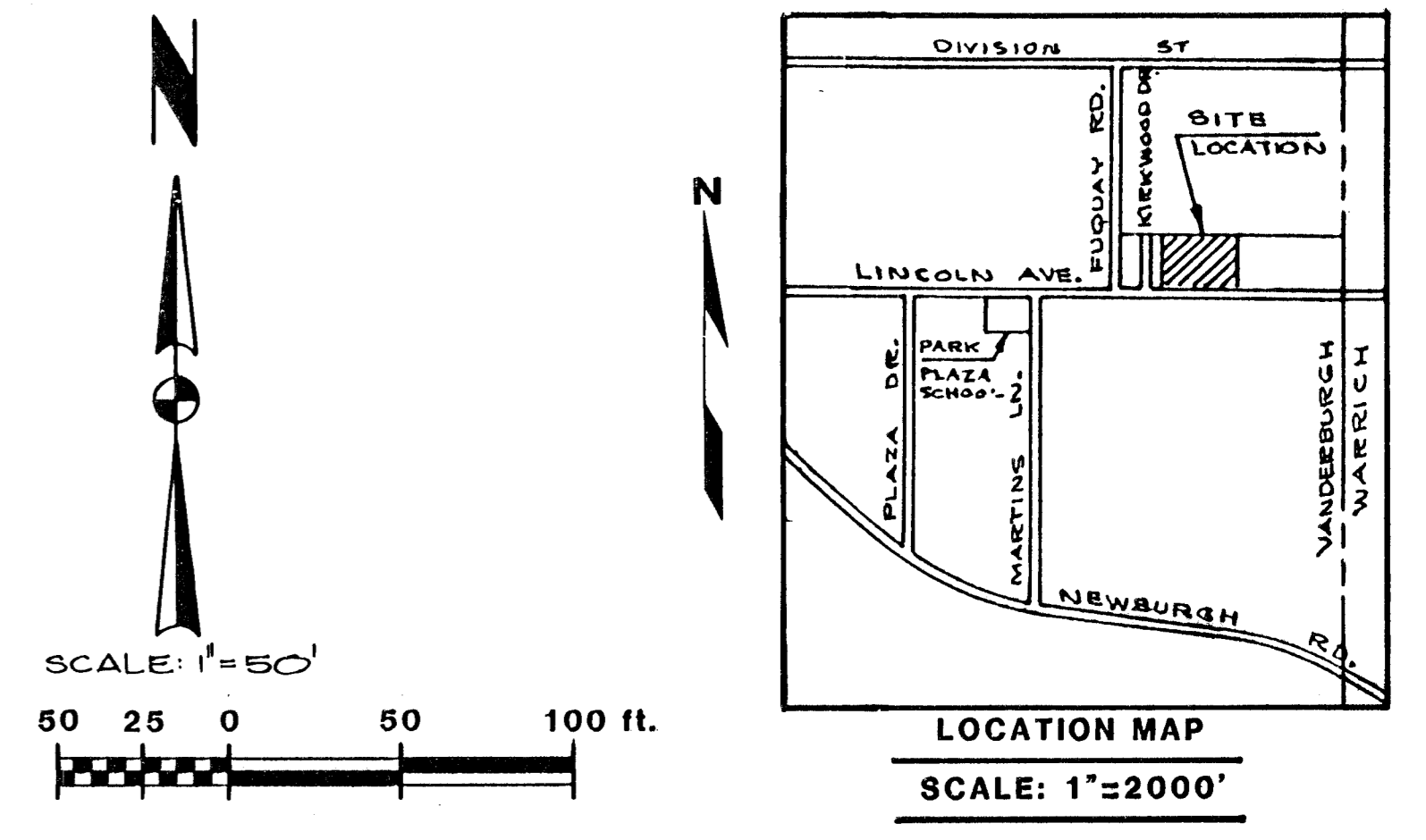


# KIRKWOOD LAKES ESTATES

Williamsburg on the Lake II  
P.O. Box 40777  
Indianapolis, IN 46240



## N-139

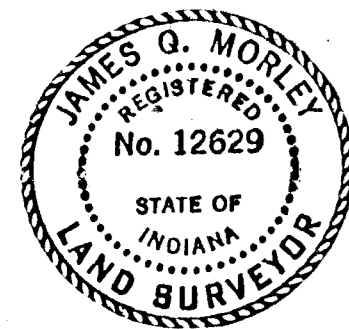
Part of the West Half of the Northeast Quarter of Section 30, Township 6 South, Range 9 West, in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Northeast Quarter of said Section 30; thence north 89 degrees 21 minutes 00 seconds east (assumed bearing) along the south line of said quarter section a distance of 458.0 feet to the true point of beginning; thence north, parallel with the west line of said quarter section and along the projection of and the east line of Lots 14 through 20 in Kirkwood No. 2, as per plat thereof recorded in Plat Book K, page 70 in the office of the Recorder of Vanderburgh County, Indiana, a distance of 660.51 feet; thence north 89 degrees 21 minutes 00 seconds east, parallel with the south line of said quarter section, a distance of 865.70 feet; thence south 00 degrees 06 minutes 34 seconds east a distance of 660.51 feet to a point on said south line; thence south 89 degrees 21 minutes 00 seconds west along said south line a distance of 866.96 feet to the point of beginning, containing 13.14 acres.

### SURVEYOR'S CERTIFICATE

I, James Q. Morley, do hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a true and accurate survey completed by me on Sept. 8, 1987, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 5th day of February, 1988.



*James Q. Morley*  
James Q. Morley, L.S.  
Indiana Registration No. 12629

### GENERAL NOTES

**Zoning:** The subject property is currently zoned residential (R-1); all adjacent property is currently zoned as shown hereon.

**Flood Zone Data:** Per F.I.R.M., Vanderburgh County, Indiana, Panel No. 180256 0050 B dated March 19, 1982, no part of the proposed subdivision is within the designated 100 year flood zone.

**Utilities:** Sewer, water, telephone, gas and electric are available to the site.

**Minimum First Floor Elevation:** To be determined by Vanderburgh County Building Commissioner.

**Temporary Erosion Control** (during construction):

Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat within 45 days of disturbance of soil and 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 45 days of disturbance of soil and must remain in place until final grading and shaping.

### Erosion Control for Ditches:

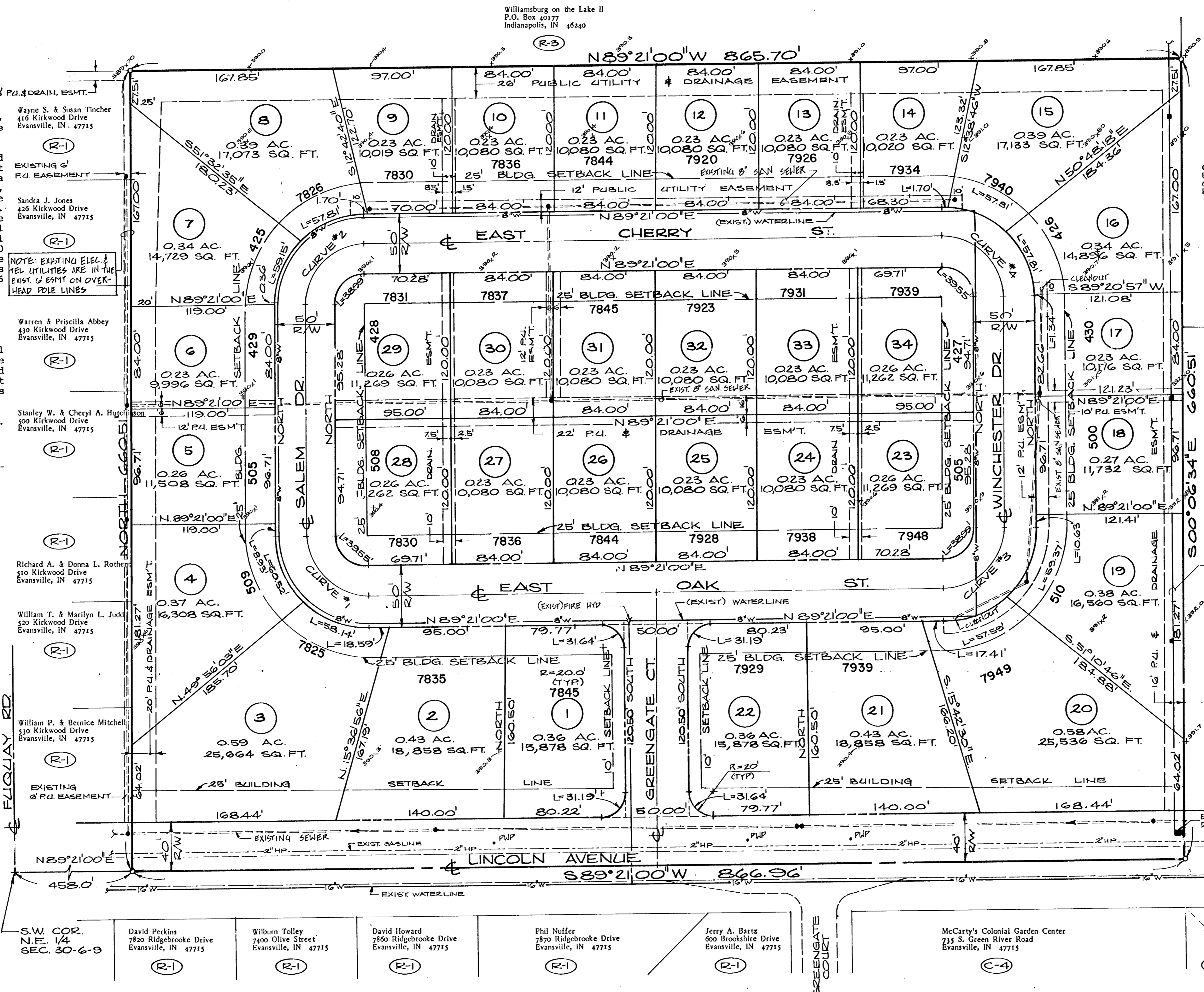
Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance.

### DRAINAGE EASEMENTS:

It is the responsibility of each lot owner to keep the drainage ditch or drainage pipe and inlet free from obstructions. The ditches are designed for storm water storage. Ditch storage capacity may not be reduced without substitution of alternate storage areas approved by the Evansville Board of Public Works.

### CURB CUTS:

All double frontage lots will access onto interior streets.



Curve #	Radius (R)	Delta (Δ)	Length (L)	Tangent (T)	Chord (CH)
1	5000'	90°39'00"	79.11'	50.57'	71.11'
2	5000'	89°21'00"	77.97'	49.44'	70.31'

Charter Oaks Partnership Limited  
United Princeton Properties  
600 Alexander 3A B-2  
Princeton, NJ 08540

88-10310  
RECEIVED FOR RECORD  
at 3:27 P.M.  
JUNE 9 1988  
Page 139  
GEO. STEELE, RECORDER  
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION  
JUN 9 1988  
AUDITOR

### OWNERS' CERTIFICATE

The undersigned Owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designed on the same as KIRKWOOD LAKES ESTATES. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use.

*Alfred H. Bauer*  
Alfred H. Bauer  
*Martha I. Bauer*  
Martha I. Bauer

### 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 Owner(s) and Subdivider(s), who acknowledged(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 9th day of May, 1988.

My Commission Expires: Sept. 14, 1991  
*Cornie K. Sibbitt*  
Cornie K. Sibbitt  
Notary Public

Notary resides in Gibson County, Indiana

### AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an Ordinance adopted by the Common Council of the City of Evansville, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on MAY 7, 1988.

*Barbara L. Cunningham*  
Barbara L. Cunningham  
President  
Plat Release Date JUNE 9, 1988

STORM DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

September 20, 1987  
DATE

PRELIMINARY ROAD CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE BOARD OF PUBLIC WORKS ON:

February 17, 1988  
DATE