

# COVINGTON HEIGHTS

## SECTION 1

# O-163

94-18211

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE AND TRANSFER.

JUL - 8 1994

*Ann Humphrey*  
AUDITOR  
3923

SCALE 1" = 100'



CURVE DATA TABLE

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD
1	75.00'	90°00'00"	117.81'	S45°08'34"E 106.87'

OWNERS CERTIFICATE

The undersigned owner of the real estate shown, and described hereon, does hereby plot and subdivide said real estate as shown and designates the same as Covington Heights Section 1. All roads shown, and not previously dedicated, are hereby dedicated to public use.

Strips of grounds, 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 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.

Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "Drainage Easement" or "Retention Basin Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Drainage Easements" or "Retention Basin Easements" clear of any impediments which may happen to fall or enter therein.

AMERINETE DEVELOPMENT, INC.

*John Elpers Jr.*  
JOHN ELPERS JR., PRESIDENT  
4700 ST. WENDEL-CYNTHIANA RD.  
WADESVILLE, IN 47638

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 7<sup>th</sup> day of JUNE, 1994

My Commission Expires:

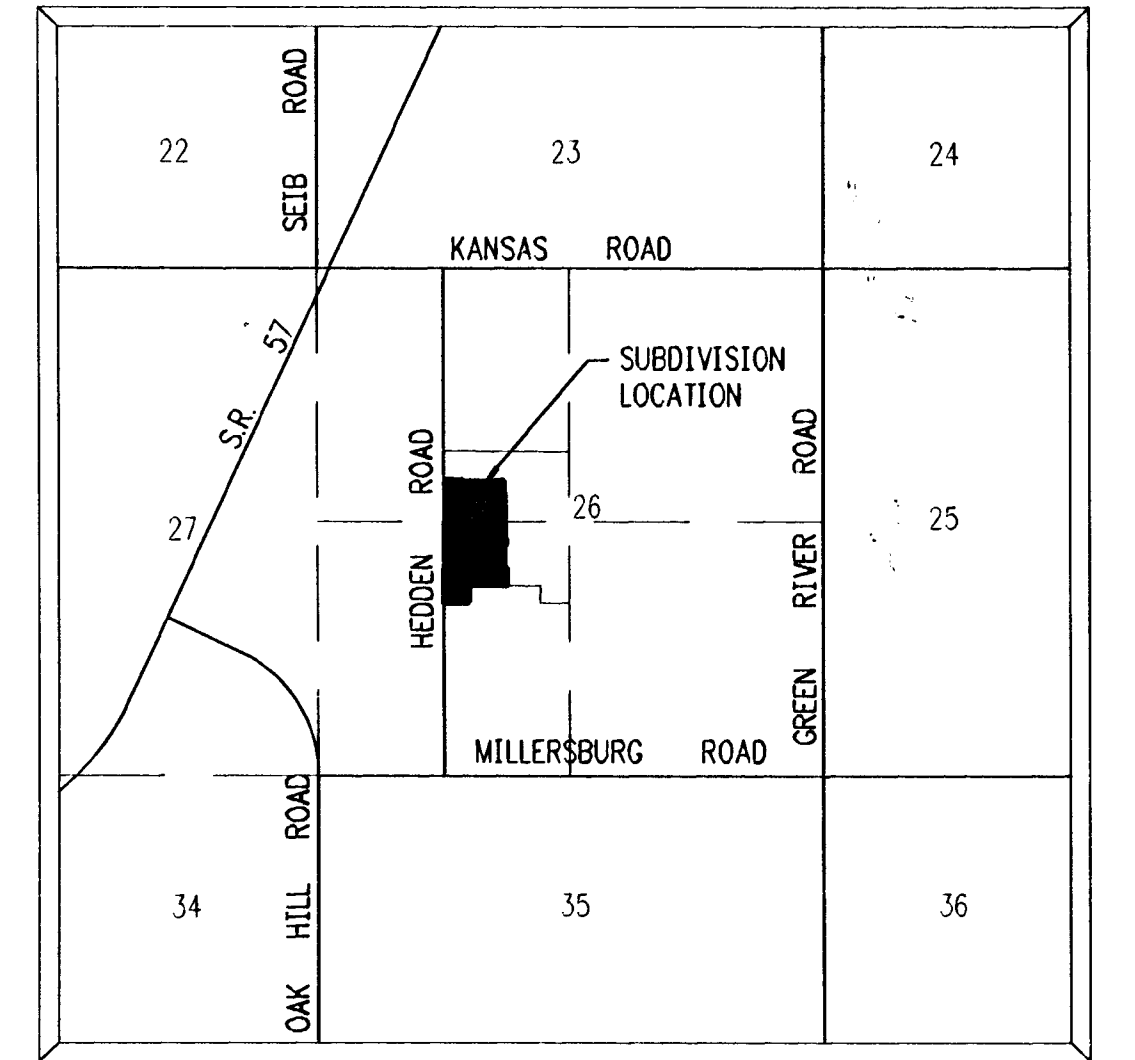
12-12-97  
*Jerry Wildman*  
Notary Public  
JERRY WILDMAN  
(typed or printed name)

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 plat correctly represents a survey completed by me on MAY 21, 1994 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 7<sup>th</sup> day of JUNE, 1994

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



LOCATION MAP

SCALE: 1"=2000'

GENERAL NOTES

- Zoning:** The subject property and all abutting property is zoned agricultural.
- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data:** Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991 shows that no portion of this subdivision lies within Zone A, as said property plots by scale.
- 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 3.0%.
- Temporary Erosion Control:** (during construction)
  - Slopes of 8% - 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 shopping.
  - 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 8% - 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.

**Site Location Relative to Airport:**  
This subdivision lies in close proximity to an operating airport. The operation of the airport and the landing and takeoff of aircraft may generate high noise levels. The center of this subdivision can be located by beginning at the northerly terminus of Evansville Regional Airport Runway 4-22; thence northeasterly along the extended centerline of said runway approximately five thousand three hundred (5300) lineal feet (1.0 miles); thence southeasterly, perpendicular to said extended centerline, approximately one thousand six hundred twenty (1620) lineal feet (0.3 miles).

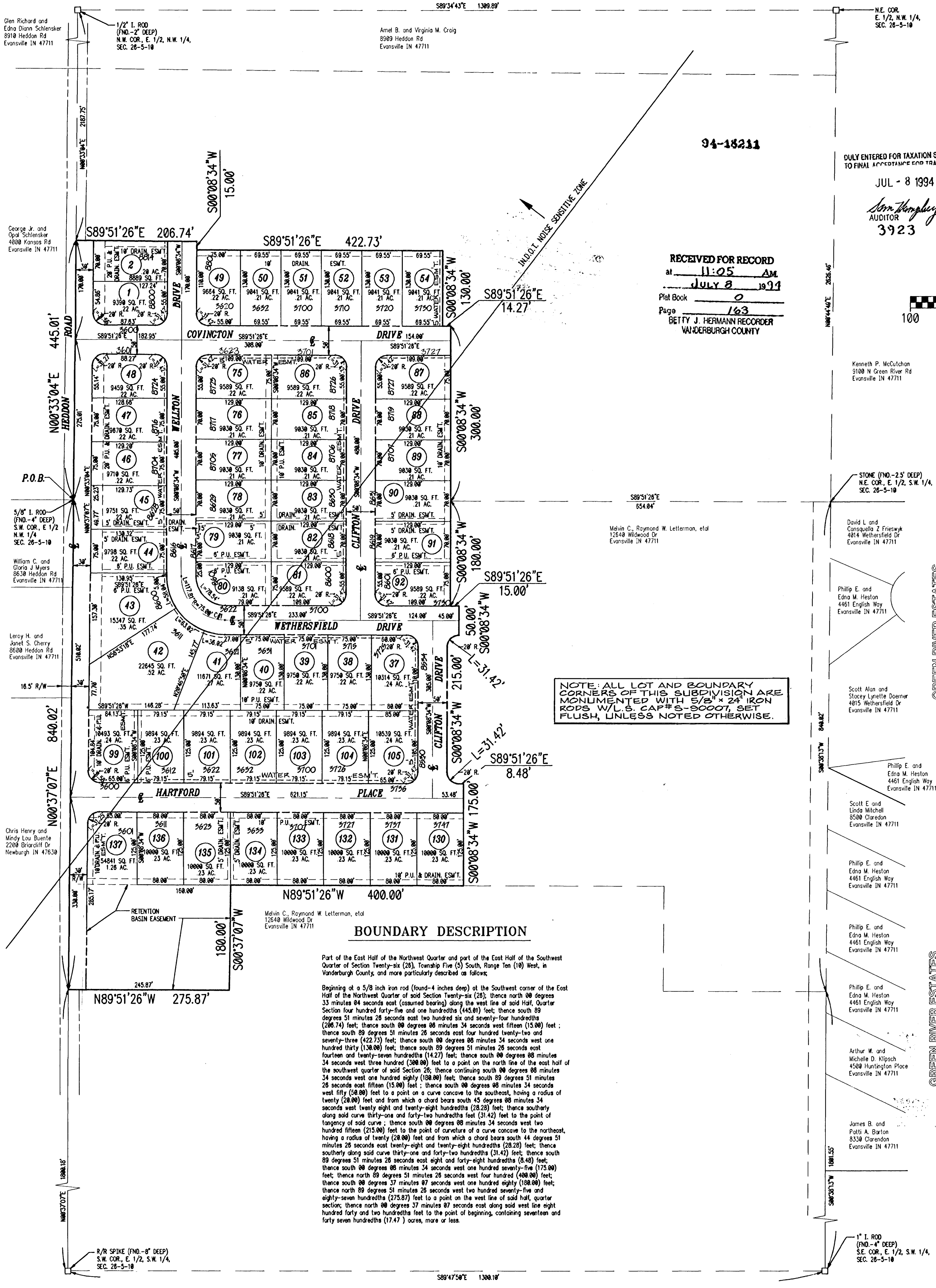
**Retention Basin Maintenance:**  
The owner of lot 137 shall be responsible for:  
1. Keeping the weeds, including along the shoreline and in the Retention Basin on their property, controlled according to the County Ordinances.  
2. Keeping that part the retention basin on their property clear of trash and debris.  
3. Keeping all storm sewers discharging out of retention basin on their property clear at all times.  
4. Keeping shoreline and embankment free from all erosion and protect all banks for erosion.

**Lot Access:**  
All lots must access to interior streets only. Lots 1 and 2, Lots 42 through 48, inclusive, Lot 99, and Lot 137 shall not be considered as "Double-frontage" lots.

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 21, 1994.

*Robert H. Denny Jr.*  
President  
*Barbara R. ...*  
Executive Director  
PLAT RELEASE DATE July 8, 1994  
*Barbara R. ...*  
Executive Director



1/2" I. ROD (NO. 4" DEEP) S.W. COR. E. 1/2, S.W. 1/4, SEC. 26-5-10

Amel B. and Virginia M. Craig 8909 Hedden Rd Evansville IN 47711

George J. and Olga Schlenker 4008 Kansas Rd Evansville IN 47711

William C. and Gloria J. Myers 8638 Hedden Rd Evansville IN 47711

Leroy H. and Janet S. Cherry 8628 Hedden Rd Evansville IN 47711

Chris Henry and Mindy Lou Bunte 2208 Bradford Dr Newburgh IN 47638

1" I. ROD (NO. 4" DEEP) S.W. COR. E. 1/2, S.W. 1/4, SEC. 26-5-10

RECEIVED FOR RECORD at 11:05 AM JULY 8 1994 Plat Book 0 Page 163 BETTY J. HERMAN RECORDER VANDERBURGH COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: MARCH 28, 1994 DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: MAY 9, 1994 DATE

NOTE: ALL LOT AND BOUNDARY CORNERS OF THIS SUBDIVISION ARE MONUMENTED WITH 5/8" x 24" IRON RODS W/L.S. CAP'S S-30007, SET FLUSH, UNLESS NOTED OTHERWISE.

BOUNDARY DESCRIPTION  
Part of the East Half of the Northwest Quarter and part of the East Half of the Southwest Quarter of Section Twenty-six (26), Township Five (5) South, Range Ten (10) West, in Vanderburgh County, and more particularly described as follows:  
Beginning at a 5/8 inch iron rod (found-4 inches deep) at the Southwest corner of the East Half of the Northwest Quarter of said Section Twenty-six (26); thence north 00 degrees 33 minutes 04 seconds east (assumed bearing) along the west line of said Half Quarter Section four hundred forty-five and one hundredths (445.01) feet; thence south 89 degrees 51 minutes 26 seconds east two hundred six and seventy-four hundredths (206.74) feet; thence south 00 degrees 00 minutes 34 seconds west fifteen (15.00) feet; thence south 89 degrees 51 minutes 26 seconds east four hundred twenty-two and seventy-three (422.73) feet; thence south 00 degrees 00 minutes 34 seconds west one hundred thirty (130.00) feet; thence south 89 degrees 51 minutes 26 seconds east fourteen and twenty-seven hundredths (14.27) feet; thence south 00 degrees 00 minutes 34 seconds west three hundred (300.00) feet to a point on the north line of the east half of the southwest quarter of said Section 26; thence continuing south 00 degrees 00 minutes 34 seconds west one hundred eighty (180.00) feet; thence south 00 degrees 00 minutes 34 seconds west twenty eight and twenty-eight hundredths (28.28) feet; thence southerly along said curve thirty-one and forty-two hundredths (31.42) feet to the point of tangency of said curve; thence south 00 degrees 00 minutes 34 seconds west one hundred thirty (130.00) feet to the point of curvature of a curve concave to the northeast, having a radius of twenty (20.00) feet and from which a chord bears south 44 degrees 51 minutes 26 seconds east twenty-eight and twenty-eight hundredths (28.28) feet; thence southerly along said curve thirty-one and forty-two hundredths (31.42) feet; thence south 89 degrees 51 minutes 26 seconds east eight and forty-eight hundredths (8.48) feet; thence south 00 degrees 00 minutes 34 seconds west one hundred seventy-five (175.00) feet; thence north 89 degrees 51 minutes 26 seconds west four hundred (400.00) feet; thence south 00 degrees 57 minutes 07 seconds west one hundred eighty (180.00) feet; thence north 89 degrees 51 minutes 26 seconds west two hundred seventy-five and eighty-seven hundredths (275.87) feet to a point on the west line of said half quarter section; thence north 00 degrees 37 minutes 07 seconds east along said west line eight hundred forty and two hundredths (840.02) feet to the point of beginning, containing seventeen and forty seven hundredths (17.47) acres, more or less.