

# OAK VIEW PLACE II - SECTION B

**General Notes**

1. **Owner/Developer:** Jim Fuquay; Fuquay Construction, Inc.; 5425 Boonville Highway; Evansville, Indiana 47715; 812/473-8618.
2. **Utilities:** Water, gas and electric and sanitary sewers are available at the site.
3. **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 45 days of disturbance of soil and must remain in place until final grading and shaping.
4. **Zoning:** All surrounding property and the subdivision are zoned R-1.
5. **Flood Plain Data:** Property is located outside the 100-year flood zone according to FIRM Panel 25 of 100 dated March 19, 1982 for Vanderburgh County, Indiana.
6. **Soil Classification:**  
 HoB<sub>2</sub> - Hosmer silt loam - 2 to 6% slopes  
 HoB<sub>3</sub> - Hosmer silt loam - 2 to 6% slopes  
 HoC<sub>3</sub> - Hosmer silt loam - 2 to 12% slopes  
 He<sub>3</sub> - Henshaw silt loam  
 UnB<sub>2</sub> - Uniontown silt loam - 2 to 6% slopes  
 Wa<sub>2</sub> - Wakeland silt loam
7. **Minimum finished floor elevation** shall be 386.0 according to the Vanderburgh County Building Commissioner.
8. **All roadway intersection radii** are 25 feet.
9. **Maintenance of the drainage easements** and roadway islands is to be the responsibility of the HOMEOWNER'S ASSOCIATION to be formed by the Owner/Developer of the Subdivision.
10. **Encroachments** within open drainage channels, underground drainage conduits or designated drainage easements by any fence, tree, shrub, garden, vegetation other than grass or by permanent structures other than those designated by the drainage plan for this Subdivision is prohibited.

Storm drainage plans have been approved by Vanderburgh County Drainage Board on 2-23-89 and 7-3-1989.

Road construction plans have been approved by the Vanderburgh County Commissioners on 7-3-1989.

**LEGAL DESCRIPTION**

Part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 6 South, Range 10 West in Vanderburgh County, Indiana described as follows:

Beginning at the Southwest corner of said Quarter Quarter Section; thence along the West line of said Quarter Quarter Section

- 1st: North 0° 25' 21" East 339.24 feet to the Southwest corner of Oak View Place II, Section A as per plat recorded in Plat Book N, page 96 in the office of the Recorder of Vanderburgh County, Indiana; thence along the South line of said subdivision
- 2nd: North 89° 45' 15" East 924.12 feet to the Southeast corner of said subdivision; thence
- 3rd: South 0° 20' 42" West 338.76 feet to the South line of said Quarter Quarter Section, said point being distant South 89° 43' 28" West 400.85 feet from the Southeast corner of said Quarter Quarter Section; thence along said South line
- 4th: South 89° 43' 28" West 924.59 feet to the point of beginning, containing 7.19 Acres, more or less.

# N-187

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

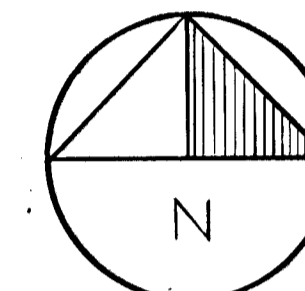
SEP 8 1989

Jim Fuquay  
AUDITOR  
4808

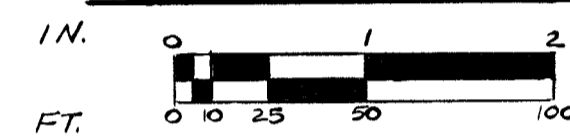
89-17009  
RECEIVED FOR RECORD  
at 1:22 P.M.  
SEP 8 1989  
Plat Book N  
Page 187  
EOB STEELE, RECORDER  
VANDERBURGH COUNTY

**CURVE DATA**

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD
1 - C	454.51'	14° 38' 17"	116.12'	58.38'	115.80'
2 - A/W	479.51'	0° 44' 57"	6.27'	3.14'	6.27'

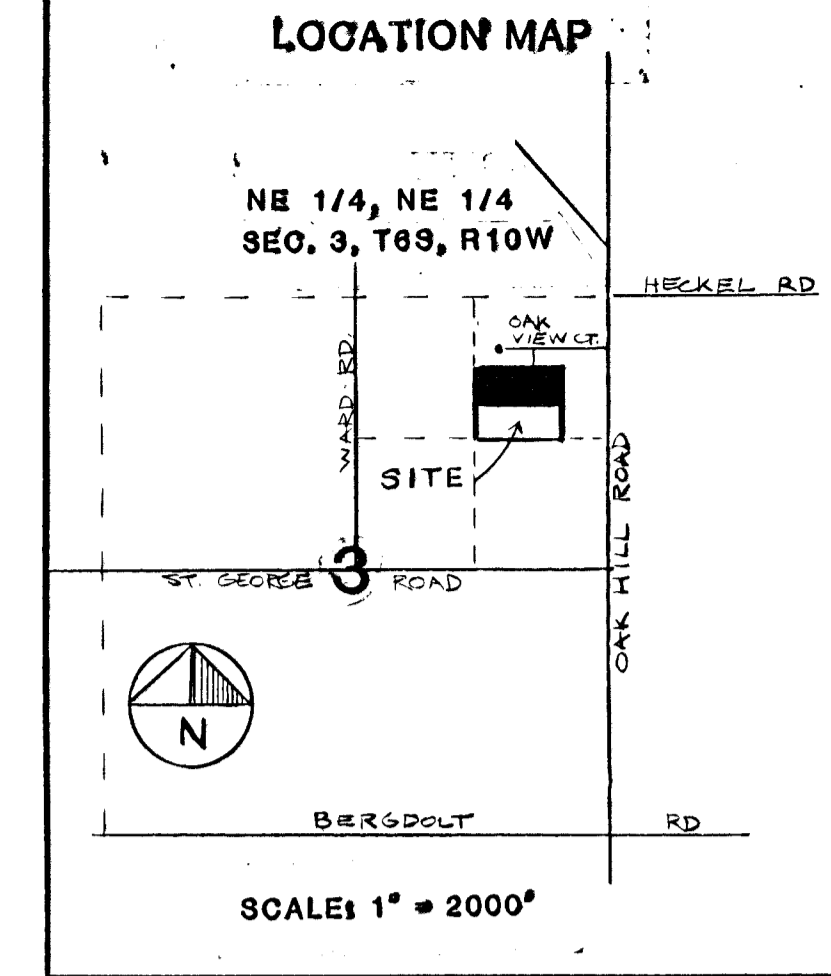


SCALE: 1" = 50'



DATE: MAY 18, 1989

0 - 1/2" I.R. UNLESS OTHERWISE NOTED



**OWNER'S CERTIFICATE**

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the right of the public utilities.

James M. Fuquay, (PRESIDENT)     DeAnn Fuquay, (SECRETARY)

FUQUAY CONSTRUCTION, INC.

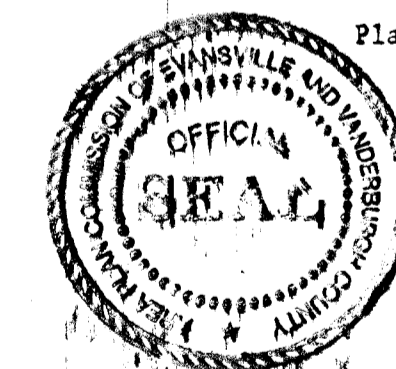
**NOTARY CERTIFICATE**

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 foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.  
Witness my hand and Notarial Seal this 25 day of May, 1989.  
My Commission Expires 5-15-92  
Notary Public  
SUB 1888     Notary Public  
A resident of Shannon, Indiana



**A.P.C. CERTIFICATE**

Under the authority provided by the Acts of the 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on 4-1, 1989.  
President: Ralph H. Dumas, Jr.  
Executive Director: Barbara D. Cunningham  
Plat Release 9-8-89  
Executive Director: Barbara D. Cunningham



**SURVEYOR'S CERTIFICATE**

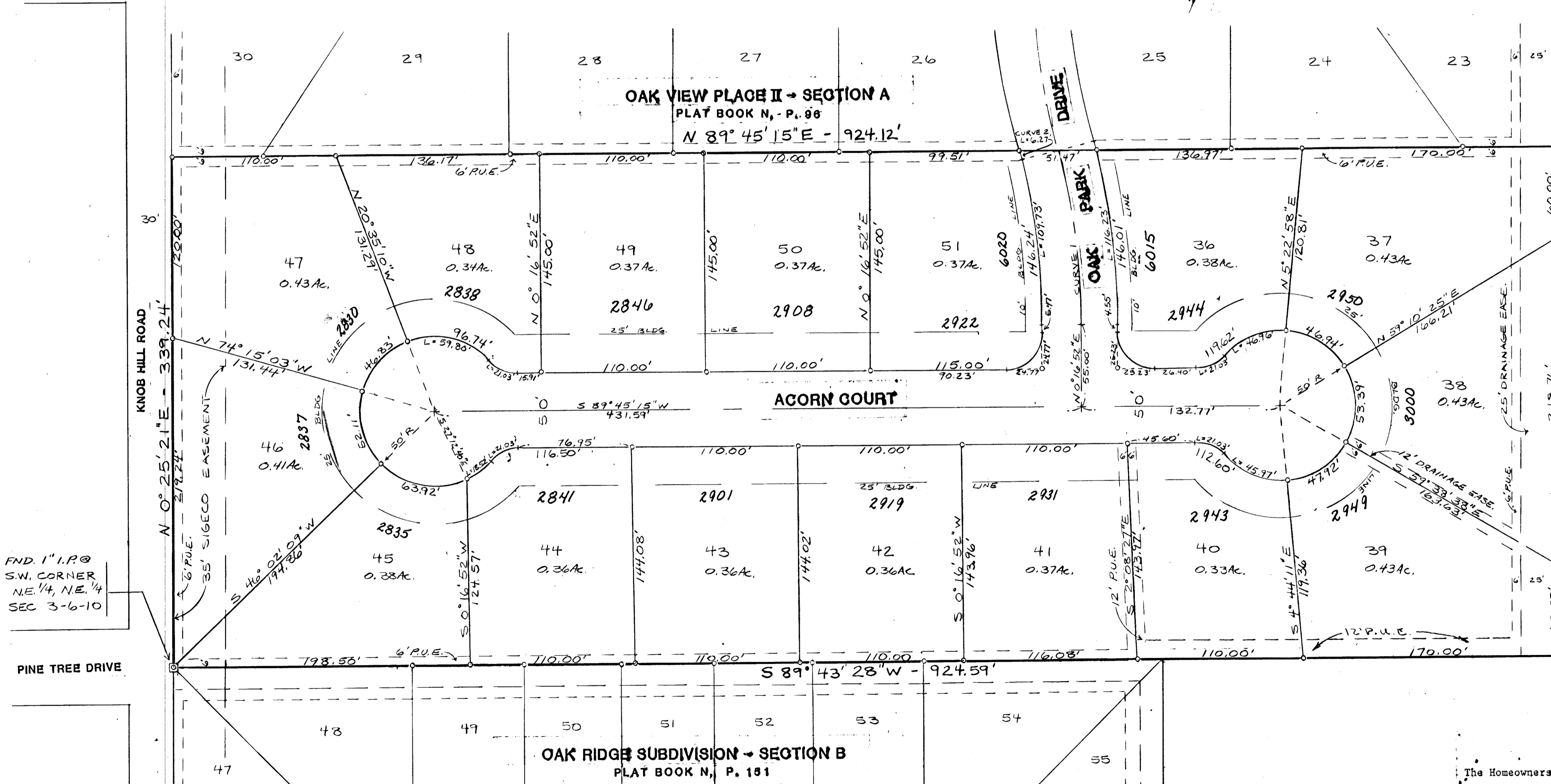
I, Ralph A. Easley, Jr., hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on MAY 1, 1989; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.



Ralph A. Easley, Jr.  
Indiana Reg. No. S 0006

- Maintenance of the Retention Basin and Storm Sewers Outside of County Street Easements  
The Homeowners Association will be responsible, including financially, for:
1. Keeping the weeds cut according to the County Ordinances.
  2. Keeping the retention basin clear of trash and debris.
  3. Keeping all storm sewers discharging out of retention basin clear at all times.
  4. Keeping all storm sewers outside of the County street easements in working order and repair.
  5. Keeping shoreline and embankment free from all erosion and protect all banks from erosion.

**AE**  
**ANDY EASLEY ENGINEERING**  
CIVIL ENGINEERING     LAND SURVEYING  
1133 W. MILL ROAD     EVANSVILLE, INDIANA 47710



FND 1" I.P. @ SW CORNER NE 1/4, NE 1/4 SEC 3-6-10

FND P.K.NAIL @ SE CORNER NE 1/4, NE 1/4 SEC 3-6-10