

OGLESBY ESTATES SUBDIVISION SECTION "B"

N-147

OWNER'S CERTIFICATE

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

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 plan, 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 plan and marked "assessment" 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 assessment 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.

Frances Wolf
FRANCES WOLF

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 24 day of September, 1988.

My Commission expires 5-15-92

Notary Public
Printed Name
Residence of



APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138-Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, the following approval is given as follows:

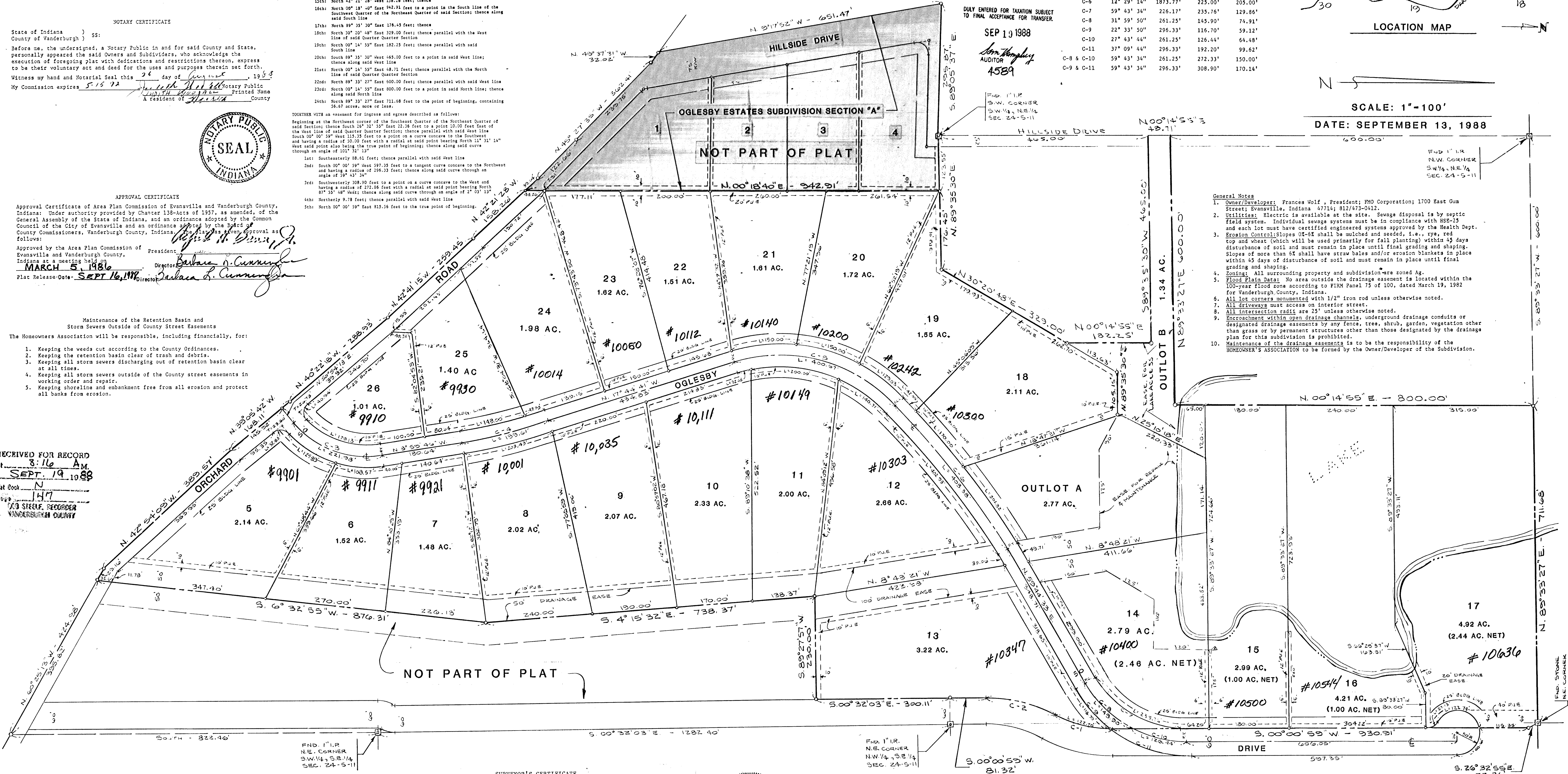
Approved by the Area Plan Commission of President
Evansville and Vanderburgh County,
Indiana at a meeting held on
MARCH 5, 1986
Director Barbara A. Cunningham
Plat Release Date - SEPT 16, 1988 Director Barbara A. Cunningham

Maintenance of the Retention Basin and Storm Sewers Outside of County Street Easements

The Homeowners Association will be responsible, including financially, for:

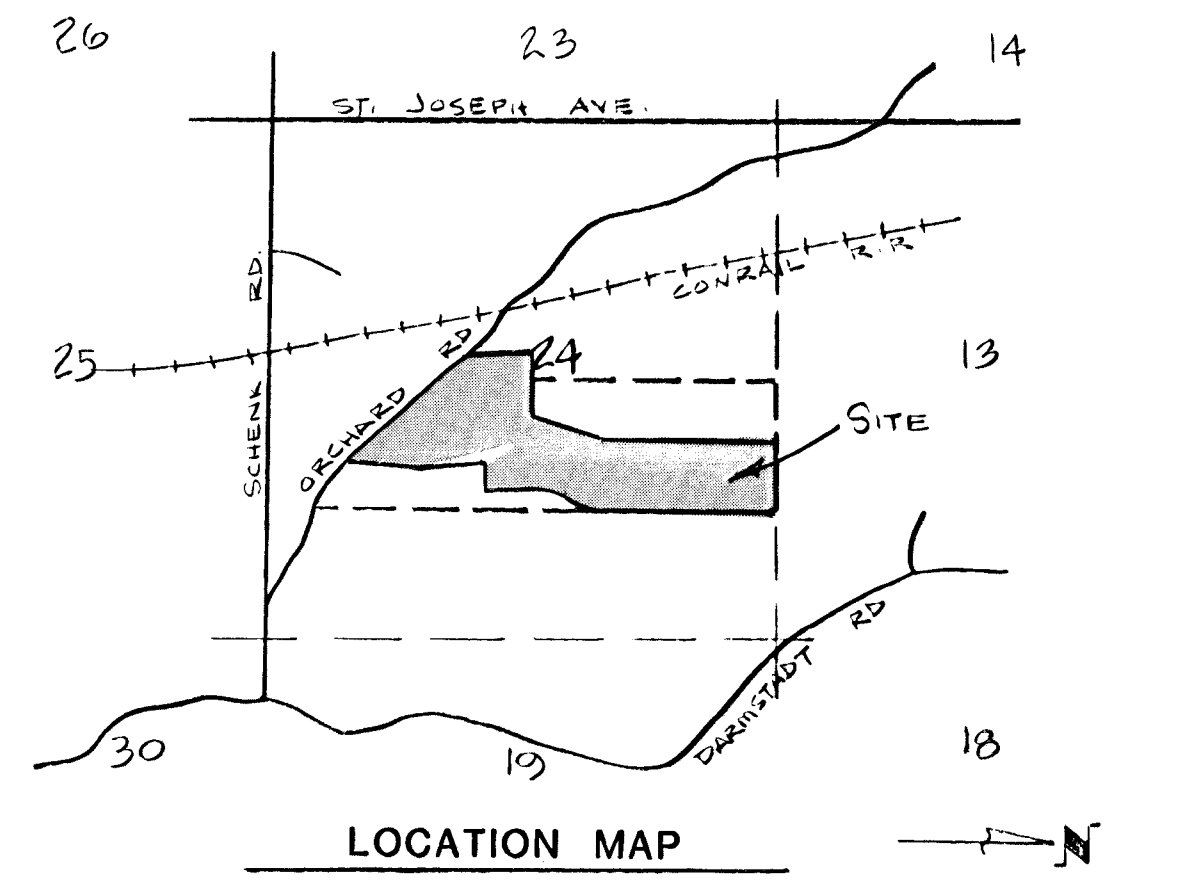
1. Keeping the weeds out according to the County Ordinances.
2. Keeping the retention basin clear of trash and debris.
3. Keeping all storm sewers discharging out of retention basin clear at all times.
4. Keeping all storm sewers outside of the County street easements in working order and repair.
5. Keeping shoreline and embankment free from all erosion and protect all banks from erosion.

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JAC STEELE, RECORDER
VANDERBURGH COUNTY



Curve Data

Curve No.	Delta	Radius	Length	Tangent
C-1	27° 49' 05"	272.86'	132.48'	67.57'
C-2	27° 49' 05"	932.86'	161.61'	82.43'
C-3	59° 54' 04"	212.32'	221.98'	122.34'
C-4	8° 44' 55"	1307.28'	199.61'	100.00'
C-5	65° 00' 00"	353.18'	400.67'	225.00'
C-6	12° 29' 14"	1873.77'	225.00'	205.00'
C-7	59° 43' 34"	226.17'	235.76'	129.86'
C-8	31° 59' 50"	261.25'	145.90'	74.91'
C-9	22° 33' 50"	296.33'	116.70'	59.12'
C-10	27° 43' 44"	261.25'	126.44'	64.48'
C-11	37° 09' 44"	296.33'	116.70'	59.62'
C-8 & C-10	59° 43' 34"	261.25'	272.33'	150.00'
C-9 & C-11	59° 43' 34"	296.33'	308.90'	170.14'



General Notes

1. Owner/Developer: Frances Wolf, President; FMO Corporation; 1700 East Gum Street; Evansville, Indiana 47714; 812/473-0412.
2. Utilities: Electric is available at the site. Sewage disposal is by septic field system. Individual sewage systems must be in compliance with HSE-25 and each lot must have certified engineered systems approved by the Health Dept.
3. Erosion Control: Slopes 0X-6X shall be mulched and seeded, i.e., ryegrass, red top and wheat (which will be used primarily for fall planting) within 45 days disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 4% 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 subdivision were zoned Ag.
5. Flood Plain Data: No area outside the drainage assessment is located within the 100-year flood zone according to FIRM Panel 75 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
6. All lot corners monumented with 1/2" iron rod unless otherwise noted.
7. All driveways must access on interior street.
8. All intersection radii are 25' unless otherwise noted.
9. Encroachment 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.
10. Maintenance of the drainage easements is to be the responsibility of the HOMEOWNER'S ASSOCIATION to be formed by the Owner/Developer of the Subdivision.

SURVEYOR'S CERTIFICATE

I, Alfred M. Lawson, 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 August 29, 1988; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.



SEAL Alfred M. Lawson
Alfred M. Lawson
Indiana Reg. No. 010107

DRAINAGE NOTES

Earth channels constructed within the subdivision in those areas not reverted and having slope of less than two percent (2%) shall be seeded with a mulched mixture as determined by the Soil Conservation Service. Mixture is to be held in place with pegged burial, liquid asphalt, or other approved methods to establish a vegetative cover. A spray-on mulch may be used in lieu of straw where it is determined by staff that straw will impede storm drainage.

Earth channels having a slope of more than two percent (2%) but less than eight percent (8%) shall be sodded with a grass similar in content to seeding mixture. Earth channels having slope greater than eight percent (8%) shall be paved or lined with rip rap.

ACCU SURVEYING AND ENGINEERING

8248 E. HERITAGE DRIVE
EVANSVILLE, INDIANA 47715
TELEPHONE (812) 477-8219

Storm drainage plans have been approved by Vanderburgh County Drainage Board on January 27, 1986.

Preliminary road construction plans have been approved by the Vanderburgh County Commissioners on August 10, 1987.