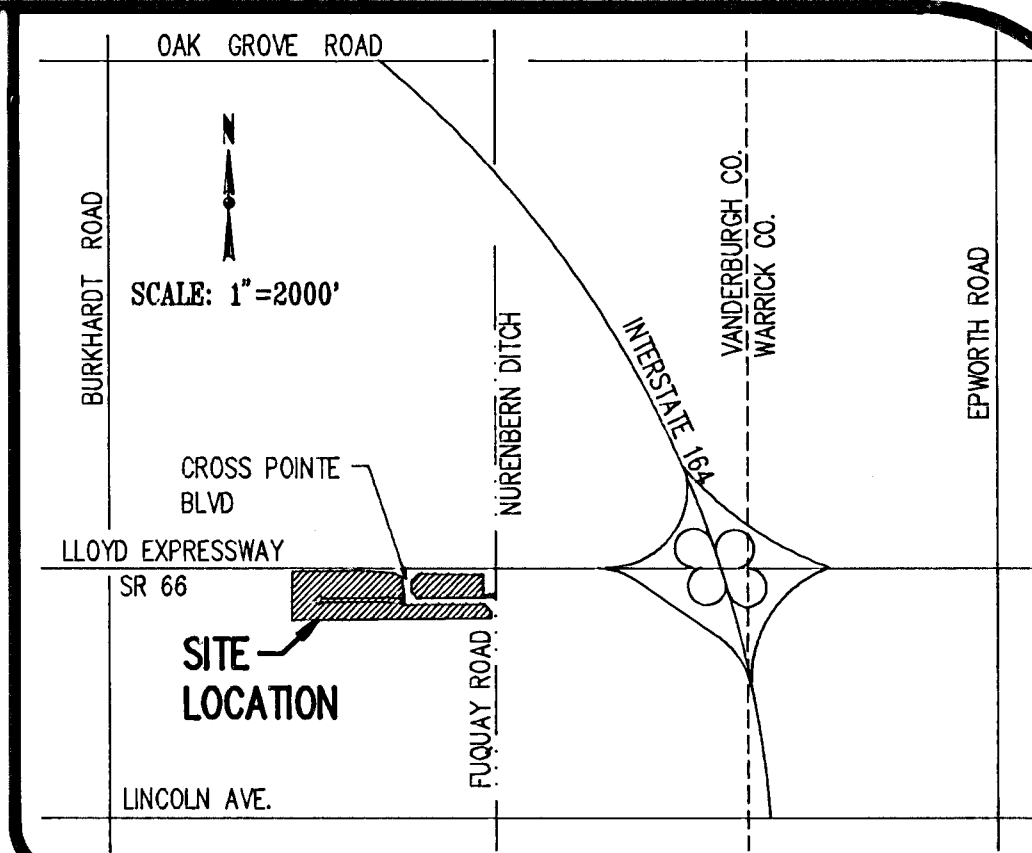


LLOYD OFFICE PARK SUBDIVISION

RECEIVED FOR RECORD
DEC 2 2:07 PM
DEC 2 1994
P. 185
BETTY J. HERMAN, RECORDER
VANDERBURGH COUNTY

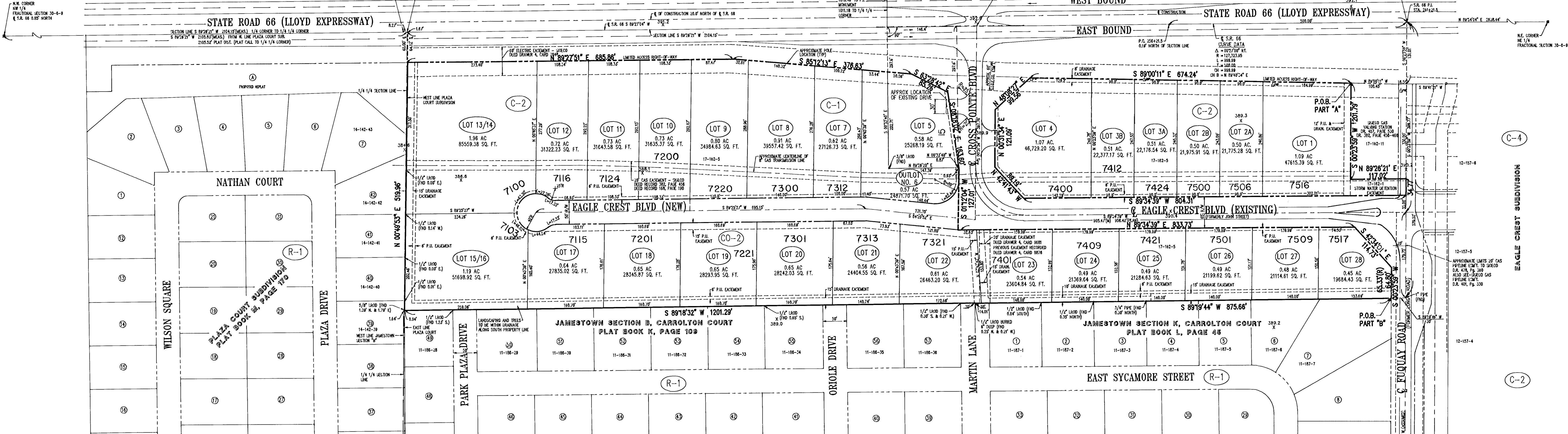
SCALE 1" = 100'
100 0 100 200

0-185



- JAMESTOWN SECTION B - CARROLLTON CT
- Lot 49 11-186-28 Hiam, Charles G. & Jamie P. 201 Park Plaza Dr, Evansville, IN 47715
- Lot 50 11-186-29 Rittenhouse, Beverly B. 7100 E. Sycamore, Evansville, IN 47715
- Lot 51 11-186-30 Hadden, Lynn P. 7116 E. Sycamore, Evansville, IN 47715
- Lot 52 11-186-31 Robb, Michael L. & Myra L. 7120 E. Sycamore, Evansville, IN 47715
- Lot 53 11-186-32 Barry, Harold E. & Lois S. 7124 E. Sycamore, Evansville, IN 47715
- Lot 54 11-186-33 Denton, Calvin C. & Mary Jo 7200 E. Sycamore, Evansville, IN 47715
- Lot 55 11-186-34 Farough, Abbas 7208 E. Sycamore, Evansville, IN 47715
- Lot 56 11-186-35 Day, Gholam D. 7188 Sycamore, Evansville, IN 47715
- Lot 57 11-186-36 Mohar, H. Scott & Janet L. 7300 E. Sycamore, Evansville, IN 47715

- PLAZA COURT SUBDIVISION
- Lot 42 14-142-43 Dana, John W. 146 Plaza Dr, Evansville, IN 47715
- Lot 41 14-142-41 Marley, D. Scott & Carol S. 100 Plaza Dr, Evansville, IN 47715
- Lot 40 14-142-40 Stalings, Anne K. 146 Plaza Dr, Evansville, IN 47715
- Lot 39 14-142-39 Balow, Michael E. & Jane A. 204 Plaza Dr, Evansville, IN 47715
- Lot 38 14-142-38 State of Indiana
- Lot 37 14-142-37 TDC Management Co., Indiana LLC 3011 Theaker Creek Dr, Dallas, TX 75219-4419
- Lot 36 14-142-36 Ruata, Dora H. & Mburu M. H. 7888 Ridgeway Drive, Newburgh, IN 47630
- Lot 35 14-142-35 Orensberg, Marsha J., Hoffman, Mary Ann, Hoffman, Robert Lee & Hartmann, Joseph M. 415 E. Martin, Evansville, IN 47714



PART "A"
Part of the Northwest Quarter of Fractional Section 30, Township 6 South, Range 9 West in Vanderburgh County, Indiana, and being more particularly described by metes and bounds as follows:
Commencing at the northeast corner of the Northwest Quarter of Fractional Section 30, Township 6 South, Range 9 West, said point being south 89 degrees 54 minutes 04 seconds west 3.36 feet from a brass marker marking P.L. Station 26142.15 along State Road 66 (S-3866-A); thence along the west line thereof south 00 degrees 23 minutes 59 seconds west 131.01 feet to a point on the south right-of-way line of said SR 66; thence along the south right-of-way line thereof south 89 degrees 41 minutes 21 seconds west 16.56 feet to a point 130.00 feet south of the centerline of SR 66; thence continue along said right-of-way line north 89 degrees 00 minutes 11 seconds west 100.45 feet to the point of intersection with the west line of a tract of land conveyed to Southern Indiana Gas and Electric Company per deed recorded in Deed Record 457, Page 530, said point being the true point of beginning; thence along the west line thereof south 00 degrees 23 minutes 59 seconds west 201.79 feet to the southwest corner of a tract of land owned by Southern Indiana Gas and Electric Company as per deed recorded in Deed Record 382, Pages 458-466; thence along the south line thereof north 89 degrees 21 minutes 21 seconds east 117.02 feet to the east line of the northwest quarter of Fractional Section 30, Township 6 South, Range 9 West, said point also being on the centerline of Fugay Road (former Long Road); thence along the east line of said quarter section and centerline of Fugay Road south 00 degrees 23 minutes 59 seconds west 24.77 feet to the point of intersection with the north line of Eagle Crest Boulevard (labeled Fugay Road Connector on Indiana Department of Transportation plans for Project 1-124-(002)3 fiscal year 1986); thence along the north line thereof south 89 degrees 34 minutes 39 seconds east 804.31 feet; thence continue along said right-of-way north 42 degrees 41 minutes 43 seconds west 89.19 feet; thence continue along said right-of-way north 00 degrees 31 minutes 34 seconds east 121.09 feet; thence continue along said right-of-way north 48 degrees 08 minutes 27 seconds east 39.56 feet to the point of intersection with the south right-of-way line of State Road 66; thence along the south line thereof south 89 degrees 00 minutes 11 seconds east 674.24 feet to the point of beginning, containing 4.21 acres (183,214.44 square feet).

Subject to an easement for right-of-way in favor of Southern Indiana Gas and Electric Company per deed recorded in Deed Cause No. 82 D003-8803-CP-443 and recorded in Deed Drawer 4, Card 7848.
Subject to a gas transmission line easement of sufficient width granted to Missouri-Kansas Pipeline Company per agreement recorded in Deed Record 168, Page 490, transferred to Southern Indiana Gas and Electric Company per conveyance recorded in Deed Record 387, Page 456 and modified to 20 feet in width per supplemental agreement dated July 14, 1985.
Subject to a right-of-way agreement of unspecified width in favor of Texas Gas Transmission Corporation per document recorded in Deed Record 315, Page 507.
Subject to a 50 foot wide right-of-way agreement in favor of Texas Gas Transmission Corporation per document recorded in Deed Record 377, Page 50.
Subject to an electric line easement in favor of Southern Indiana Gas and Electric Company as per document recorded in Deed Record 348, Page 118.
Subject to a gas pipeline easement in favor of Southern Indiana Gas and Electric Company as per document recorded in Deed Record 401, page 330.
Subject to a 20 foot wide gas pipeline easement in favor of Southern Indiana Gas and Electric Company as per document recorded in Deed Record 478, Page 360.
ALSO: PART "B"
Part of the Northwest Quarter of Section 30, Township 6 South, Range 9 West in Vanderburgh County, Indiana, and being more particularly described by metes and bounds as follows:
Commencing at the northeast corner of the northwest quarter of Section 30, Township 6, Range 9 West; thence along the east line thereof south 00 degrees, 23 minutes, 59 seconds west (assumed bearing) 579.52 feet; thence south 89 degrees, 19 minutes, 44 seconds west 30.00 feet to the northeast corner of the Jamestown Section B of Carrollton Court Subdivision as per plot thereof recorded in Plat Book L, Page 45 in the office of the Recorder of Vanderburgh County, Indiana, said point being the true point of beginning; thence along the north line thereof south 89 degrees, 19 minutes, 44 seconds west 875.68 feet to the centerline of Martin Lane; thence along the north line of the Jamestown Section B of Carrollton Court Subdivision as per plot thereof

OWNER'S CERTIFICATE
The undersigned owners of the real estate shown and described herein do hereby certify that the plat and subdivision shown and designated as LLOYD OFFICE PARK SUBDIVISION, All roads shown and not previously dedicated are hereby dedicated to public use.
Stips of ground of the width shown on this plat and marked "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, underbrush and obstructions. No structures other than such utility facilities shall be erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.
Stips of ground marked "Drainage Easement" 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 manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.
Stips of ground marked "P.U. & 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 utility facilities shall be placed within 3 feet to the centerline of any storm drain pipe.
Note: Outlot No. 6 is non-biddable lot.
Witness my hand and seal this 29th day of November, 1994.
Darryl K. Leek, Registered Professional Land Surveyor, No. 05480, State of Indiana.
I, Darryl 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 29th day of November, 1994.
Darryl K. Leek, Registered Professional Land Surveyor, No. 05480, State of Indiana.

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 reservations thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.
Witness my hand and seal this 30th day of November, 1994.
My Commission Expires 7-16-98
Notary Resides in Vanderburgh County, Indiana.
Dorothy Masterson, Notary Public, (typed or printed name)

GENERAL NOTES
Zoning: Lot Nos. 1 thru 4 are zoned C-2 with use commitments. Lot Nos. 5 thru 9 are zoned C-1 with use commitments. Lot Nos. 10 thru 14 are zoned S-2 with use commitments. Lot Nos. 15 thru 28 are zoned CO-2 with use commitments.
All use commitments are on file in the Vanderburgh County Area Plan Commission Office.
Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0050 B, dated March 19, 1982, this proposed subdivision is within Zone B, which is above the 100 year flood.
The lowest floor elevations of any enclosed space (including garages) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Elevation (FPE). Additional information may be obtained from the Vanderburgh County Building Commissioner.
Minimum First Floor Elevation: First floor grades shall be set to allow for proper drainage. All first floor grades shall conform to local and state enforced building codes. The Building Commissioner has established a First Floor Elevation of 280.00.
Utilities: Water and sanitary sewers will be extended to each lot. Front footings cost and other applicable fees for service connections will be due and payable at the time of development on lots 23 through 28-1 through 4.
Access: All lots shall access Eagle Crest Boulevard. No lot shall have access on SR 66 which is designated "Limited Access Right-of-Way".
Easements: Existing recorded easements are as shown hereon.
Lake Common Area Maintenance: The lot owners shall be responsible for the lake and common areas in the herein platted subdivision.
Road Grades: Maximum road grades will not exceed 5.0%.
Easements: Any easements must be approved by the Vanderburgh County Building Commissioner.
The location of existing underground utilities must be determined by the utility prior to beginning any type of construction.

TEMPORARY EROSION CONTROL (during construction)
Slopes of 0% to 6% shall be mulched and seeded with a cover crop. In, on, or near top, or wheel, within forty-five (45) days of disturbance of soil, which 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 five (5) days of disturbance of soil which must remain in place until final grading and seeding.
Erosion Control for Ditches:
Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance.
Slopes of 2% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.
REVISIONS:
REVISED: 11/30/94
REVISED: 11/28/94
REVISED: 10/21/94
DATE: 8/24/94. PROJ: 94-2890-4

