

DANBURY CREST

SECTION 1

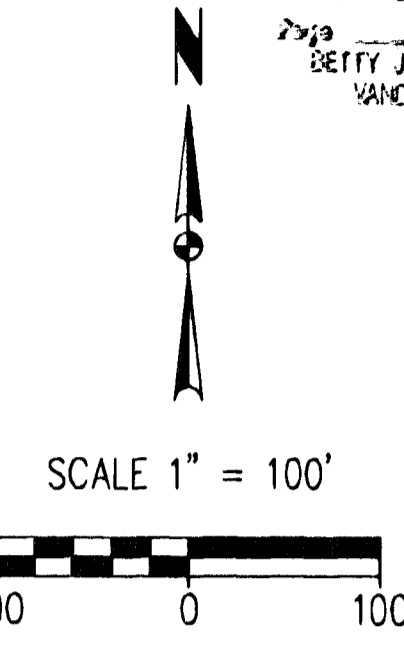
24-17652

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 15 1996

Signature
#3852

RECEIVED FOR RECORD
3:51 P.M.
July 15, 1996
BETTY J. FERMAN, CLERK
VANDERBURGH COUNTY
CRAL # 0204



P-66

GENERAL NOTES

- Zoning:** The subject property and all abutting property is zoned as noted.
- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data:** No portion of 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.
- 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 10.0%.
- Contours:** Contours and topographical data shown were taken from Vanderburgh County Topographic Maps (sheet 195-dated March 27, 1990).
- 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.
- Lot Access:**
All lots must access to interior streets only. Driveways onto Danbury Lane are prohibited.

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 DANBURY CREST-SECTION 1. All roads shown, and not previously dedicated, are hereby dedicated to public use.

Strips of grounds, of the width shown on this plot 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 interfere 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.

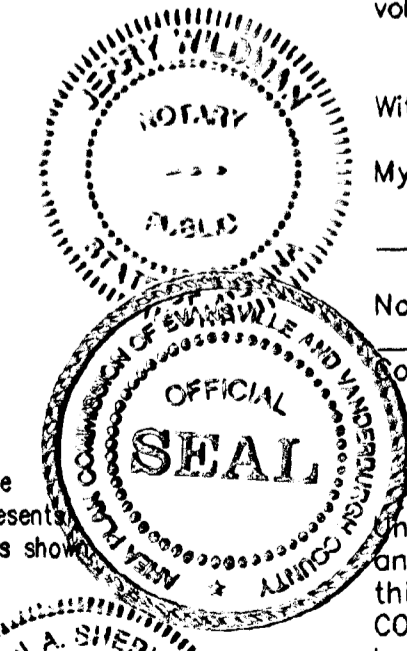
A Homeowners Association shall be formed in accordance with the procedures stated in the Covenants and Restrictions of Danbury Crest. The Association shall be responsible for the maintenance of the "offsite" drainage swales, drainage structures and detention basin, as shown on the Drainage Easement Plan. This Plan by reference is made part of this plat. Said Plan shall be amended as necessary to address reduction or modification of said Association's responsibilities.

San Buck President
B & K DEVELOPMENT, INC.
DAN BUCK, PRESIDENT
828 HERMITAGE RD.
EVANSVILLE IN. 47711

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 10th day of July, 1996
My Commission Expires: 12-12-97
Notary Public
Notary Resides In: GIBSON
County, Indiana.
(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 Feb 7, 1996
Blaine A. Oliver, Asst. Executive Director
Blaine A. Oliver, Asst. Executive Director
PLAT RELEASE DATE July 15, 1996

BOUNDARY DESCRIPTION

A part of the South Half of the Southeast Quarter of Section 10, Township 6 South, Range 10 West of the Second Principal Meridian, Vanderburgh County, Indiana, described as follows:

Commencing at the northwest corner of said half-quarter section; thence along the north line of said half-quarter section South 89 degrees 29 minutes 08 seconds East (assumed bearing) 939.33 feet to the POINT OF BEGINNING; thence continuing along said north line South 89 degrees 29 minutes 08 seconds East 799.79 feet to the centerline of Oak Hill Road; thence along said centerline, South 29 degrees 26 minutes 30 seconds West 57.25 feet to the northeast corner of the land described in deed to Orin H. Bowman, et ux, recorded in Deed Record 323, page 296 in the office of the Recorder of Vanderburgh County; thence parallel with said north line and along the north line of said Bowman, North 89 degrees 29 minutes 08 seconds West 359.90 feet to the northwest corner thereof; thence parallel with said centerline South 29 degrees 26 minutes 30 seconds West 1152.07 feet along the west line of said Bowman and the west line of the tracts of land described in deed to William H. Scoff, et ux; Walter E. Newman, et ux; Carl J. Doughty, et ux; Fred J. Behme, et ux; Albert W. Zehner, et ux; George F. Hoeltzel, et ux; Franklin A. Steinkamp, et ux; Lowell Ivan Dillon, et ux; John H. Powell, et ux; and Irvin Prusz, et ux, recorded in Deed Record 323, page 296; Deed Record 316, page 111; Deed Record 306, page 230; Deed Record 315, page 304; Deed Record 329, page 418; Deed Record 274, page 179; Deed Record 304, page 593; Deed Record 316, page 478; Deed Record 306, page 211; Deed Record 381, page 16 and Deed Record 386, page 257, respectively, to a corner to said Irvin Prusz, said point also being a corner to Bobby L. Rogers et ux, recorded in Deed Drawer 1, card 11,611; thence along the west line of said Bobby L. Rogers South 10 degrees 28 minutes 10 seconds West 50.00 feet to a corner to said Bobby L. Rogers, said point also being a corner to Bobby L. Rogers et ux, recorded in Deed Drawer 5, card 286; thence along the north line of said Bobby L. Rogers, North 80 degrees 32 minutes 00 seconds West 224.00; thence North 26 degrees 25 minutes 34 seconds West 57.84 feet; thence North 40 degrees 00 minutes 50 seconds West 169.99 feet; thence North 53 degrees 11 minutes 28 seconds East 80.00 feet; thence parallel with said centerline, North 29 degrees 26 minutes 30 seconds East 939.52 feet to the point of beginning, containing 10.789 acres, more or less.

NOTE: ALL LOT CORNERS ARE MONUMENTED WITH 5/8" IRON RODS W/CAPS LABELED "RLS-900007", UNLESS OTHERWISE NOTED.

CURVE DATA

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD	TANGENT
1	38.00'	31°50'39"	21.12'	N.76°28'04"W 20.85'	10.84'
2	300.00'	201°15'7"	106.29'	N.82°14'25"W 105.73'	53.71'
3	166.39'	172°34'2"	50.52'	N.80°47'16"W 50.32'	25.45'
4	200.00'	08°55'38"	31.16'	S.24°58'41"W 31.13'	15.61'
5	200.00'	22°49'02"	79.65'	S.40°51'01"W 79.36'	40.36'

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 Feb 7, 1996 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 9th day of June, 1996

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



SOIL TYPES

SOIL TYPE SYMBOL	SOIL NAME
AIB2	Alford silt loam, 2-6% slopes, eroded
AIC3	Alford silt loam, 6-12% slopes severely eroded
AID3	Alford silt loam, 12-18% slopes severely eroded
Wa	Wakeland silt loam,
Zp	Zipp silt loam,

LEGEND

- AIB2 SOIL TYPE NAME
- SOIL TYPE BORDERS
- ZONE BORDERS

SOURCE: SOIL SURVEY OF VANDERBURGH COUNTY, INDIANA, JUNE 1976