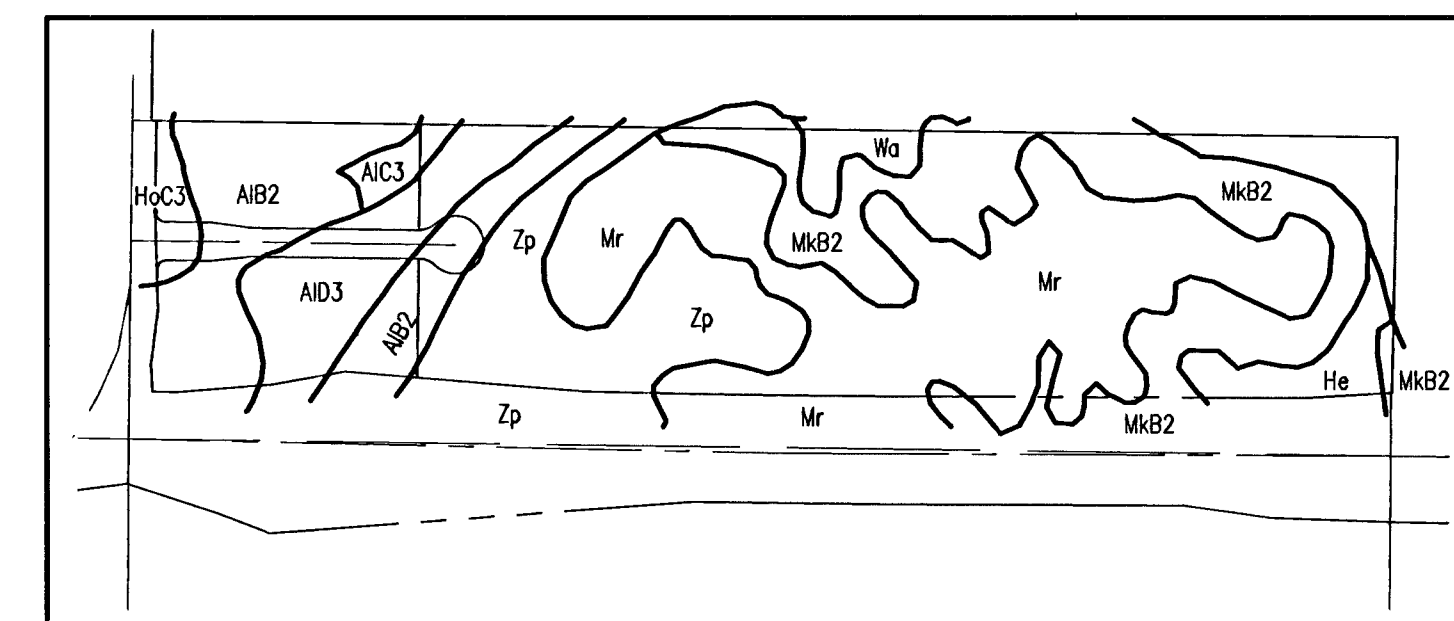
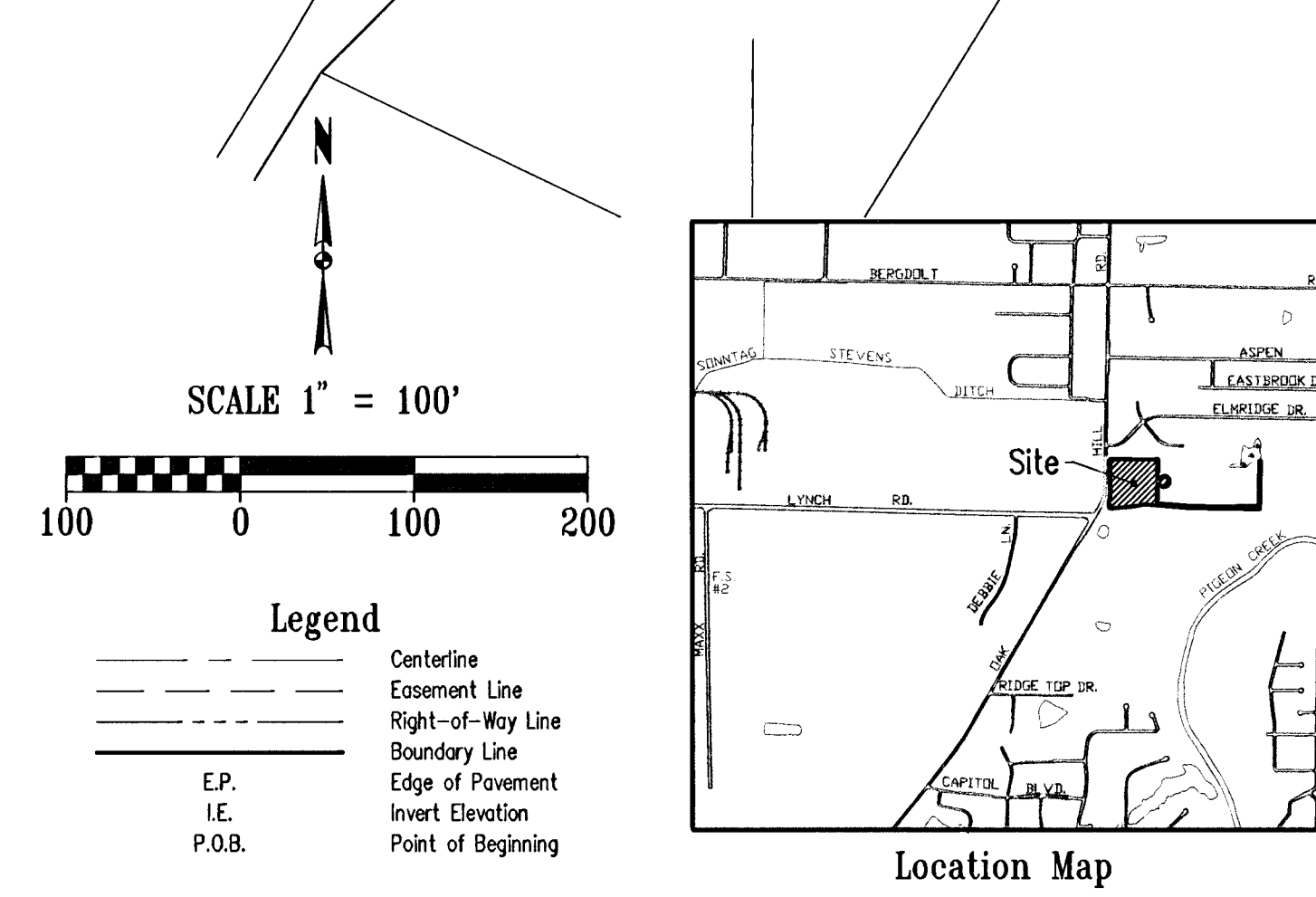
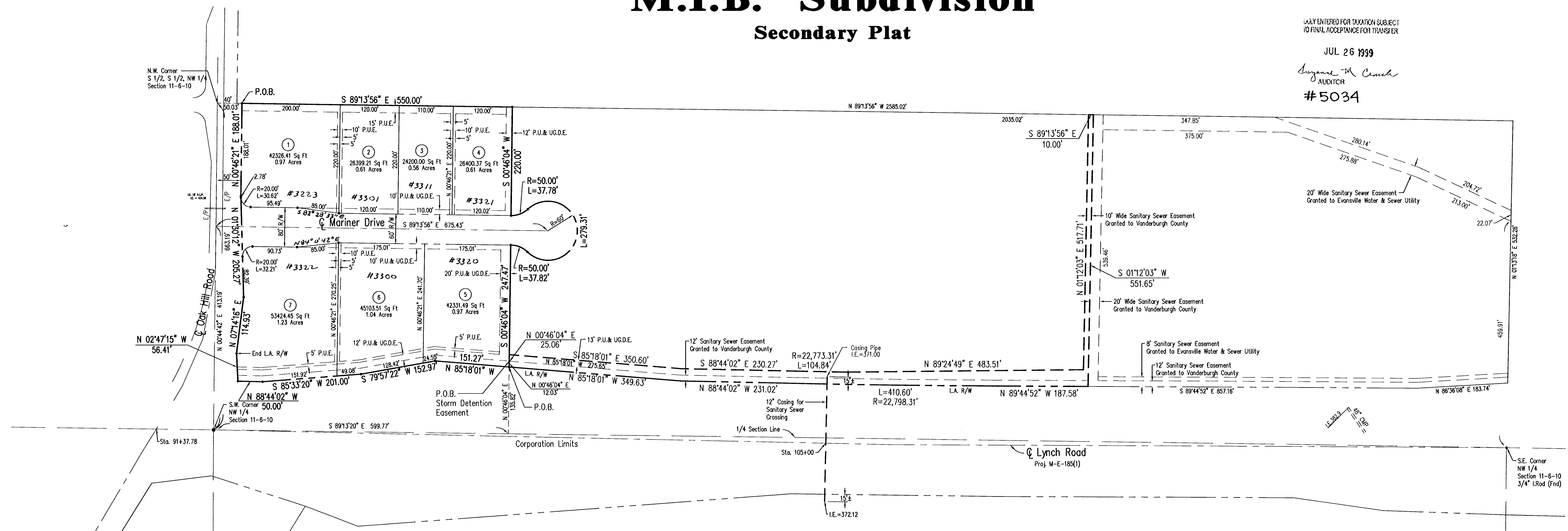


# M.I.B. Subdivision

## Secondary Plat

FILED FOR TAXATION SUBJECT  
 TO FINAL ACCEPTANCE FOR TRANSFER  
 JUL 26 1999  
*Danney M. Leek*  
 AUDITOR  
 #5034



**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 will be extended to the site.

Road Grades: Maximum road grades will not exceed 10.0%.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

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. The nearest 100 Year Flood Elevation shown thereon is 382.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, 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 silt fence, 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 seeded and mulched within 45 days of disturbance. Slopes of 2% to 8% shall be seeded 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 already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Access: All lots shall access interior streets only.

**OWNER'S CERTIFICATE**

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as M.I.B. 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 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 or the Owner, 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 "P.U. & U.G.D.E." (Public Utility and Underground Drainage 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.

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.

**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 21<sup>st</sup> day of April, 1999.

My Commission Expires: 4-11-07

*Danny K. Leek*  
 Notary Public  
 Indiana

**AREA PLAN COMMISSION CERTIFICATE**

Under the authority provided by the Acts of 1981, Public Law 96-58, 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, Sept. 3, 1997.

By: *Alfred H. Bowers*  
 President  
 3816 Morgan Avenue  
 Evansville, IN. 47715

*Jack Connor*  
 Vice-President

*Barbara R. Cunniff*  
 Attest Executive Director

**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 Center Township, Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at the southwest corner of said half quarter section; thence along the west line thereof, North 00 degrees 44 minutes 42 seconds East 517.71 feet; thence along the north line of said half quarter section, thence South 89 degrees 13 minutes 56 seconds East 503.03 feet to the east right-of-way line of Oak Hill Road; per warranty deed, recorded in Deed Drawer 8, Card 5598 in the office of the Recorder of Vanderburgh County, Indiana, said point being the true point of beginning; thence continue along the north line of said half quarter section South 89 degrees 13 minutes 56 seconds East 550.00 feet; thence South 00 degrees 46 minutes 04 seconds West 220.00 feet to the point of curvature of a non-langet curve to the left, concave to the northwest having a central angle of 43 degrees 17 minutes 42 seconds and a radius of 50.00 feet from which the chord bears North 69 degrees 07 minutes 13 seconds East 36.89 feet; thence along the arc of said curve 37.78 feet to the point of reverse curvature of a curve to the right, having a central angle of 268 degrees 41 minutes 01 seconds and a radius of 60.00 feet; thence along the arc of said curve 219.27 feet to the point of reverse curvature of a curve to the left, having a central angle of 43 degrees 20 minutes 30 seconds and a radius of 50.00 feet; thence along the arc of said curve 37.52 feet; thence South 00 degrees 46 minutes 04 seconds West 247.47 feet to the north limited access right-of-way line of Lynch Road, Project M-E-185(1); thence along said limited access right-of-way line described by the next 5 courses:

North 85 degrees 18 minutes 01 seconds West 151.27 feet; thence South 79 degrees 33 minutes 22 seconds West 152.97 feet; thence South 89 degrees 13 minutes 20 seconds East 599.77 feet; thence North 00 degrees 46 minutes 04 seconds East 135.82 feet to the north right-of-way line of Lynch Road, being the true point of beginning; thence continue North 00 degrees 46 minutes 04 seconds East 25.06 feet; thence South 89 degrees 18 minutes 01 seconds East 350.60 feet; thence South 89 degrees 18 minutes 01 seconds East 350.60 feet; thence South 89 degrees 18 minutes 01 seconds East 230.27 feet to the point of curvature of a curve to the left, having a central angle of 00 degrees 15 minutes 50 seconds and a radius of 22,773.31 feet; thence along the arc of said curve 104.84 feet; thence North 89 degrees 24 minutes 49 seconds East 483.51 feet; thence North 01 degrees 12 minutes 03 seconds West 551.65 feet; thence South 89 degrees 13 minutes 56 seconds East 517.71 feet; thence South 89 degrees 13 minutes 56 seconds East 10.00 feet; thence South 89 degrees 13 minutes 56 seconds East 347.85 feet; thence South 89 degrees 13 minutes 56 seconds East 375.00 feet; thence South 89 degrees 13 minutes 56 seconds East 280.14 feet; thence South 89 degrees 13 minutes 56 seconds East 275.86 feet; thence South 89 degrees 13 minutes 56 seconds East 204.72 feet; thence South 89 degrees 13 minutes 56 seconds East 213.00 feet; thence South 89 degrees 13 minutes 56 seconds East 22.07 feet; thence South 89 degrees 13 minutes 56 seconds East 458.91 feet to the true point of beginning.

ALSO: A P.U. & U.G.D.E. (Public Utility & Underground Drainage Easement) described as follows:

Commencing at the southwest corner of the northwest quarter of Section 11, Township 6 South, Range 10 West, thence along the south line thereof, South 89 degrees 13 minutes 20 seconds East 599.77 feet; thence North 00 degrees 46 minutes 04 seconds East 135.82 feet to the north right-of-way line of Lynch Road, being the true point of beginning; thence continue North 00 degrees 46 minutes 04 seconds East 25.06 feet; thence South 89 degrees 18 minutes 01 seconds East 350.60 feet; thence South 89 degrees 18 minutes 01 seconds East 230.27 feet to the point of curvature of a curve to the left, having a central angle of 00 degrees 15 minutes 50 seconds and a radius of 22,773.31 feet; thence along the arc of said curve 104.84 feet; thence North 89 degrees 24 minutes 49

**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 21<sup>st</sup> day of April, 1999.

*Danny K. Leek*  
 Registered Professional Land Surveyor  
 No. 05480  
 STATE OF INDIANA  
 600 S.E. Sixth Street  
 Evansville, IN. 47713  
 (812) 464-9585 Phone  
 (812) 464-2514 Fax

**Soil Type Map**

AIB2 - Afford silt loam, 2 to 6 percent slopes, eroded  
 AIB3 - Afford silt loam, 6 to 12 percent, severely eroded  
 AIB4 - Afford silt loam, 12 to 18 percent slopes, severely eroded  
 He - Henshaw silt loam  
 HoC3 - Hosmer silt loam, 6 to 12 percent slopes, severely eroded  
 MRB2 - Markland silt loam, 2 to 6 percent slopes, eroded  
 Mr - McGary silt loam  
 Wg - Wokland silt loam  
 Zp - Zpp silt clay

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD  
 ON: 12/22/97

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS  
 ON: 1/12/98

PRIMARY APPROVAL BY THE EVANSVILLE-VANDERBURGH COUNTY AREA PLAN COMMISSION  
 ON: 9/3/97

SANITARY SEWER PLANS WERE APPROVED BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 ON: 1/23/98

SANITARY SEWER PLANS WERE APPROVED FOR CONSTRUCTION BY THE EVANSVILLE WATER AND SEWER UTILITY  
 ON: 12/2/97

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

PLAT RELEASE DATE: 7/30/99

**Q-26**