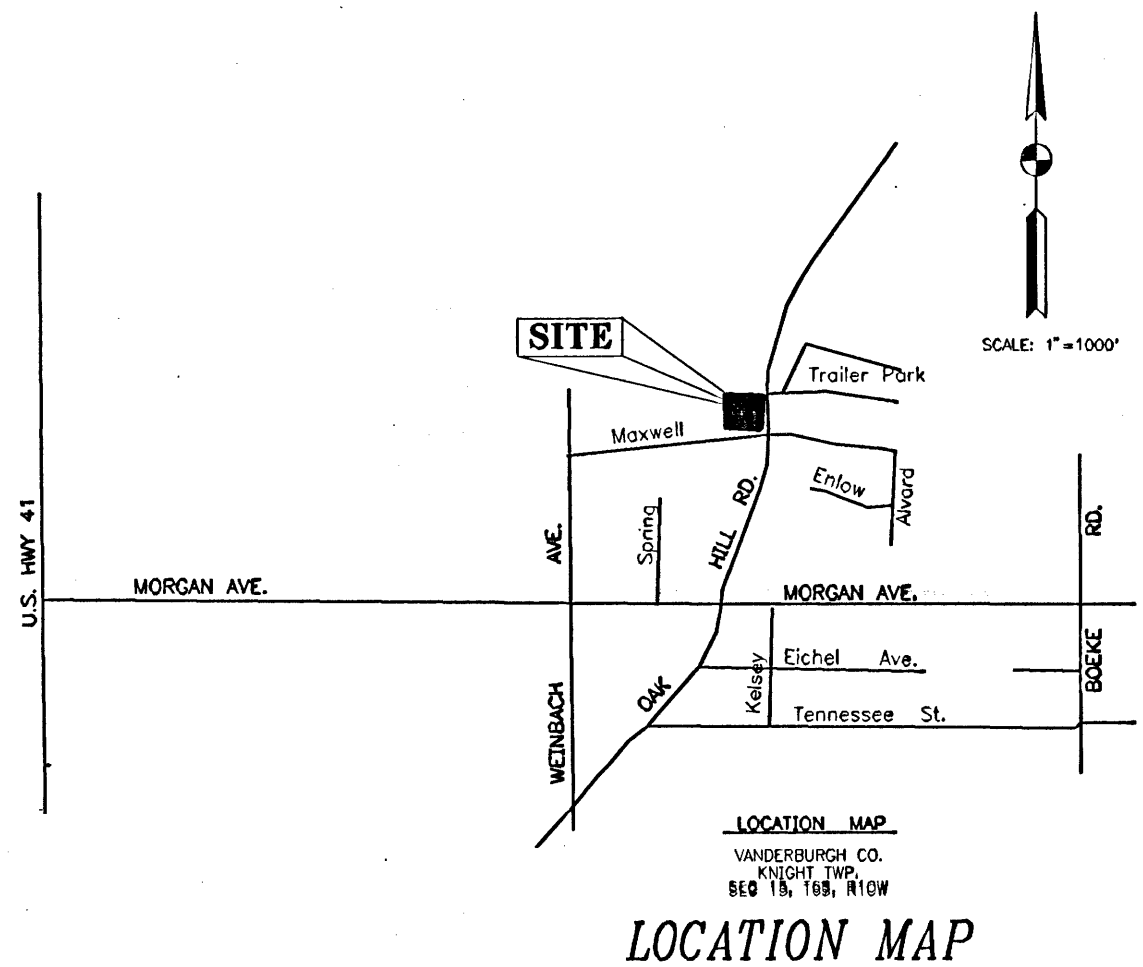
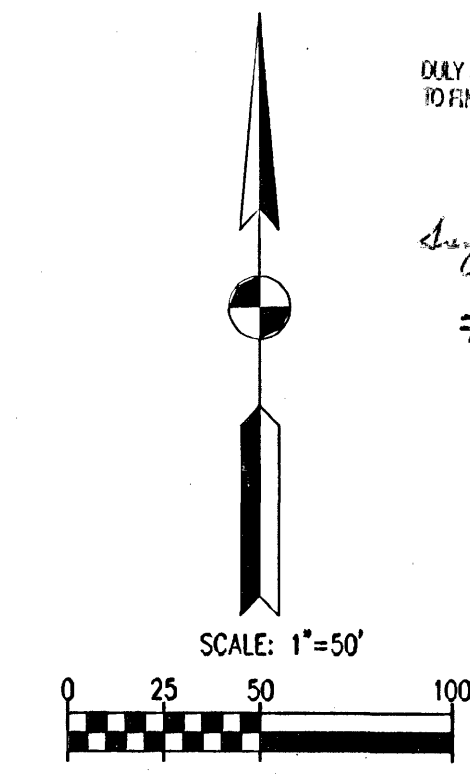


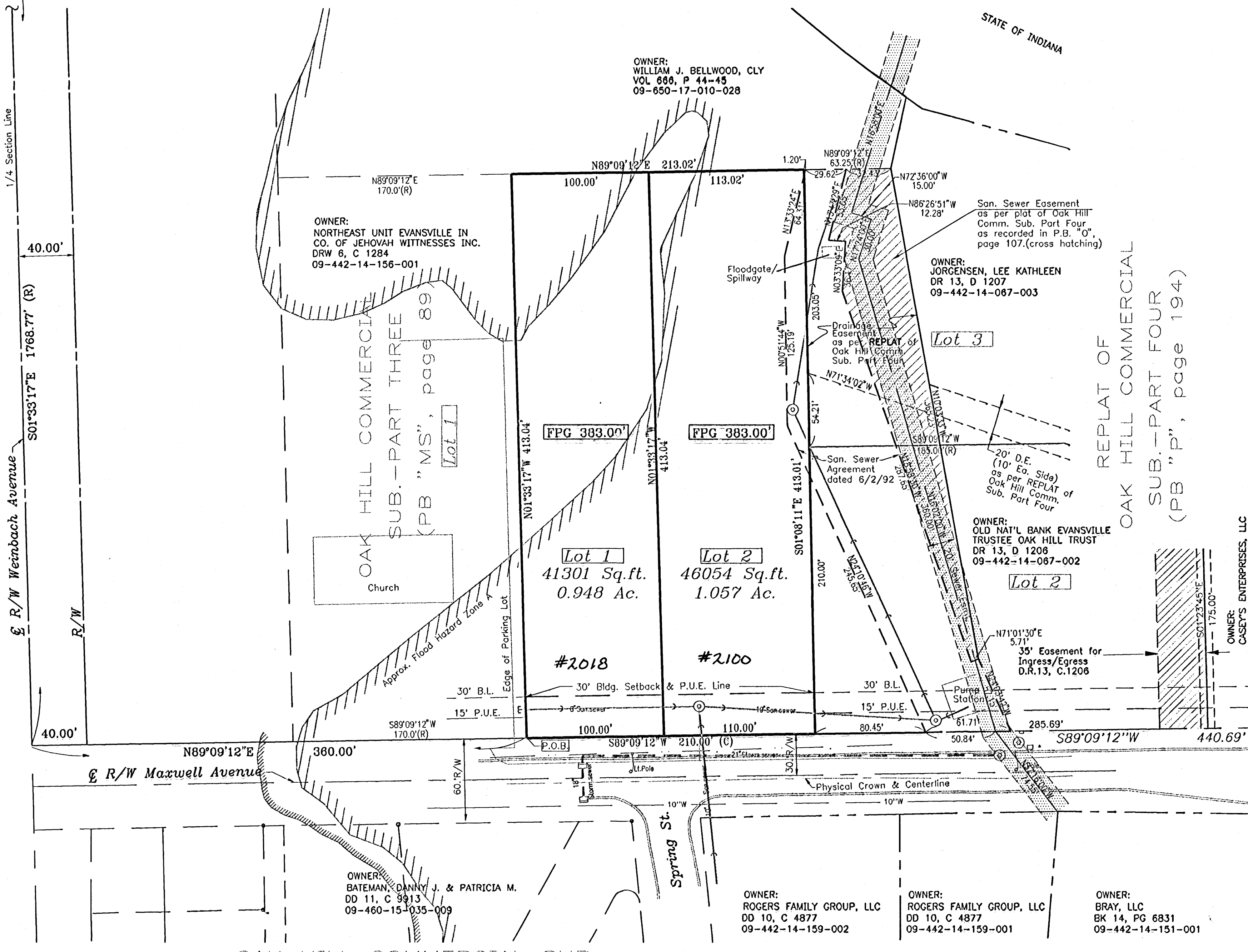
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# SECONDARY PLAT of OAK HILL COMMERCIAL MINOR SUBDIVISION PART FIVE



P.O.C.  
 NW Cor.  
 SW 1/4  
 15-6-10

- GENERAL NOTES:**
- UTILITIES:** Sanitary sewer and buried electric run through the south side of the subject property as shown. Water is available along the south side of Maxwell Ave as shown. There is no gas or phone services on the subject property but exist on adjacent properties.
  - FLOOD PLAIN DATA:** Per F.I.R.M., Vand. County, Indiana (unincorporated areas) Panel No. 180257 0004 B dated Oct. 15, 1981. A portion of this project lies within the designated 100 year flood zone as plotted by scale. The published 100 year flood elevation is 381.00.
  - MINIMUM FIRST FLOOR ELEVATIONS:** Flood Protection Grades (FPG) Elev. 383.00 have been established by the Vanderburgh County Building Commissioner and are shown hereon.
  - BASEMENTS:** Any basements must be approved by the Vanderburgh County Building Commissioner.
  - TEMPORARY EROSION CONTROL:** (during construction)
    - Slopes of 0% to 6% shall be mulched and seeded with a cover crop, I.E., rye, red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and seeding.
    - Slopes of more than 6% shall be mulched and seeded and shall have silt fences, 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.
  - SITE TOPOGRAPHY:** The site drains northwest towards Pigeon Creek as shown hereon.
  - EROSION CONTROL FOR DITCHES:** Slopes of 0% to 2% shall be mulched 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.
  - PUBLIC UTILITY AND DRAINAGE EASEMENTS:** Above ground parts of public utilities are not to be located within the bounds of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales. Individual lot owner shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easement.
  - ROAD GRADES:** No road grades will exceed 10%.
  - ACCESS:** Access to the subject property will be by way of Maxwell Avenue.
  - MONUMENTATION:** Monuments have been set at all boundary & lot corners, where noted. Existing reference monuments are at other corners as noted. Monuments set as a part of this plat are: 3/4" x30" Rebars w/ Cop stamped "BLA FIRM 0030", except where noted otherwise.
  - STORM DRAINAGE:** Storm Drainage Plans shall be approved for each lot as developed.
  - ROAD EXTENSIONS:** There are no roadway extensions required.
  - SEWER & WATER EXTENSIONS:** There are no sewer or water extensions required.



**OWNER'S CERTIFICATE**  
 The undersigned owners of the real estate shown and described hereon do hereby plot and subdivide said real estate as shown and designate the same as Secondary Plat of Oak Hill Commercial Minor Subdivision (Part Five).  
 Strips or areas of land, of the dimensions shown on this plot and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility, 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 plot and marked "D.E." (Drainage Easement), are hereby 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 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.  
 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.

*Stuart M. Stallons*  
 Owner  
 Old National Trust Company  
 Trustee, Oak Hill Trust  
 Stuart M. Stallons V.P.  
 420 Main St.  
 Evansville, IN 47708

**NOTARY CERTIFICATE**  
 STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:  
 Before me, the undersigned 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 the 24 day of July, 2002.  
 My Commission Expires: Feb. 22, 2010  
 Notary Public: *Marion A. Beck*  
 Notary Resides in: Vanderburgh  
 County, Indiana: *MARION L. BECK*  
 (typed or printed name)



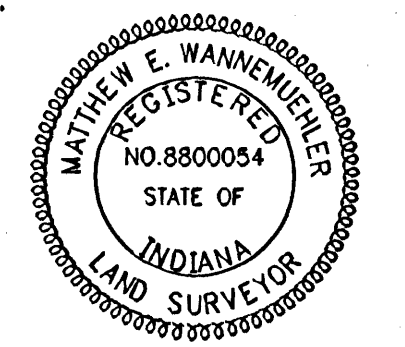
**AREA PLAN COMMISSION CERTIFICATE**  
 Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on June 11, 2002.  
*Mark Foster*  
 President  
*Blaine Oliver*  
 Attest Executive Director (ASSISTANT)



SECONDARY PLAT complies with the ordinance and is released for recording.  
*Blaine Oliver*  
 Executive Director (ASSISTANT)  
 July 25, 2002  
 Plat Release Date

**SURVEYOR'S CERTIFICATE**  
 I, Matthew E. Wannemuehler, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on June 24, 2002 and that all monuments shown exist at the locations as noted.  
 Witness my hand and seal the 23rd day of July, 2002.

*Matthew E. Wannemuehler*  
 Matthew E. Wannemuehler  
 Indiana Registration No. 8800054  
 Bernard Lochmuller & Assoc., Inc.  
 6200 Vogel Road  
 Evansville, IN 47715



**BOUNDARY DESCRIPTION**

A part of the Southwest Quarter of Section 15, Township 6 South, Range 10 West in Knight Township, in the City of Evansville, Vanderburgh, Indiana and more particularly described as follows:  
 Commencing at the Northwest corner of the Southwest Quarter said Section 15;  
 thence South 1 degree 33 minutes 17 seconds East 1768.77 feet along the west line thereof to a point where the westerly extension of Maxwell Avenue's north right-of-way line would intersect the said quarter-section line;  
 thence along the north right-of-way line of Maxwell Avenue North 89 degrees 09 minutes 12 seconds East 360.00 feet to the southeast corner of Oak Hill Commercial Subdivision-Part Three as per plat thereof recorded in Plat Book MS, page 89 in the office of the Recorder of Vanderburgh County, Indiana being the POINT OF BEGINNING of this description;  
 thence along the east line of said Oak Hill Commercial Subdivision-Part Three North 1 degree 33 minutes 17 seconds West 413.04 feet to the northeast corner of Oak Hill Commercial Subdivision-Part Three;  
 thence North 89 degrees 09 minutes 12 seconds East 213.02 feet to the west line of Lot 3 in the Replat of Oak Hill Commercial Subdivision-Part Four as per plat thereof recorded in Plat Book P, page 194 in the office of the Recorder of Vanderburgh County, Indiana;  
 thence along the west line of Lot 3 and Lot 2 in Oak Hill Commercial Subdivision-Part Four South 1 degree 08 minutes 11 seconds East 413.01 feet to the north right-of-way line of Maxwell Avenue;  
 thence along said right-of-way line South 89 degrees 09 minutes 12 seconds West 210.00 feet to the point of beginning and containing 2.005 acres (87355 square feet,) more or less.

R-II