

- LEGEND**
- I.P. = IRON PIPE
  - I.D. = INSIDE DIAMETER
  - = 5/8" I.R. WITH LS CAP S 0006
  - (R) = RECORD DIMENSION
  - (M) = MEASURED DIMENSION
  - (C) = CALCULATED DIMENSION

**General Notes:**

1. Owners: GARY R & CAROLE A IVY, P.O. BOX 54, INGLEDEN, IN 47618 0054 // OWNER LOT 3 KATHY'S PLACE LARRY J & MARLEE JORDAN, 14505 DARMSTADT RD, EVANSVILLE, IN 47725-9149  
Developer: Mike Reininga, 1100 Ivydale Drive, Evansville, IN 47725 - PH 812/626-0383
2. Utilities: City of Evansville water service is available. Western Gas and Electric service are also available. Sanitary Sewage disposal shall be by existing and County Health Board approved Septic Systems.
3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and sloping. Slopes of more than 6% shall have stone bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding. The developer/permit holder shall be responsible for erosion control on each lot to be developed. Erosion must be controlled on the lot on which the erosion occurs and sedimentation must be contained on the lot on which it originates.
4. Flood Plain Data: No portion of the property is located in the 100 year flood zone according to FEMA pond 180256-055C dated August 3, 1991 for Vanderburgh County, Indiana.
5. Soil Data: HoC3 - Hoamer Silt Loam 6% to 12% slopes, HoB2 - Hoamer Silt Loam 2% to 6% slopes, eroded/severely eroded.
6. The Individual Lot Owners shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system and its easements within or attached to this subdivision and outside of the county occupied road right of ways including:
  - (1) Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin and easements in accordance with applicable ordinances.
  - (2) Keeping all parts of the storm water drainage system operating at all times as designed and as constructed, free of all trash, debris and obstructions to the flow of water.
  - (3) Keeping the channel, embankments, shoreline, and bottom of waterways free of all erosion and sediment.
  - (4) Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's office and/or the County Engineer's Office and in compliance with the County Drainage Ordinance.
  - (5) Preventing all persons or parties from causing any unauthorized alterations, obstructions or detrimental actions from occurring to any part of the storm water drainage system and easements within or attached to this subdivision.
  - (6) Notice: any pipe, fence wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

**Owner's Certificate:**

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as the IVYDALE No. 2 MINOR SUBDIVISION.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "PUE" (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, UNDERBUSH AND OBSTRUCTIONS. NO STRUCTURES OTHER THAN SUCH UTILITY FACILITIES SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID UTILITY.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "DE" (DRAINAGE EASEMENT) ARE HEREBY DEDICATED FOR CONVEYANCE OF SURFACE WATER AND/OR SUBSURFACE WATER; PROVIDED HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES 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, EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITY SO LONG AS ANY DAMAGE CAUSED TO A DRAINAGE FACILITY IS REPAIRED BY THE UTILITY COMPANY. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE AND EROSION CONTROL OF SAID EASEMENTS AND SHALL NOT PLACE LANDSCAPING, EARTH BERMS, FENCES OR OTHER OBSTRUCTIONS THAT IMPEDE OR REDUCE THE FLOW OF WATER.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "DRAUGPUE" (DRAINAGE & UNDERGROUND PUBLIC UTILITY EASEMENT), ARE HEREBY DEDICATED FOR CONVEYANCE OF SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE AND FOR THE MAINTENANCE AND OPERATION OF UNDERGROUND PORTIONS OF PUBLIC UTILITY FACILITIES, INCLUDING FLUSH WITH SURFACE LEVEL MANHOLES AND VAULTS THAT DO NOT IMPEDE DRAINAGE FLOW, ACCESS ALONG THE EASEMENT, OR MOWING AND MAINTENANCE OF THE EASEMENT. NO STRUCTURES OTHER THAN SUCH UTILITY FACILITIES OR DRAINAGE WAYS OR SYSTEMS SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY THE DRAINAGE BOARD OR A PUBLIC UTILITY WITHOUT LIABILITY IN THE USE OF SAID EASEMENTS.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN IN THIS PLAT AND MARKED "LM&SD" (LAKE MAINTENANCE & STORM DETENTION EASEMENT), ARE HEREBY DEDICATED FOR THE MAINTENANCE OF THE STORM DRAINAGE LAKE AND MAINTENANCE, AND STORAGE OF STORM WATER. ANY ALTERATIONS TO THE LAND WITHIN THESE EASEMENTS MUST HAVE THE APPROVAL OF THE DRAINAGE BOARD. FENCES MAY NOT BE EXTENDED INTO THE LAKE MAINTENANCE AND STORM DETENTION EASEMENTS.

ALL EASEMENTS ARE DEDICATED WITH THE RIGHT OF INGRESS AND EGRESS OVER THE LOTS WITHIN THIS SUBDIVISION TO AND FROM SAID EASEMENTS FOR NECESSARY CONSTRUCTION, MAINTENANCE OR RECONSTRUCTION.

*Gary Ivy*      *Carole Ivy*      *Larry Jordan*      *Marlee Jordan*  
 P.O. BOX 54      P.O. BOX 54      LARRY JORDAN      MARLEE JORDAN  
 INGLEDEN, IN 47618 0054      INGLEDEN, IN 47618 0054      OWNER LOT 3 KATHY'S PLACE      OWNER LOT 3 KATHY'S PLACE  
 14505 DARMSTADT RD      14505 DARMSTADT RD      EVANSVILLE IN 47725      EVANSVILLE IN 47725

**BOUNDARY DESCRIPTION**

The replat of Lot 3 in Kathy's Place Subdivision Secondary Plat, an addition lying near the City of Evansville, Vanderburgh County, Indiana, as per plat thereof, recorded in Plat Book "N", page 2, in the office of the Recorder of Vanderburgh County, Indiana and Part of the Southwest Quarter of Fractional Section 6, Township 5 South, Range 10 West, lying in Scott Township, Vanderburgh County, Indiana and all being more particularly described as follows:

Commencing at a 3/4" inside diameter iron pipe at the Southeast corner of said Quarter Section; thence along the South line of said Quarter Section, South 90°00'00" West 1365.27 feet to a P.K. nail at the intersection of the South line of said Quarter Section and the centerline of Darmstadt Road; thence along said centerline, North 141°20' West 614.19 feet to a P.K. nail at the Southwest corner of Kathy's Place Subdivision; thence along the South line of said Subdivision, South 89°54'52" East 30.96 feet to a 1/2" rebar at the Southwest corner of said Lot 3 in Kathy's Place Subdivision, being in the East right-of-way line of Darmstadt Road, also being the true point of beginning; thence along the West line of said Lot 3 and said right-of-way line

1st: North 141°24' West 240.06 feet to a 1/2" rebar at the Northwest corner of said Lot 3; thence along the North line of said Lot 3

2nd: South 89°54'52" East 353.24 feet to a 1/2" rebar at the Northeast corner of said Lot 3; thence along the East line of said Kathy's Place Subdivision

3rd: North 00°26'13" East 80.21 feet to the Southwest corner of Lot 1 of and Lot 1 in Ivydale Subdivision as recorded in Minor Subdivision Drawn MS, card 134 in the office of the Recorder of Vanderburgh County, Indiana; thence along the South line of said Lot 1

4th: South 89°53'58" East 406.67 feet to the Southeast Corner of said Lot 1 in Ivydale Subdivision; thence along the East line of said Lot 1

5th: North 00°27'11" East 243.74 feet to a 5/8" iron rod with LS Cop S0006; thence

6th: Easterly along a curve 44.77 feet concave to the South through a central angle of 51°18'10" and having a radius of 50.00 feet and having a chord bearing and distance of North 64°48'02" East 43.29 feet to a 5/8" iron rod with LS Cop S0006; thence

7th: South 40°59'43" East 186.21 feet; thence

8th: South 00°26'52" West 434.60; thence

9th: North 89°54'52" West 861.45 feet to the true point of beginning and containing 6.5762 acres more or less.

**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

*Mark Foster*  
 President  
*Buddy Smith*  
 Attest Executive Director  
*Buddy Smith*  
 Executive Director



RECEIVED FOR RECORD P  
 DATE: 07-23-04 12:14 PM  
 PLAT BOOK R-  
 PAGE 121  
 INSTR # 2004 R00025797  
 BETTY KIRBY-SOUTH RECORDER  
 VANDERBURGH COUNTY

Secondary Plat complies with the Ordinance and is released for recording.

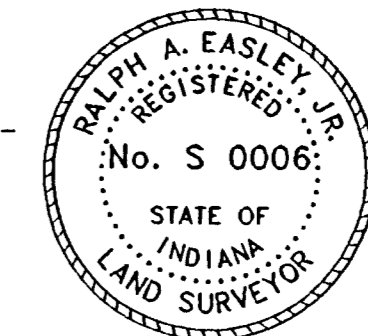
July 23, 2004  
 Plat Release Date

**Surveyor's Certificate:**

I, Ralph A. Easley, Jr., hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on July 1st, 2004, and that all monuments shown exist at the locations as noted.

Witness my hand and seal this Second day of July, 2004.

*Ralph A. Easley, Jr.*  
 Ralph A. Easley, Jr. L.S.  
 Indiana Registration No. S-0006



ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 23 2004

*Steve Plutz*  
 AUDITOR  
 # 5106

**Notary Certificate:**

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), 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 14th day of July, 2004.

My Commission Expires: 11/20/06

**Notary resides in**

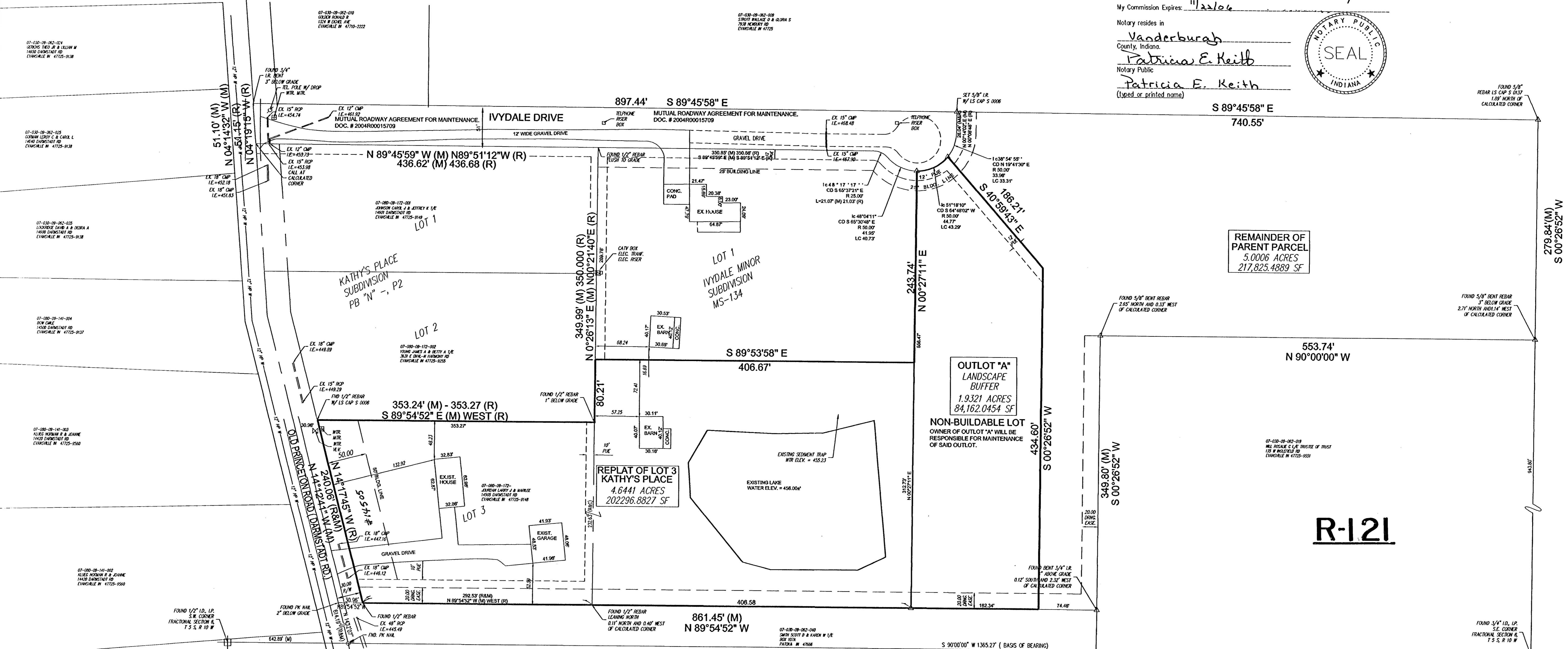
Vanderburgh

County, Indiana.

*Patricia E. Keith*

Notary Public

Patricia E. Keith  
 (typed or printed name)



REMAINDER OF PARENT PARCEL  
 5.0006 ACRES  
 217,825.4889 SF

OUTLOT "A"  
 LANDSCAPE  
 BUFFER  
 1.9321 ACRES  
 84,162.0454 SF

NON-BUILDABLE LOT  
 OWNER OF OUTLOT "A" WILL BE RESPONSIBLE FOR MAINTENANCE OF SAID OUTLOT.

REPLAT OF LOT 3  
 KATHY'S PLACE  
 4.6441 ACRES  
 202,296.8827 SF

**R-121**

Secondary Plat of  
 Ivydale No. 2 Minor Subdivision  
 Client: Mike Reininga  
 Vanderburgh County, Indiana

AE2 ANDY EASLEY ENGINEERING  
 CIVIL ENGINEERING (EIT) 42-4-2481 LAND SURVEYING  
 EVANSVILLE, INDIANA 47710  
 1133 WEST HILL ROAD

DATE:	Oct. 2003
PROJECT NO.:	7679
REVISIONS:	3/18/04
SCALE:	as noted
DRAWN BY:	TJK
CHECKED BY:	R.A.E.