

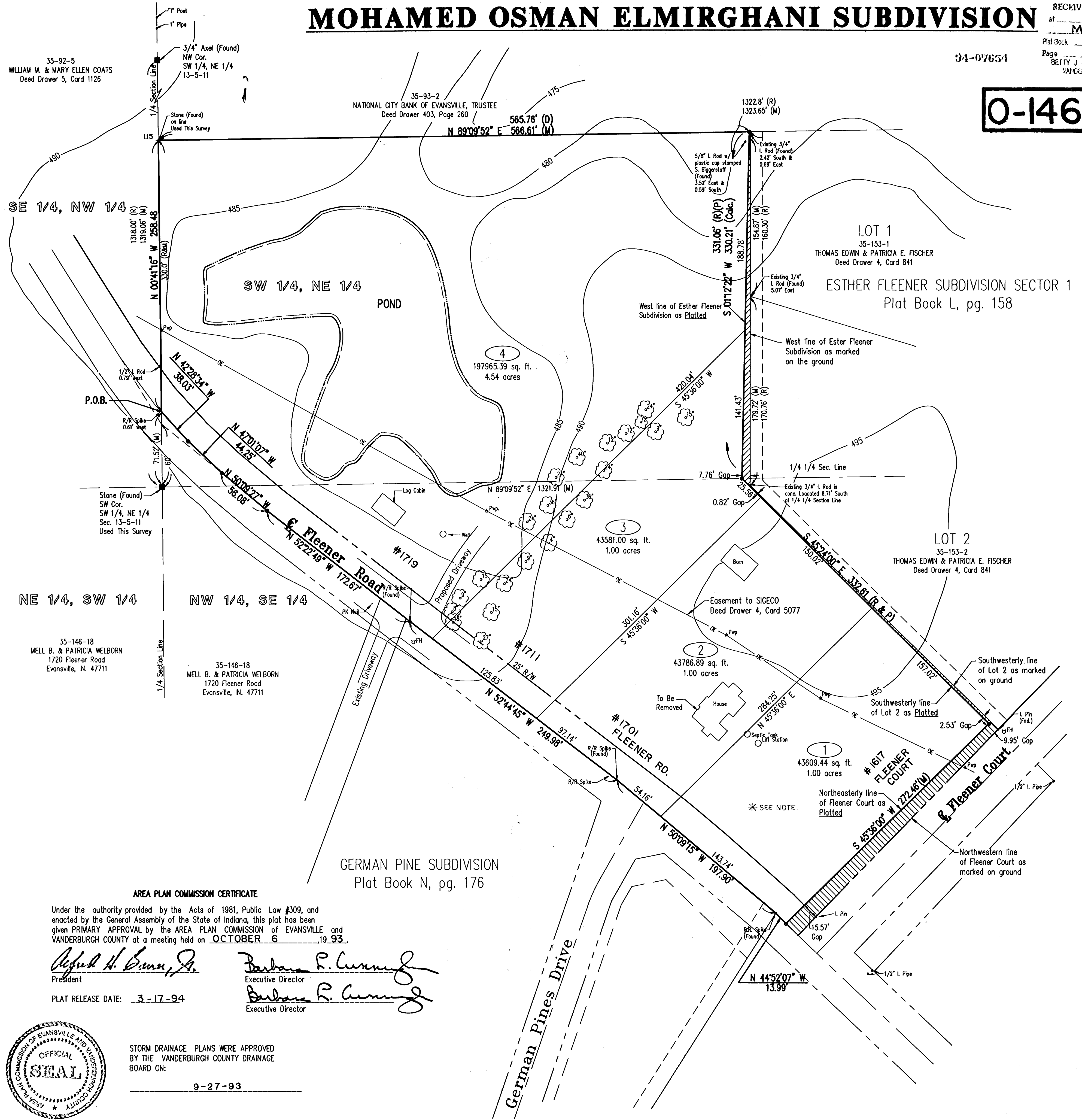
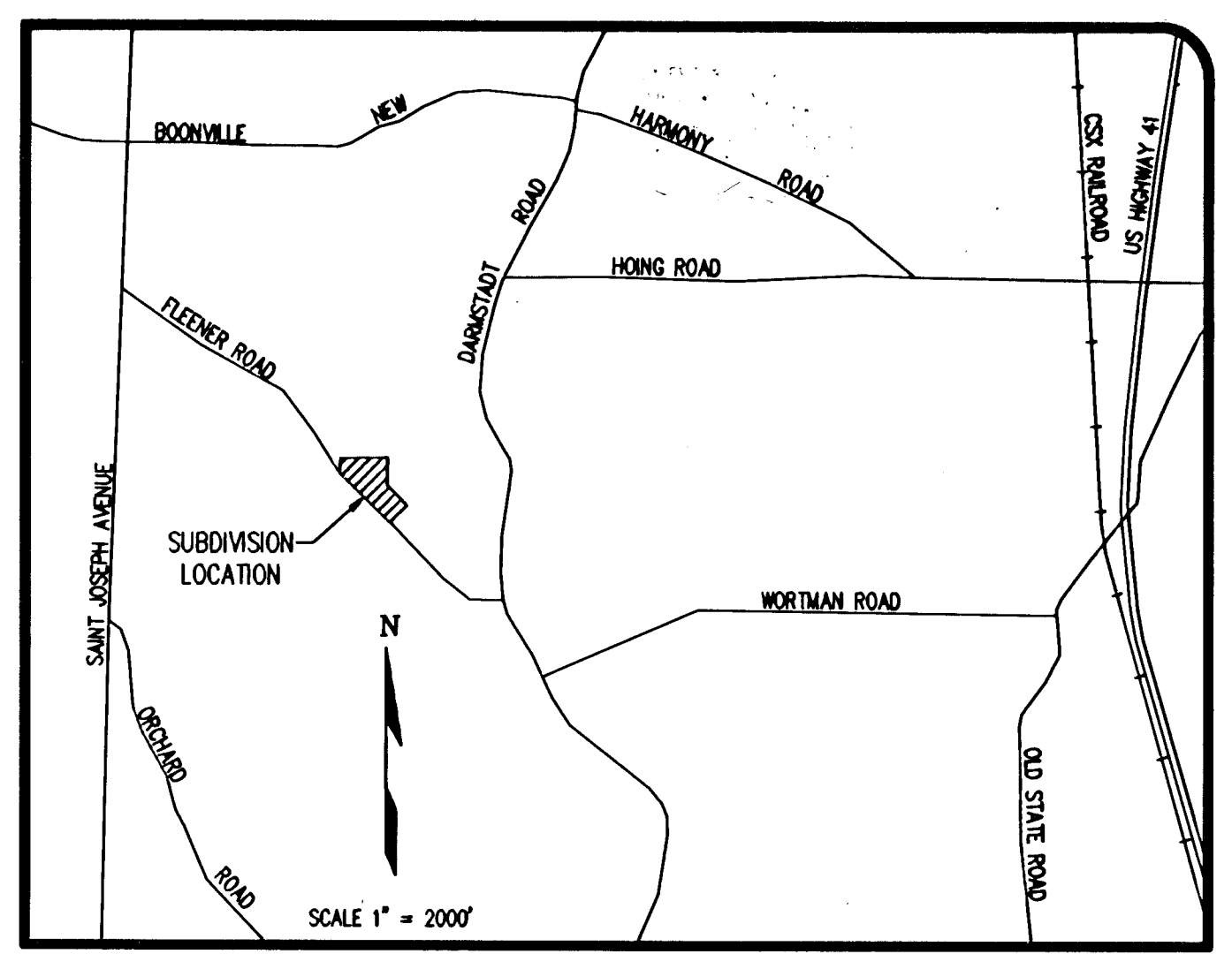
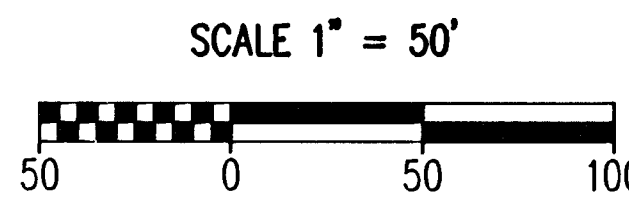
MOHAMED OSMAN ELMIRGHANI SUBDIVISION

RECEIVED FOR RECORD
at 3:40 P.M.
MAR 17 1994
Plat Book 0
Page 146
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER.
MAR 17 1994
Don Hengley
AUDITOR
1501

94-07654

0-146



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 MOHAMED OSMAN ELMIRGHANI 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 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.
Strips 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.
Strips of ground marked "Drainage Easement" as 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 the banks of drainage ditches or swales in such manner as to impede the flow of water.

- 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 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 mulch and seeded within 45 days of disturbance.
• Slopes of 2% to 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.
- Easements: All easements, unless otherwise indicated, are public utility and drainage easements. All easement widths are shown hereon.
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.

By: *Mohamed & Elmighani*
Mohamed Elmighani
5220 Normandy
Evansville, IN 47715

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 Subdivider(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 11th day of March, 1994
My Commission Expires: 9-16-94
Notary Public
Vanderburgh
County, Indiana



BOUNDARY DESCRIPTION
Part of the Southwest Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 13, Township 5 South, Range 11 West in Vanderburgh County, Indiana, being more particularly described as follows:
Commencing at a stone found marking the southwest corner of the Southwest Quarter of the Northeast Quarter of said Section 13-5-11; thence along the west line three feet north 00 degrees 41 minutes 16 seconds west 71.52 feet measured to a point in the centerline of existing Fleener Road, said point being the true point of beginning; thence continue along said west line north 00 degrees 41 minutes 16 seconds west 258.48 feet to an existing stone; thence north 89 degrees 09 minutes 52 seconds east 566.61 feet to the northwest corner of Esther Fleener Subdivision Section 1, as per plat thereof recorded in Plat Book L, page 158 in the office of the Recorder of Vanderburgh County, Indiana; thence along the west line thereof south 01 degree 12 minutes 22 seconds west 330.20 feet measured (331.06 feet plat) to the south line of the Southwest Quarter of the Northeast Quarter of Section 13-5-11; thence along the southwesterly line of Lot 2 in said Esther Fleener Subdivision Section 1 as platted, south 45 degrees 24 minutes 00 seconds east 332.61 feet (plat and seal) to the northwesterly line of Fleener Court as platted; thence along said platted line of Fleener Court south 45 degrees 36 minutes 00 seconds west 272.46 feet (measured) to the centerline of existing Fleener Road; thence along the centerline of existing Fleener Road described by the following chords: north 44 degrees 52 minutes 08 seconds west 13.99 feet to a railroad spike found; thence north 50 degrees 09 minutes 15 seconds west 197.90 feet to a railroad spike found; thence north 52 degrees 22 minutes 49 seconds west 172.87 feet; thence north 50 degrees 09 minutes 27 seconds west 56.07 feet; thence north 47 degrees 01 minute 07 seconds west 44.25 feet; thence north 42 degrees 28 minutes 34 seconds west 38.03 feet to the point of beginning, containing 7.55 acres.
Subject to the right-of-way for Fleener Road along the southwesterly side.

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 11th day of March, 1994.
DANNY K. LEEK
REGISTERED
No. S0480
STATE OF
INDIANA
LAND SURVEYOR
Indiana Registration No. S0480

GENERAL NOTES
Zoning: The subject property is zoned Agricultural. The adjacent property is zoned as noted.
Flood Plain Data: Portions of the proposed subdivision lie within the designated 100 year flood zone as said parcel plots by scale on Flood Insurance Rate Map for Vanderburgh County Indiana Community Panel Number 180256 0075 B, dated August 5, 1991.
The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). 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 around houses. All first floor grades shall conform to local and state enforced building codes.
Utilities: Sewer, water, gas, telephone, and electric are available at the site.
Road Grades: No new roadway required.
Temporary Erosion Control: (during construction)
* LOT 1 SHALL HAVE ACCESS TO FLEENER COURT ONLY.

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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on OCTOBER 6, 1993.
August H. Evans, Jr. President
Barbara P. Cunningham Executive Director
Barbara P. Cunningham Executive Director
PLAT RELEASE DATE: 3-17-94



STORM DRAINAGE PLANS WERE APPROVED
BY THE VANDERBURGH COUNTY DRAINAGE
BOARD ON:
9-27-93