

DARMSTADT HEIGHTS

OWNERS 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 DARMSTADT HEIGHTS 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 INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES WHETHER ABOVE GROUND OR BELOW GROUND, NO STRUCTURE OTHER THAN SUCH UTILITY FACILITIES SHALL BE ERRECTED WITHIN SAID STRIPS OF LAND ANY FENCES ERRECTED WITHIN OR ACROSS SAID EASEMENTS SHALL BE SUBJECT TO THE RIGHTS OF THE UTILITIES TO ACCESS AND USE THESE EASEMENTS.

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 FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER AS TO IMPED THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" 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 IMPED THE FLOW OF WATER.

Nancy L. Hopkins
 HARRY L. HOPKINS

NOTARY CERTIFICATE

STATE OF INDIANA
 COUNTY OF VANDERBURGH

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 FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11 DAY OF August, 1994
 MY COMMISSION EXPIRES 5-15-96
Judith J. Frank
 NOTARY PUBLIC
 A RESIDENT OF INDIANA COUNTY

SURVEYOR'S CERTIFICATE

I, RALPH A. EASLEY, JR., HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON August 2, 1994 AND THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL
 RALPH A. EASLEY, JR.
 INDIANA REG. NO. 3 0004

AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1991, PUBLIC LAW NO. 303, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN PROVISIONAL APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON August 4, 1994.

PRESIDENT *Walter H. Bann, Jr.* EXECUTIVE DIRECTOR *Phineas S. Oliver, Asst. Dir.*
 PLAT RELEASE August 12, 1994 EXECUTIVE DIRECTOR *Phineas S. Oliver*

COUNTY

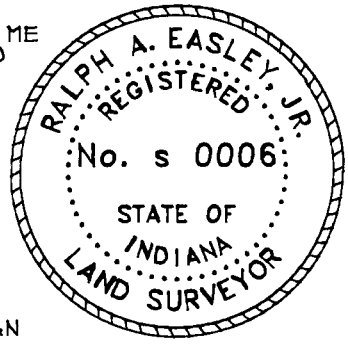
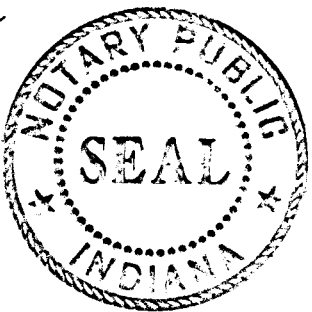
STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

DATE July 26, 1993

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH DARMSTADT TOWN BOARD ON:

STREETS ACCEPTED PER LETTER Aug. 9, 1994

DATE



RECEIVED FOR RECORD
 At 11:13 A.M.
Aug 12 1994
 Plat Book 0
 Page 168
 BETTY J. HERMANN RECORDER
 VANDERBURGH COUNTY

94-21255

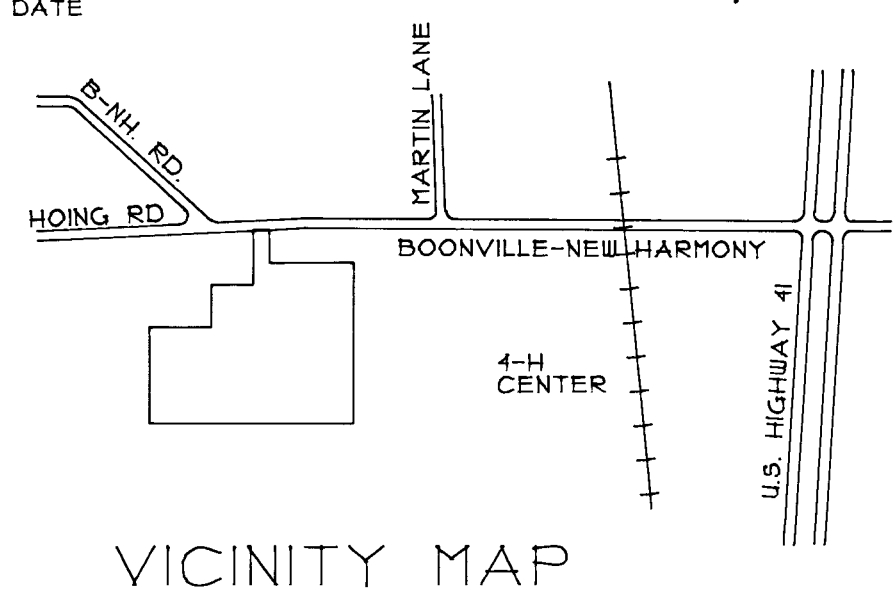
0-168

DUTY ENTERED FOR TAXATION SUBJECT TO FINAL APPROVAL BY THE TAXPAYER.

AUG 12 1994

Don Thompson
 AUDITOR
 4738

NORTHEAST CORNER OF SECTION 18 TOWNSHIP 5 SOUTH, RANGE 10 WEST



CENTER LINE CURVE DATA: JORDAN LANE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C-1	20°38'09"	529.61'	190.15'	94.42'
C-2	1°44'19"	415.00'	346.03'	181.09'
C-3	21°13'01"	275.00'	101.84'	51.51'

GENERAL NOTES:

- OWNER/DEVELOPER: ROBERT DILLON, 12949 JORDAN LANE, EVANSVILLE, INDIANA 47712-9618-900
- UTILITIES: WATER (EVANSVILLE), GAS, ELECTRIC (S.I.G.E.CO.) AND SANITARY SEWERS (DARMSTADT) ARE AVAILABLE AT THE SITE.
- EROSION CONTROL:
 - SLOPES OF 2% OR GREATER SHALL BE MULCHED AND SEEDING (IE, RYE, RED TOP AND WHAT) WHICH WILL BE USED FOR FALL PLANTING) WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
 - SLOPES OF MORE THAN 2% SHALL HAVE STRAW BALES AND/OR EROSION CONTROL BLANKETS IN PLACE WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
 - DITCH GRADING: SLOPES OF 0% TO 2% SHALL BE MULCHED AND SEEDING WITHIN 45 DAYS OF CONSTRUCTION/DISTURBANCE. SLOPES OF 2% TO 8% SHALL BE SODDED OR STABILIZED WITH AN EROSION CONTROL MAT AT COMPLETION OF DITCH GRADING. SLOPES OVER 8% REQUIRE RIP RAP CONCRETE CHANNEL LINER OR OTHER APPROVED BY VANDERBURGH COUNTY DRAINAGE BOARD. STABILIZATION AT COMPLETION OF DITCH GRADING. TOTAL DITCH LENGTH AT THAT POINT IS GREATER THAN 100 FEET.
- ZONING: ALL SURROUNDING PROPERTY IS ZONED AG. PROPOSED SUBDIVISION IS ZONED AG.
- FLOOD PLAIN DATA: SMALL PORTION OF LOT 10 IS LOCATED WITHIN 100-YEAR FLOOD ZONE ACCORDING TO FIRM PANELS 15 I 55 OF 100 DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY, INDIANA.
- SOIL CLASSIFICATIONS:
 - W229 WELLSVILLE SILT LDM 12 TO 18% SEVERELY ERODED.
 - H229 HOSMER SILT LDM 2 TO 6% ERODED.
 - H239 ZANESVILLE SILT LDM 2 TO 6% SLOPES, SEVERELY ERODED.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 420.00 FEET ACCORDING TO THE VANDERBURGH CO. BUILDING COMMISSIONER.
- ALL ROADWAY INTERSECTIONS SHALL BE 90 DEGREE.
- ENCROACHMENT WITHIN OPEN DRAINAGE CHANNELS, UNDERGROUND DRAINAGE CONDUITS OR DESIGNATED EASEMENTS BY FENCES, TREES, SHRUBS, GARDENS, VEGETATION (OTHER THAN GRASS) OR BY PERMANENT STRUCTURES OTHER THAN THOSE DESIGNATED BY THE DRAINAGE PLAN FOR THE SUBDIVISION IS PROHIBITED.

