right of way

South 28 degrees 10 minutes 33 seconds West Six Hundred Seventy-one and Ten Hundredths (671.10) feet; thence continue along said Lynch Road right-of-way South 21 degrees 30 minutes 52 seconds West Two Hundred Thirty-one and Twenty five Hundredths (231.25) feet; thence continue along said Lynch Road right-of-way South 00 degrees 09 minutes 32 seconds West Three Hundred Ninety-five and Sixteen Hundredths (395.16) feet; thence continue along said Lynch Road right-of-way South 47 degrees 19 minutes 03 seconds West Thirty-six and Thirty-four Hundredths (36.34) feet; thence continue along said Lynch Road right-of-way South 86 degrees 58 minutes 50 seconds West One Hundred Eighty and Ninety-two Hundredths (180.92) feet; thence continue along said Lynch Road right-of-way North 89 degrees 28 minutes 40 seconds West One Hundred Forty-three and Fifty-eight Hundredths (143.58) feet to the West line of the Burkhardt Road right-of-way conveyed in Deed Drawer 7, card 5993; thence continue along said Burkhardt Road right-of-way North 61 degrees 22 minutes 02 seconds West Eighty-seven and Thirty-two Hundredths (87.32) feet; thence continue along said Burkhardt Road right-of-way North 10 degrees 20 minutes 20 seconds West One Hundred Fifty-three and Seventeen Hundredths (153.17) feet; thence continue along said

Burkhardt Road right-of-way North 00 degrees 39 minutes 07 seconds East Three Hundred Fifty (350.00) feet; thence continue along said Burkhardt Road right-of-way North 10 degrees 29 minutes 00 seconds West One Hundred One and Ninety-two Hundredths (101.92) feet; thence North 89 degrees 20 minutes 30 seconds West Thirty (30.00) feet to the West line of the Northwest quarter of said section; thence along the West line thereof North 00 degrees 39 minutes 30 seconds East Two Hundred Eighty-six and Forty-six Hundredths (286.46) feet to a point Twenty-eight (28.00) feet South of the Southwest corner of the Stephen H. Kissel parcel; thence parallel with the East line of said Kissel parcel, North 00 degrees 39 minutes 30 seconds East, Four Hundred Eighteen and Forty Hundredths (418.40) feet to the point of beginning, containing 16,000 acres, more or less.

SURVEYOR'S 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 plat correctly represents a survey completed by me on MARCH 31, 2005, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 4th day of Nov., 2005

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



R-179