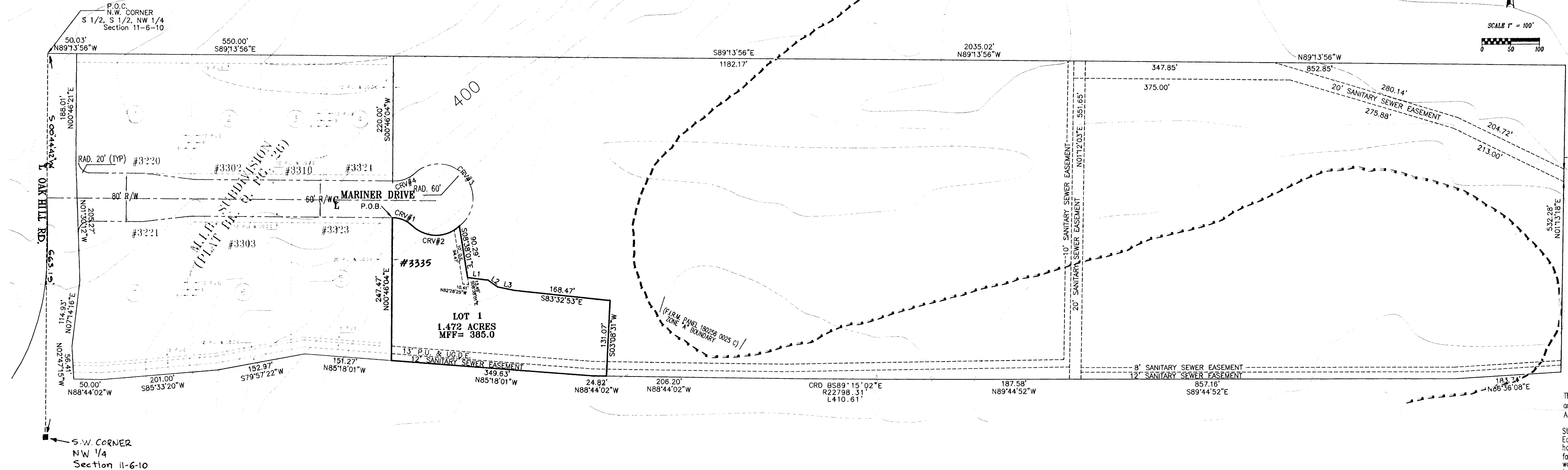
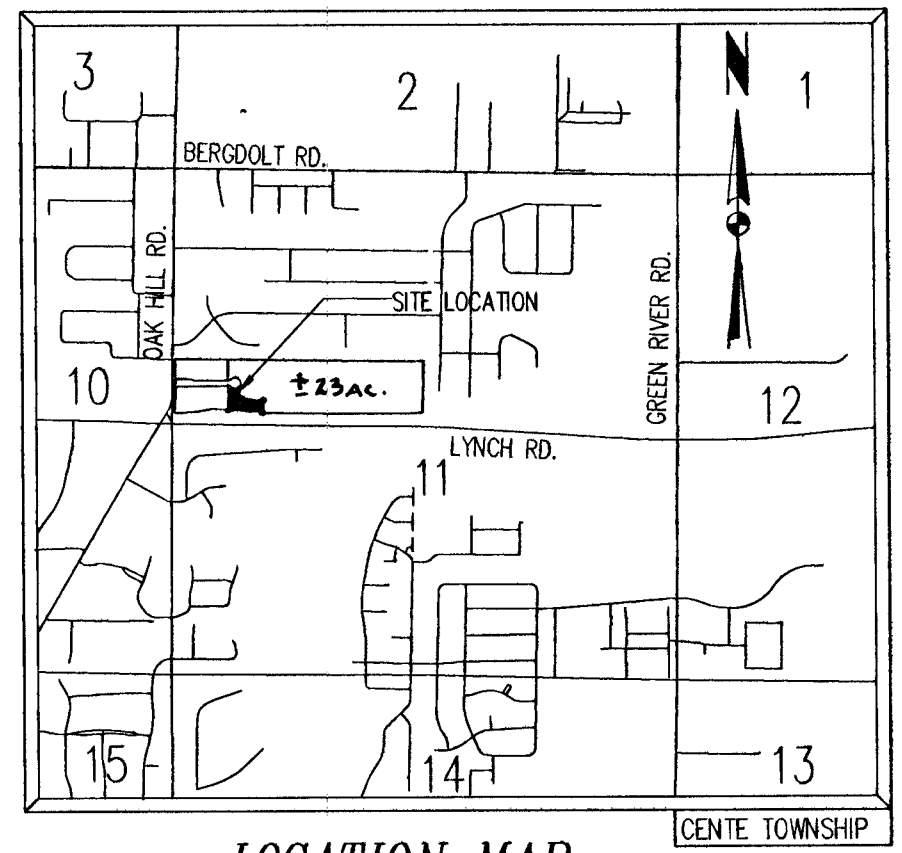
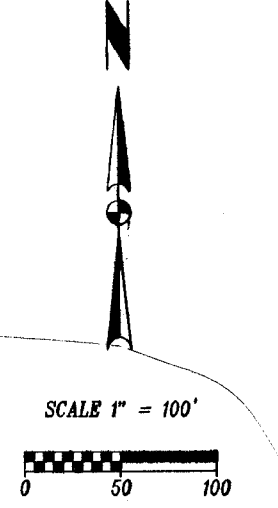


# M.I.B. MINOR SUBDIVISION

7605 #  
D. BOURN  
SHERMAN  
0002 00 9VW  
TO FINAL ACCEPTANCE FOR THOSE SUBJECT

**RECEIVED FOR RECORD**  
DATE Aug 2, 2005 1:55 P.M.  
PLAT BOOK R  
PAGE 170  
INSTR # 2005R00023716  
BETTY KNIGHT-SMITH RECORDER  
VANDERBURGH COUNTY



### LINE TABLE

LINE	BEARING	DISTANCE
L1	S82°28'25"E	35.78'
L2	S54°26'49"E	20.44'
L3	S78°15'31"E	28.24'

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CRV#1	50.00'	37.82'	36.93'	S67°33'41"E	43°20'30"
CRV#2	60.00'	90.70'	82.30'	S89°11'42"E	86°36'32"
CRV#3	60.00'	194.41'	119.85'	S39°44'53"E	185°39'06"
CRV#4	50.00'	37.82'	36.93'	N69°05'49"E	43°20'30"

### GENERAL NOTES

- Zoning:** The subject property is zoned R-1. All lots in subject property conform to Table A of Vanderburgh County Zoning Codes.
- Flood Plain Data:** No portion of this property lies within the 100 year flood zone (Zone A) as sold property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991. However, portions of the subdivision lie within areas subject to local flood and/or drainage regulations. The minimum finished floor elevation for structures built in areas which are subject to these local regulations are shown in the affected lots as MFF's. The Minimum Finished Floor (MFF) elevation of 385 ft. for structures on affected lots are to be shown on the plat.
- Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
- Contours:** Contours and topographical data shown were taken from the 1990 Vanderburgh County Topos.
  - 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.
- Temporary Erosion Control:** (during construction)
  - Slopes of 0%-6% shall be mulched and seeded within forty-five (45) days of disturbance.
  - Slopes of 7%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
  - Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007."
- 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:** Sanitary sewer, water, gas, electric, and telephone are available at the site.

### BOUNDARY DESCRIPTION

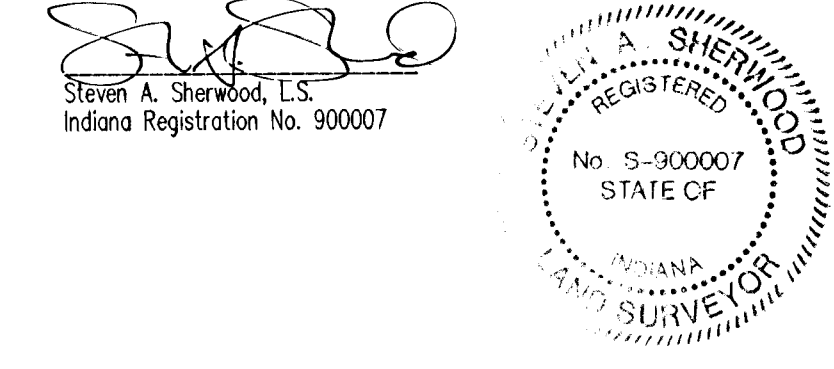
Part of the South Half of the South Half of the Northwest Quarter of Section 11, Township 6 South, Range 10 West in Carter Township, in the office of the Recorder of Vanderburgh County, Indiana more particularly described as follows:

Commencing at the Northwest Corner of said half quarter section; thence South 89 degrees 13 minutes 56 seconds East, a distance of 600.03 feet to the Northeast corner of Lot 4 in M.I.B. Subdivision, as per plat thereof, recorded in Plat Book Q, page 26; in the office of the Recorder of Vanderburgh County, Indiana; thence South 00 degrees 46 minutes 04 seconds West, a distance of 280.00 feet, to the Point of Beginning, said Point also being the Northeast corner of Lot 5 in M.I.B. Subdivision, as per plat thereof, recorded in Plat Book Q, page 26, in the office of the Recorder of Vanderburgh County, Indiana; said point being on the South Right-of-Way of Mariner Drive; thence along said Right-of-Way, Southeastly 37.92 feet along an arc to the right having a radius of 50.00 feet and subtended by a long chord having a bearing of South 67 degrees 33 minutes 41 seconds East and a length of 36.93 feet; thence continue along said Right-of-Way, Southeastly 90.70 feet along an arc to the left having a radius of 60 feet and subtended by a long chord having a bearing of South 89 degrees 11 minutes 42 seconds East and a length of 90.29 feet; thence leaving said Right-of-Way, South 08 degrees 38 minutes 01 seconds East, a distance of 90.29 feet; thence South 82 degrees 28 minutes 25 seconds East, a distance of 35.78 feet; thence South 54 degrees 26 minutes 49 seconds East, a distance of 20.44 feet; thence South 78 degrees 15 minutes 31 seconds East, a distance of 28.24 feet; thence South 83 degrees 32 minutes 53 seconds East, a distance of 168.47 feet; thence South 03 degrees 08 minutes 31 seconds West, a distance of 131.07 feet to the North Limited Access Right-of-Way line of Lynch Road Project W-E 155; thence North 88 degrees 44 minutes 02 seconds West, a distance of 24.92 feet; thence North 85 degrees 18 minutes 01 seconds West, a distance of 349.63 feet to the Southeast corner of said Lot 5; thence along the East line of said Lot 5, North 00 degrees 46 minutes 04 seconds East, a distance of 247.47 feet, to the Point of Beginning, containing 1.472 acres more or less.

### SURVEYOR'S CERTIFICATE

I, Steven A. Sherwood, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plot correctly represents a survey completed by me on MAY 23, 2005, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 26 day of July, 2005.



### OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plot and subdivide said real estate as shown and designates the same as M.I.B. MINOR SUBDIVISION. All roads shown, and not previously dedicated, are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plot and marked "D.E." (Drainage Easement) are 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 plot and marked "P.U. & U.G.D.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, and for the Owner's underground storm sewers, with the right to trim or remove, at the discretion of the public utility or the Owner, trees, overhanging branches, bushes, underbrush, and obstructions. No structures other than such utility facilities or drainage pipes shall be located within said areas of land and any fence located within said areas of land is subject to removal by the public utility or the Owner, his successors or assigns, without liability, in the use of said easements.

Strips or areas of land, of the dimensions shown on this plot and marked "S.S.E." (Sanitary Sewer Easement), are hereby dedicated to the sanitary sewer utility for the installation, maintenance, operation, enlargement, and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer utility, trees, overhanging branches, bushes, underbrush, and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by the sanitary sewer utility without liability in the use of said easements by said utility.

M.I.B. DEVELOPERS, INC.

*Gariann Small, Trustee*

GARIANN SMALL, TRUSTEE  
7835 E. OAK STREET  
EVANSVILLE, IN 47715

## R-170

### 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 Owners and Subdividers 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 27 day of July, 2005.

My Commission Expires: 4-24-2008

Notary Resides in Warwick  
County, Indiana  
*Sharon M. McClure*  
Notary Public  
Sharon M. McClure  
(typed or printed name)



### APC DOCKET #13-MS 2005

### AREA PLAN COMMISSION CERTIFICATION

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 July 12, 2005 at SUB REVIEW.

President Mark Foster Executive Director Bobby Smith  
PLAT RELEASE DATE: AUG 2, 2005 Executive Director Bobby Smith

