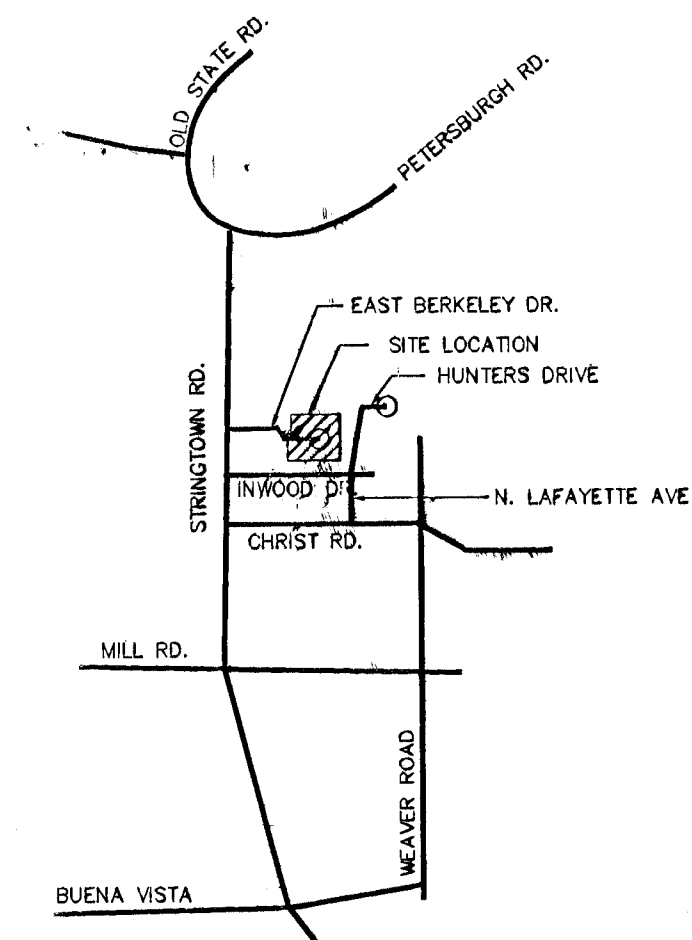
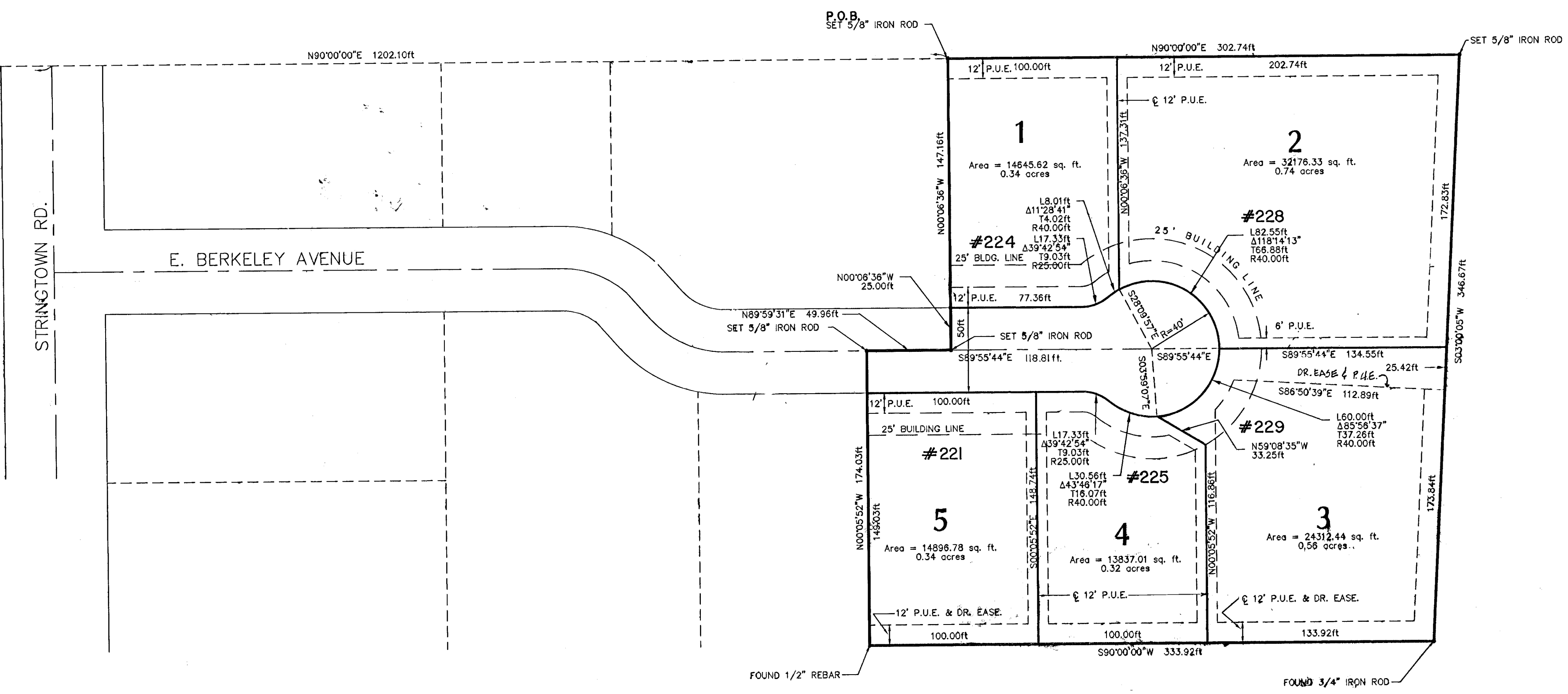
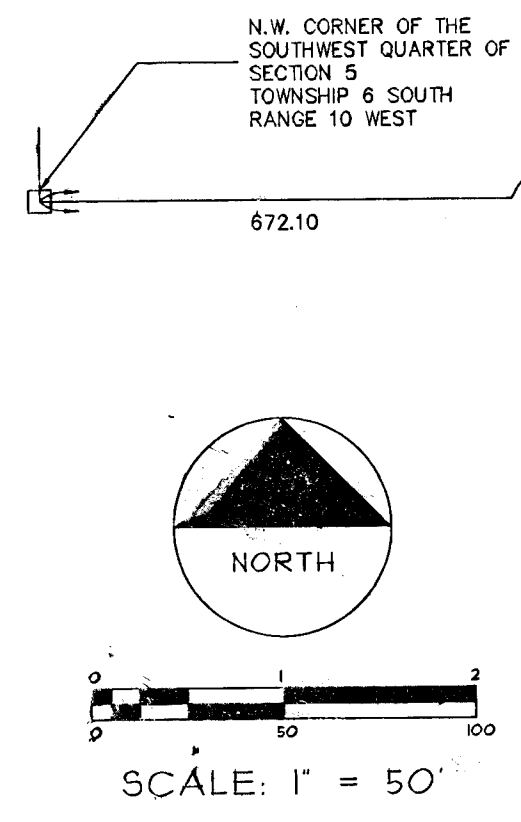


Raymond M. Crouch
AUDITOR
6939

FINAL PLAT OF: LOCUST BRIER SUBDIVISION



36-31103
RECEIVED FOR RECORD
at 3:07 P.M.
DECEMBER 5, 1996
Plat Book P
Page 79
BETTY J. HERMAN, RECORDER
VANDERBURGH COUNTY
CTRL # 0072

P. 79

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 LOCUST BRIER SUBDIVISION. ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "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 STRIPS OF LAND AND ANY FENCE LOCATED WITHIN SAID STRIPS OF LAND IS SUBJECT SUBJECT TO A REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID UTILITY.

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.

Victor L. Gresham
VICTOR L. GRESHAM
Anton Rudolph
ANTON RUDOLPH, TRI-COUNTY INVESTMENTS

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 3RD DAY OF DECEMBER, 1996
MY COMMISSION EXPIRES APRIL 15, 2000
Walsh Woodruff
NOTARY PUBLIC
A RESIDENT OF VANDERBURGH 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 SEPTEMBER 1, 1996, THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

Ralph A. Easley, Jr.
RALPH A. EASLEY, JR.
INDIANA REG. NO. 5 0006

AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1991, PUBLIC LAW NO. 303, 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 JULY 3, 1996.

Robert D. Bann, Jr.
PRESIDENT
Barbara P. Cunningham
EXECUTIVE DIRECTOR
PLAT RELEASE DECEMBER 5, 1996
Barbara P. Cunningham
EXECUTIVE DIRECTOR

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON:
JUNE 20, 1996
DATE
ROAD CONSTRUCTION PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON:
DECEMBER 4, 1996
DATE

General Notes:

- Owner/Developer: Vic Gresham, 2332 Parkside Drive Wadesville, IN 47638
- Utilities: City of Evansville water and sewer services are available. Southern Indiana Gas and Electric services are also available.
- 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 shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
- Flood Plain Data: The property is not located in the 100 flood zone according to FIR1 panel 100237-001 B dated October 15, 1981 for City of Evansville, Vanderburgh County, Indiana.
- Soil Data: HoC3 - Hoamer Silt Loam 0% to 12% slopes, severely eroded.
HoB3 - Hoamer Silt Loam 2% to 6% slopes, severely eroded.
HoC2 - Hoamer Silt Loam 6% to 12% slopes, eroded.
- Zoning: Site is zoned R-1. Adjacent property is zoned R-1.
1. The Lot Owners' Association 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 accepted road right of way 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 and 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) Notifying any pipes, 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.

LAND DESCRIPTION

A part of the Southwest Quarter of Section 5, Township 6 South, Range 10 West in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northwest Corner of said Quarter section; thence East along the North line of said Quarter Section 1202.10 feet to the POINT OF BEGINNING; thence continuing along said North line of said Quarter Section

- 1st: North 90 Degrees 00 Minutes 00 Seconds East, a distance of 302.74 feet to ; thence
- 2nd: South 03 Degrees 00 Minutes 05 Seconds West, a distance of 346.67 feet to a point on the North line of Inwood Subdivision as recorded in Plat Book I, Page 311; thence along the North line of said Inwood Subdivision;
- 3rd: South 90 Degrees 00 Minutes 00 Seconds West, a distance of 333.92 feet to the Southwest Corner of Lot 1 of Majors Subdivision as recorded in Plat Book M, Page 23; thence along the East Line of said Majors Subdivision
- 4th: North 00 Degrees 05 Minutes 52 Seconds West, a distance of 174.03 feet to a point on the centerline of East Berkeley Avenue; thence along the centerline of said East Berkeley Avenue
- 5th: North 89 Degrees 59 Minutes 31 Seconds East, a distance of 49.96 feet; thence
- 6th: North 00 Degrees 06 Minutes 36 Seconds West, a distance of 25.00 feet to point on the North Right-of-Way of East Berkeley Avenue; thence
- 7th: North 00 Degrees 06 Minutes 36 Seconds West, a distance of 147.16 feet to the POINT OF BEGINNING and containing 110248.84 square feet or 2.53 acres, more or less.

