

REPLAT OF LOTS 13, 14, AND OUTLOT A AND C IN
OGLESBY ESTATES SUBDIVISION
 SECTION "B"
 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SEC. 24, T5S, R11W

89-01138
 RECORDED FOR RECORD
 JAN 23 1989
 BOB STEELE, RECORDER
 VANDERBURGH COUNTY

N-164

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 JAN 23 1989
 John Thompson
 AUDITOR

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, 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.

Francis 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 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 30th day of November, 1988
 My Commission expires 5-15-92
 Notary Public
 Printed Name
 A Resident of Indiana County

A.P.C. CERTIFICATE
 UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 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 JAN. 4, 1989

President
 Executive Director
 Plat Released JAN 23, 1989

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.

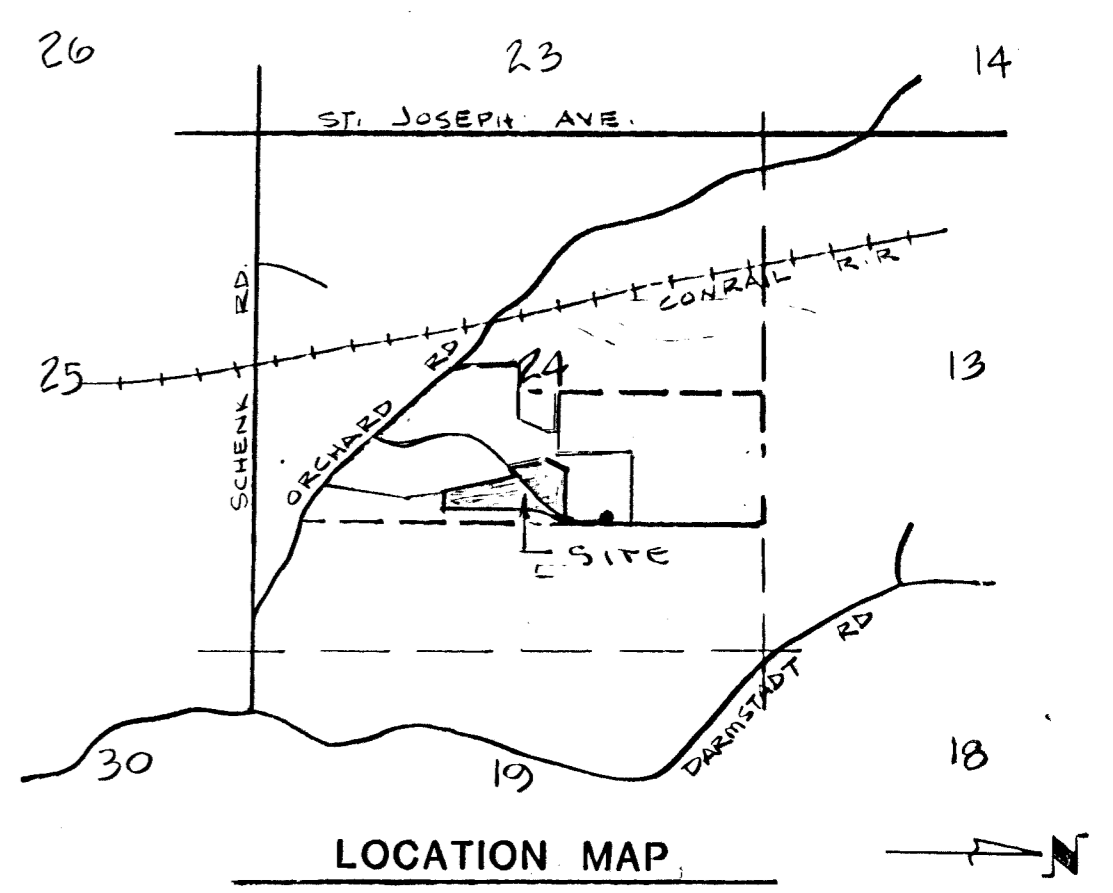
BASEMENTS FOR SEPTIC SYSTEMS
 The easements set forth and dedicated on this replat for the septic tank system to serve Lots 14 and 15 are subject to and limited by the terms and provisions of those easements covering said lots dated January 11, 1989 executed by Francis Wolf which are incorporated herein by reference.
 1. The easement right to use Outlet A for a septic tank system field bed shall automatically expire and terminate 180 days after a sewer line becomes available to be topped into and to service Lot 14.
 2. The easement right to use Outlet C for a septic tank system field bed and easement to Outlet C shall automatically expire and terminate 180 days after a sewer line becomes available to be topped into and to service Lot 15.

Francis Wolf
 AREA PLAN COMMISSION SHALL HAVE NO OBLIGATION TO ENFORCE SAID BASEMENTS

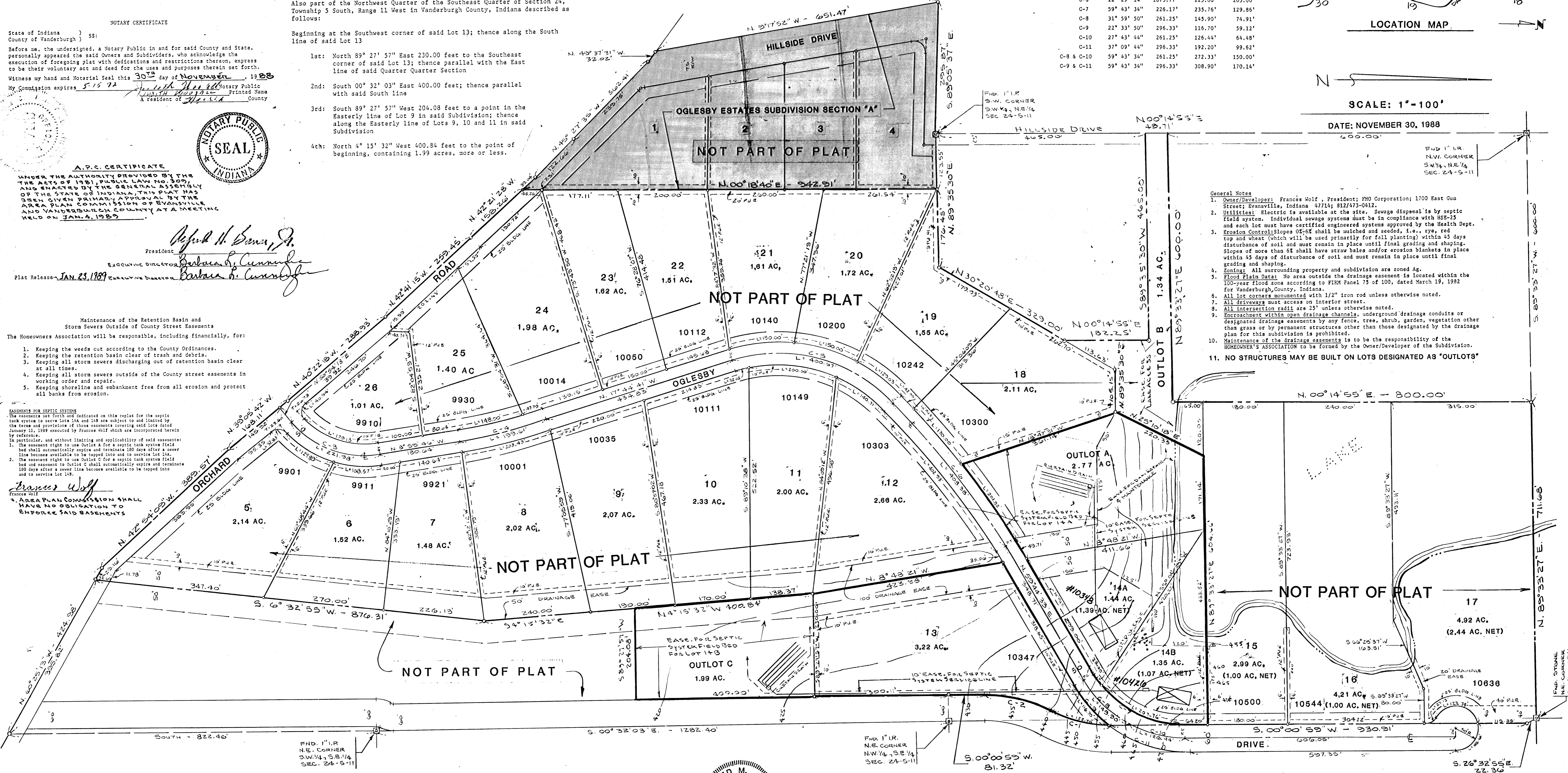
LEGAL DESCRIPTION
 Lots 13 and 14 and Outlot A, in Oglesby Estates Subdivision, Section "B" as per plat recorded in Plat Book N, page 147 in the office of the Recorder of Vanderburgh County, Indiana.
 Also part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 5 South, Range 11 West in Vanderburgh County, Indiana described as follows:
 Beginning at the Southwest corner of said Lot 13; thence along the South line of said Lot 13
 1st: North 89° 27' 57" East 230.00 feet to the Southeast corner of said Lot 13; thence parallel with the East line of said Quarter Quarter Section
 2nd: South 00° 32' 03" East 400.00 feet; thence parallel with said South line
 3rd: South 89° 27' 57" West 204.08 feet to a point in the Easterly line of Lot 9 in said Subdivision; thence along the Easterly line of Lots 9, 10 and 11 in said Subdivision
 4th: North 4° 15' 32" West 400.84 feet to the point of beginning, containing 1.99 acres, more or less.

BOARD OF DRAINAGE
 Storm drainage plans have been approved by Vanderburgh County Drainage Board on January 27, 1980.
 Preliminary road construction plans have been approved by the Vanderburgh County Commissioners on August 10, 1987.

Curve No.	Delta	Radius	Length	Tangent
C-1	27° 49' 05"	272.86'	132.48'	67.57'
C-2	27° 49' 05"	332.86'	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'	192.20'	99.62'
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'



SCALE: 1" = 100'
DATE: NOVEMBER 30, 1988



General Notes
 1. **Owner/Developer:** Francis Wolf, President; FMO Corporation; 1700 East Gun 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 USEP-25 and each lot must have certified engineered systems approved by the Health Dept.
 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 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 subdivision are zoned Ag.
 5. **Flood Plain Data:** No area outside the drainage easement 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 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.
 11. **NO STRUCTURES MAY BE BUILT ON LOTS DESIGNATED AS "OUTLOTS"**

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 November 16, 1988; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.



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 burlap, 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 seeded 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