

RECEIVED FOR RECORD  
 at 9:20 A.M.  
 JUNE 27 1994  
 Plat Book 0  
 Page 1162  
 BETTY J. HERMANN RECORDER  
 VANDERBURGH COUNTY

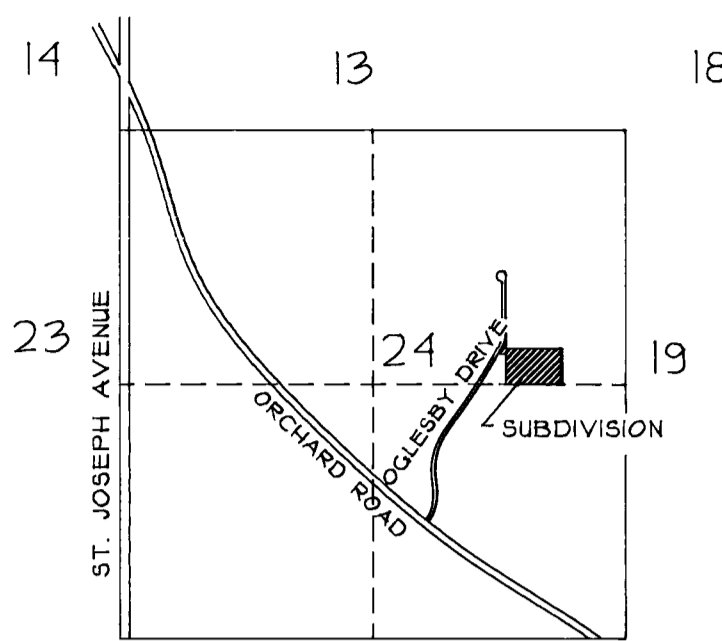
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DULY ENTERED FOR TAXATION SUBJECT TO FURTHER ADJUSTMENT FOR TRANSFER.

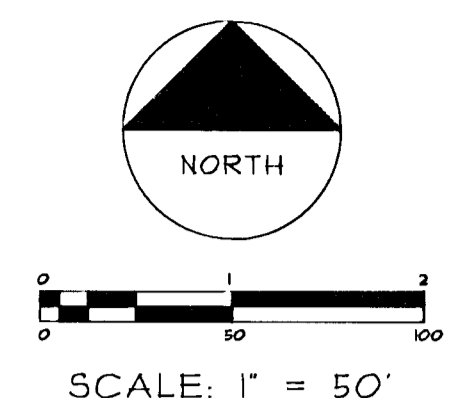
JUN 27 1994

Don Douglas  
 AUDITOR  
 3681



VICINITY MAP

SCALE: 1" = 2000'



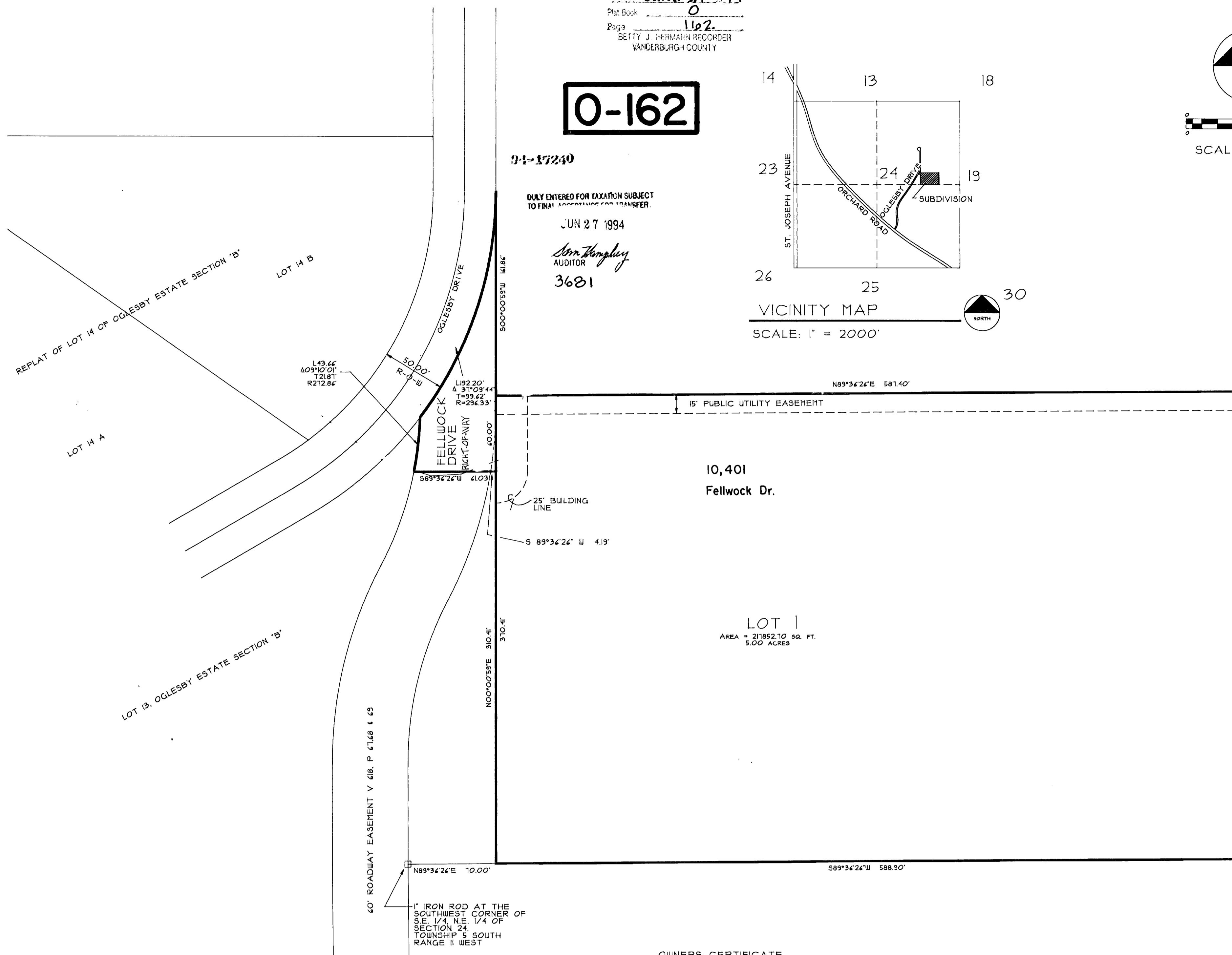
# Dental Ridge

LAND DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 11 WEST, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" IRON ROD AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89°34'24" EAST 10.00 FEET TO THE TRUE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF A PARCEL OWNED BY RODNEY F. AND SHIRLEY A. BROWN, AS RECORDED IN DEED DRAWER 3, CARD 10331 IN THE OFFICE OF THE RECORDER, VANDERBURGH COUNTY, INDIANA (ALL BEARINGS HAVE BEEN ROTATED TO MATCH THE BEARINGS OF OGLESBY ESTATES SUBDIVISION, SECTION B.); THENCE ALONG THE WEST LINE OF SAID PARCEL AND PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION

- 1ST: NORTH 00°00'59" EAST 310.41 FEET TO THE SOUTHEAST CORNER OF AN ACCESS EASEMENT FOR SAID PARCEL, AS RECORDED IN DEED DRAWER 8, CARD 2123 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA; THENCE ALONG THE SOUTH LINE OF SAID PARCEL
- 2ND: SOUTH 89°34'24" WEST 4.19 FEET TO A POINT ON A CURVE ON THE EASTERLY RIGHT OF WAY OF SAID ROADWAY; THENCE ALONG SAID CURVE (C-1), OGLESBY ESTATES, SEC. B);
- 3RD: SOUTH 89°34'24" WEST 41.03 FEET TO A POINT ON A CURVE ON THE WESTERLY RIGHT OF WAY OF SAID ROADWAY; THENCE ALONG SAID CURVE (C-1), OGLESBY ESTATES, SEC. B);
- 4TH: NORTHEASTERLY 43.66 FEET THROUGH AN ANGLE OF 03°10'01" ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 212.86 FEET TO A POINT ON A NON-TANGENT CURVE ON THE SOUTHERLY RIGHT OF WAY OF OGLESBY DRIVE (C-1), OGLESBY ESTATES, SEC. B); THENCE ALONG SAID CURVE
- 5TH: NORTHEASTERLY 192.20 FEET THROUGH AN ANGLE OF 31°03'44" ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 234.33 FEET TO THE INTERSECTION WITH THE NORTHERN TERMINUS OF THE EASTERLY RIGHT OF WAY OF THE 40 FOOT ROADWAY EASEMENT AT A POINT ON THE WEST LINE OF A PARCEL OWNED BY PAUL J. AND KATHERINE E. HARDESTY, AS RECORDED IN DEED DRAWER 5, CARD 453 IN THE OFFICE OF THE RECORDER, VANDERBURGH COUNTY, INDIANA; THENCE PARALLEL WITH THE WEST LINE OF QUARTER SECTION AND ALONG PART OF SAID EASTERLY RIGHT OF WAY AND THE WEST LINE OF SAID HARDESTY PARCEL
- 6TH: SOUTH 00°00'59" WEST 161.84 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, AND THE NORTHERLY CORNER OF THE ACCESS EASEMENT FOR SAID BROWN PARCEL; THENCE
- 7TH: NORTH 89°34'24" EAST 581.40 FEET; THENCE
- 8TH: SOUTH 00°12'54" EAST 310.41 FEET; THENCE
- 9TH: SOUTH 89°34'24" WEST 588.30 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 5.14 ACRES, MORE OR LESS.



GENERAL NOTES:

1. OWNERS: DR. RODNEY BROWN, D.D.S. AND SHIRLEY A. BROWN, 200 NORTH ST. JOE AVE; EVANSVILLE INDIANA 47112, 812/425-1111 AND HOWARD H. RUTH C. AND RONALD P. FELLWOCK 10004 DARMSTADT RD, EVANSVILLE, INDIANA 47110; 812/841-5454
2. DEVELOPER: DR. RODNEY BROWN, D.D.S.; 200 NORTH ST. JOE AVE; EVANSVILLE INDIANA 47112, 812/425-1111
3. UTILITIES: WATER, GAS, AND ELECTRIC ARE AVAILABLE AT THE SITE. SANITARY SEWER SERVICE TO BE BY SEPTIC FIELD SYSTEM IN COMPLIANCE WITH VAND. CO. HEALTH DEPARTMENT.
4. EROSION CONTROL:
  - A. SLOPES 0% TO 4% SHALL BE MULCHED SEEDED, I.E. RYE, RED TOP, AND WHEAT (WHICH WILL BE USED FOR FALL PLANTING) WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 4% SHALL HAVE STRAW BALES AND/OR EROSION CONTROL BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
  - B. DITCH GRADING: SLOPES OF 0% TO 2% SHALL BE MULCHED AND SEEDDED 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 IF TOTAL DITCH LENGTH AT THAT POINT, IS GREATER THAN 100 FEET.
5. ZONING: ALL SURROUNDING PROPERTY IS ZONED R-1. PROPOSED SUBDIVISION IS ZONED AG.
6. FLOOD PLAIN DATA: PORTION OF PROPERTY IS LOCATED WITHIN 100-YEAR ZONE ACCORDING TO FIRI PANEL 15 OF 100 DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY, INDIANA.
7. SOIL CLASSIFICATIONS:
  - H02: HOSMER SILT LDM, 2 TO 6% SLOPES, ERDED
  - W02: WELLSON SILT LDM, 12 TO 18% ERDED
  - Z03: ZANESVILLE SILT LDM, 12 TO 18% SLOPES.
  - S4: STENDAL SILT LDM
8. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 390.00 FEET ACCORDING TO THE VANDERBURGH CO. BUILDING COMMISSIONER.
9. 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.
10. ACCESS TO FELLWOCK DRIVE SHALL BE LIMITED TO 5 LOTS.

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 Dental Ridge. ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HERBY 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 ERECTED WITHIN SAID STRIPS OF LAND. ANY FENCES ERECTED 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 IMPEDE 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 IMPEDE THE FLOW OF WATER.

Howard H. Fellwock Ruth C. Fellwock Ronald P. Fellwock  
 HOWARD H. FELLWOCK RUTH C. FELLWOCK RONALD P. FELLWOCK

Rodney F. Brown Shirley A. Brown  
 RODNEY F. BROWN SHIRLEY A. BROWN

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 22 DAY OF JUNE, 1994

MY COMMISSION EXPIRES 5-15-96

Judith H. Frank NOTARY PUBLIC  
Judith H. Frank PRINTED NAME  
 A RESIDENT OF Warrens 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; THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON APRIL 11th 1994; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL Ralph A. Easley, Jr.  
 RALPH A. EASLEY, JR.  
 INDIANA REG. NO. S 0006



AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 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 JUNE 1st 1994.

PRESIDENT Richard H. Bauer, Jr. EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE JUNE 27, 1994 EXECUTIVE DIRECTOR Barbara L. Cunningham

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: May 10th 1994

DATE \_\_\_\_\_

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: June 16th 1994

DATE \_\_\_\_\_

