

97-31195

N.W. Corner NE 1/4 Section 3, T6S, R10W 1" I.D. Pipe (Find 10" Deep) Used this survey

RECEIVED FOR RECORD at 3:45 P.M. Nov 17 1997 Plat Book # 131 BETTY J. HERRICK VANDERBURGH COUNTY CLERK # 0198

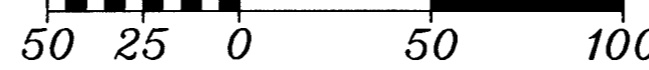
P-131

6966 JULY ENLARGED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 17 1997

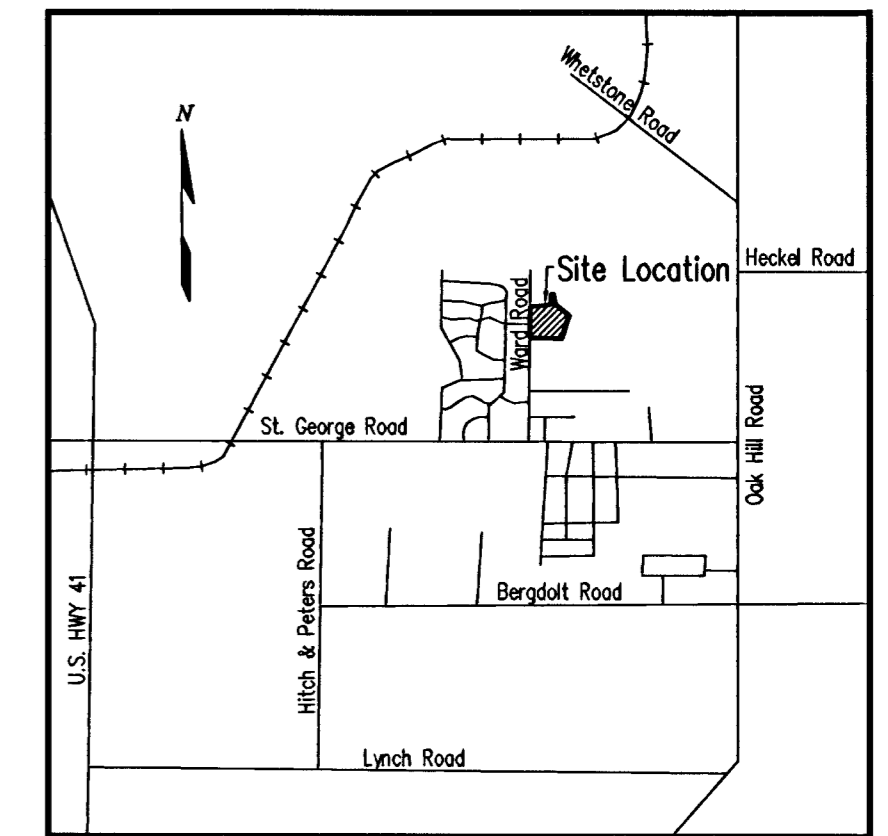
Suzanne M. Conrad AUDITOR

SCALE 1" = 50'



Knob Hill Estates

A Replat of Part of Part of Outlot 1 in Knob Hill As Recorded in Plat Book I, Pages 217, and 218



LOCATION MAP

GENERAL NOTES

Noise sensitive note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

Utilities: Water and sanitary sewers are already extended to the site.

Zoning: The subject property is currently zoned R-1

Flood Plain Data: No Portion of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0025 C, dated August 5, 1991.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with all Federal, State and Local erosion control laws. The steep slope and soil type require special attention to erosion control during and after house construction. Any basements shall be constructed with adequate waterproofing and foundation drains to properly convey underground water.

Lake Access: The owners of Lots No. 2, 3 and 4 will not have privileges to the existing Knob Hill Lake.

Home Owners Association:

Owners of Lots 1, 2 and 3 must access from the private drive. Each of these lot owner shall be financially responsible for 1/3 of the maintenance cost and share in the maintenance of the private driveway between Lots 1, 2, and 3 as shown hereon.

Each lot owner within this subdivision shall be financially responsible for the maintenance of grass cover, mowing and cleaning of any part of the storm water drainage system lying within their respective lot.

Owners of Lots 1, 2, 3 and 4 shall each be financially responsible for and share repair costs of all storm sewer system piping which lies outside of the public right-of-way also, all inlets, outlets, banks and preservation of design flow line elevations of the storm detention basin located on Lot 2. Each lot owner shall be responsible for 1/4 of the drainage and detention system repair costs. Any owner may collect maintenance cost on behalf of the association; failure of an owner to pay pro-rata share of cost upon demand may result in collection action and recovery of court costs and reasonable attorney's fees on behalf of the association.

The foregoing obligation for Drainage maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

FINAL DRAINAGE APPROVAL ON: 8-25-97

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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on OCT 4 1995, 1997.

Richard H. Bona, Jr.
President
Barbara R. Cunningham
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Barbara R. Cunningham
Executive Director

PLAT RELEASE DATE: NOVEMBER 17, 1997

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 Knob Hill Estates. The 40 foot wide drive as shown shall remain private but shall be available for public utility use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities 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 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 "D.M.G.P.U.E." (Drainage & Underground Public Utility Easement) are 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 on this plat and marked "L.M.&S.D.E." (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Detention Easement.

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. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

Betty W. Buck Alfred E. Buck
By: Betty W. Buck 2400 Knob Hill Drive Evansville, IN 47711
Alfred E. Buck 2400 Knob Hill Drive Evansville, IN 47711

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

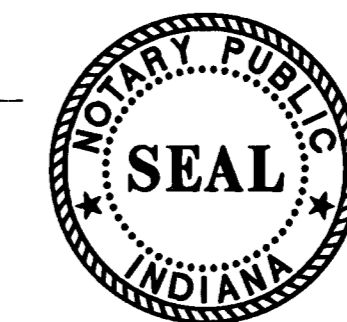
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivisor(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 2nd day of October, 1997

My Commission Expires: 9-16-98

Richard H. Masterson Deborah J. Masterson
Notary Public (typed or printed name)

Notary Resides in Vanderburgh County, Indiana



SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do 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, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 10th day of October, 1997



Danny K. Leek
Danny K. Leek, R.L.S.
Indiana Registration No. S0480