COVINGTON HEIGHTS
SECTION 2

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
JUN 20 1995
Suzanne M. Crouch
AUDITOR
3140

95-13214

P-6

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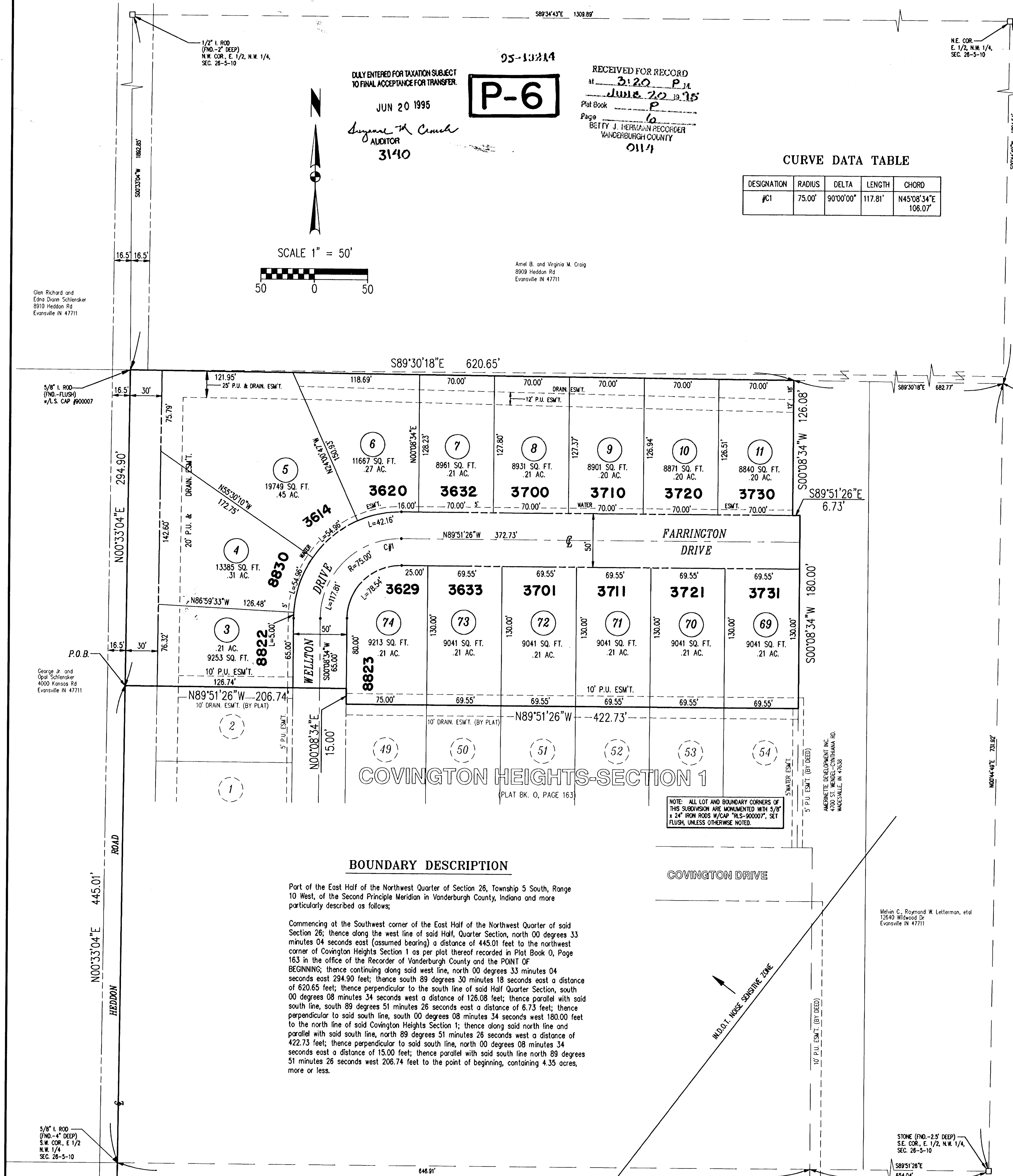
Plat Book P
Page 6
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
0114



CURVE DATA TABLE

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD
#C1	75.00'	90°00'00"	117.81'	N45°08'34"E 106.07'

BOUNDARY DESCRIPTION

Part of the East Half of the Northwest Quarter of Section 26, Township 5 South, Range 10 West, of the Second Principle Meridian in Vanderburgh County, Indiana and more particularly described as follows;

Commencing at the Southwest corner of the East Half of the Northwest Quarter of said Section 26; thence along the west line of said Half, Quarter Section, north 00 degrees 33 minutes 04 seconds east (assumed bearing) a distance of 445.01 feet to the northwest corner of Covington Heights Section 1 as per plat thereof recorded in Plat Book O, Page 163 in the office of the Recorder of Vanderburgh County and the POINT OF BEGINNING; thence continuing along said west line, north 00 degrees 33 minutes 04 seconds east 294.90 feet; thence south 89 degrees 30 minutes 18 seconds east a distance of 620.65 feet; thence perpendicular to the south line of said Half Quarter Section, south 00 degrees 08 minutes 34 seconds west a distance of 126.08 feet; thence parallel with said south line, south 89 degrees 51 minutes 26 seconds east a distance of 6.73 feet; thence perpendicular to said south line, south 00 degrees 08 minutes 34 seconds west 180.00 feet to the north line of said Covington Heights Section 1; thence along said north line and parallel with said south line, north 89 degrees 51 minutes 26 seconds west a distance of 422.73 feet; thence perpendicular to said south line, north 00 degrees 08 minutes 34 seconds east a distance of 15.00 feet; thence parallel with said south line north 89 degrees 51 minutes 26 seconds west 206.74 feet to the point of beginning, containing 4.35 acres, more or less.

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

OWNERS CERTIFICATE

The undersigned owner of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as Covington Heights Section 2. 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" which shall interfer with the flow of water along said easements. In addition, individual lot owners shall keep all "Drainage Easements" clear of any impediments which may happen to fall or enter therein.

AMERINETTE DEVELOPMENT, INC.

BY: 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 15th day of JUNE, 1995

My Commission Expires:
12-12-97

Notary Resides In
GIBSON
County, Indiana

Jerry Wildman
Notary Public
JERRY WILDMAN
(typed or printed name)

JERRY WILDMAN NOTARY PUBLIC STATE OF INDIANA

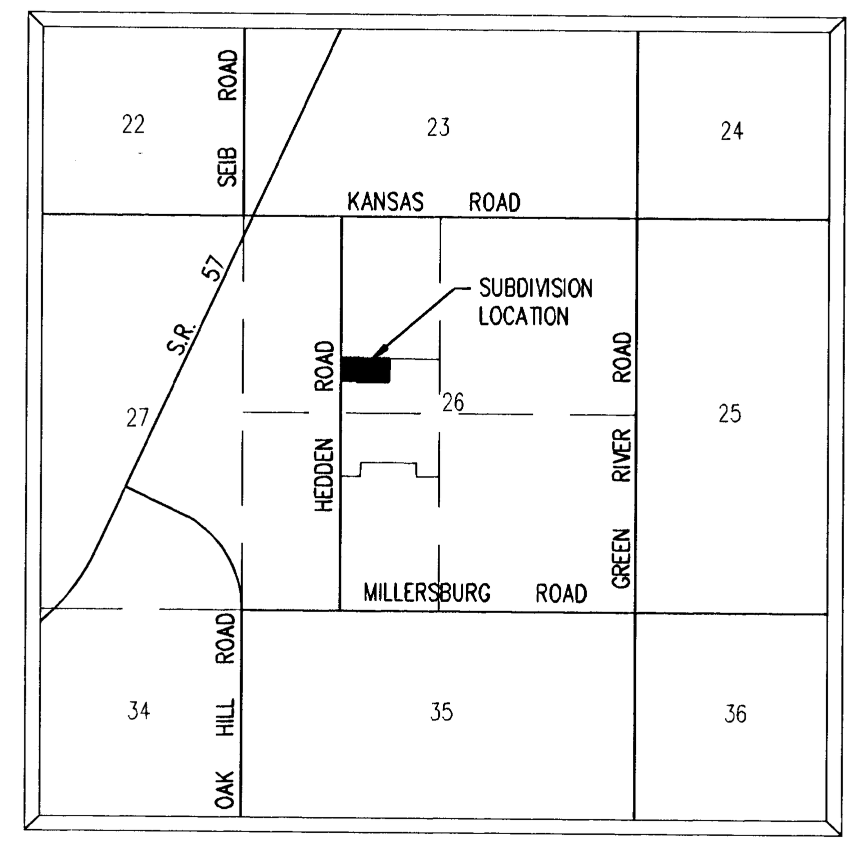
SURVEYORS CERTIFICATE

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 recorded in Surveyor's Plat Drawer 1, Card 782. All monuments shown exist at locations as noted.

Witness my hand and seal this 14 day of JUNE, 1995

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

STEVEN A. SHERWOOD REGISTERED No. S-900007 STATE OF INDIANA LAND SURVEYOR



LOCATION MAP
SCALE: 1"=2000'

GENERAL NOTES

Zoning: The subject property and all abutting property is zoned agriculturial.

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 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.

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 5600 lineal feet (1.06 miles); thence southeasterly, perpendicular to said extended centerline, approximately 1000 lineal feet (0.2 miles).

Lot Access:
All lots must access to interior streets only. Lots 3, 4, and 5 shall not be considered as "Double-frontage " lots.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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 4, 1994

President

Executive Director

PLAT RELEASE DATE 6-20-95

Executive Director

DATE: 6-14-95; PROJ. 5-94-1-2; FILE: PHASE2.DWG