

General Notes

- 1. Owner: Roseline Lutterbach; 2807 Bayard Park Drive; Evansville, IN 47714; 812/476-9242
2. Utilities: Water, electric and gas are 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 Department.
3. Temporary Erosion Control: Slopes of 0% - 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: Subdivision is zoned R-1. Adjacent property is zoned as noted.
5. Flood Plain Data: Property is located outside the 100-year Flood zone according to FIRM Panel 100 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
6. Soil Classification: A1C3 - Alford Silt Loam, 6 to 12% slopes; HoB2 - Hosmer Silt Loam, 2 to 6% slopes; Wm - Wilbur Silt Loam; St - Stendal Silt Loam
7. No buildings, structures, fences, shrubs, or trees shall be placed within the drainage easements on the plat.

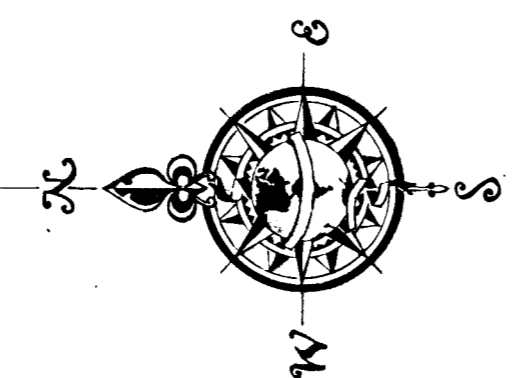
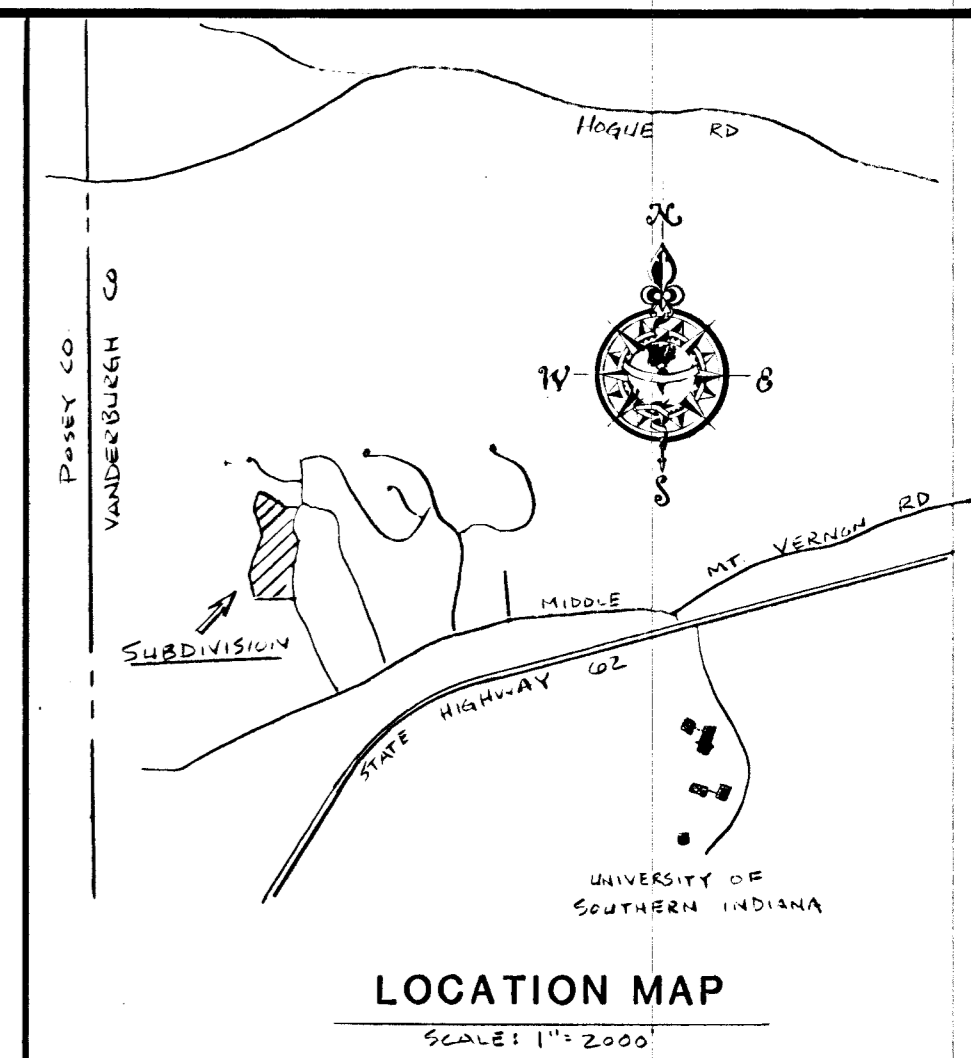
UNIVERSITY HEIGHTS NO. 5 SECONDARY PLAT

86-15604

Storm drainage plans have been approved by Vanderburgh County Drainage Board on APRIL 28, 1986.

Preliminary road construction plans have been approved by the County Council on APRIL 28, 1986.

LEGAL DESCRIPTION: A part of the West Half of the Southwest Quarter of Fractional Section 30, Township 8 South, Range 11 West in Vanderburgh County, Indiana described as follows: Beginning at the Northeast corner of said Half Quarter Section, said corner also being the Northeast corner of University Heights No. 2, a Subdivision as per plat recorded in Plat Book K, page 198 in the office of the Recorder of Vanderburgh County, Indiana; thence along the East line of said Subdivision and the East line of said Half Quarter Section South 00° 56' 33" East 1011.70 feet; thence South 89° 48' 16" West 150.00 feet; thence North 64° 09' 19" West 75.00 feet to the Southeast corner of University Heights No. 3, a Subdivision as per plat recorded in Plat Book M, page 4 in the office of the Recorder of Vanderburgh County, Indiana; thence along the South line of said Subdivision South 89° 03' 27" West 25.10 feet to the true point of beginning; thence: 1st: South 6° 09' 19" East 19.51 feet to a point; thence: 2nd: Southwesterly 77.49 feet through an angle of 49° 30' 03" along a tangent curve concave to the Northwest having a radius of 89.69 feet to a point; thence along a tangent to said curve: 3rd: South 43° 20' 44" West 266.00 feet to a point; thence: 4th: Southerly 127.46 feet through an angle of 67° 07' 37" along a tangent curve concave to the East, having a radius of 108.79 feet to a point; thence along a tangent to said curve: 5th: South 23° 46' 53" East 102.51 feet to a point; thence: 6th: Southerly 33.53 feet through an angle of 25° 36' 52" along a tangent curve concave to the West, having a radius of 75.00 feet to a point; thence along a tangent to said curve: 7th: South 1° 49' 59" West 136.45 feet to a point; thence: 8th: Southerly 132.73 feet through an angle of 24° 01' 18" along a tangent curve concave to the East, having a radius of 120.29 feet to a point; thence along a tangent to said curve: 9th: South 22° 11' 19" East 227.93 feet; thence: 10th: South 87° 53' 03" West 438.02 feet; thence: 11th: North 22° 25' 20" West 263.00 feet; thence: 12th: North 28° 35' 35" East 400.60 feet; thence: 13th: North 14° 09' 09" West 331.60 feet; thence: 14th: North 23° 17' 21" East 220.00 feet to a point in the Southwesterly line of said University Heights No. 3 Subdivision; thence along said Southwesterly line: 15th: South 62° 54' 03" East 204.27 feet; thence along the South line of said Subdivision: 16th: North 89° 03' 27" East 216.90 feet to the true point of beginning, containing 8.59 acres, more or less.

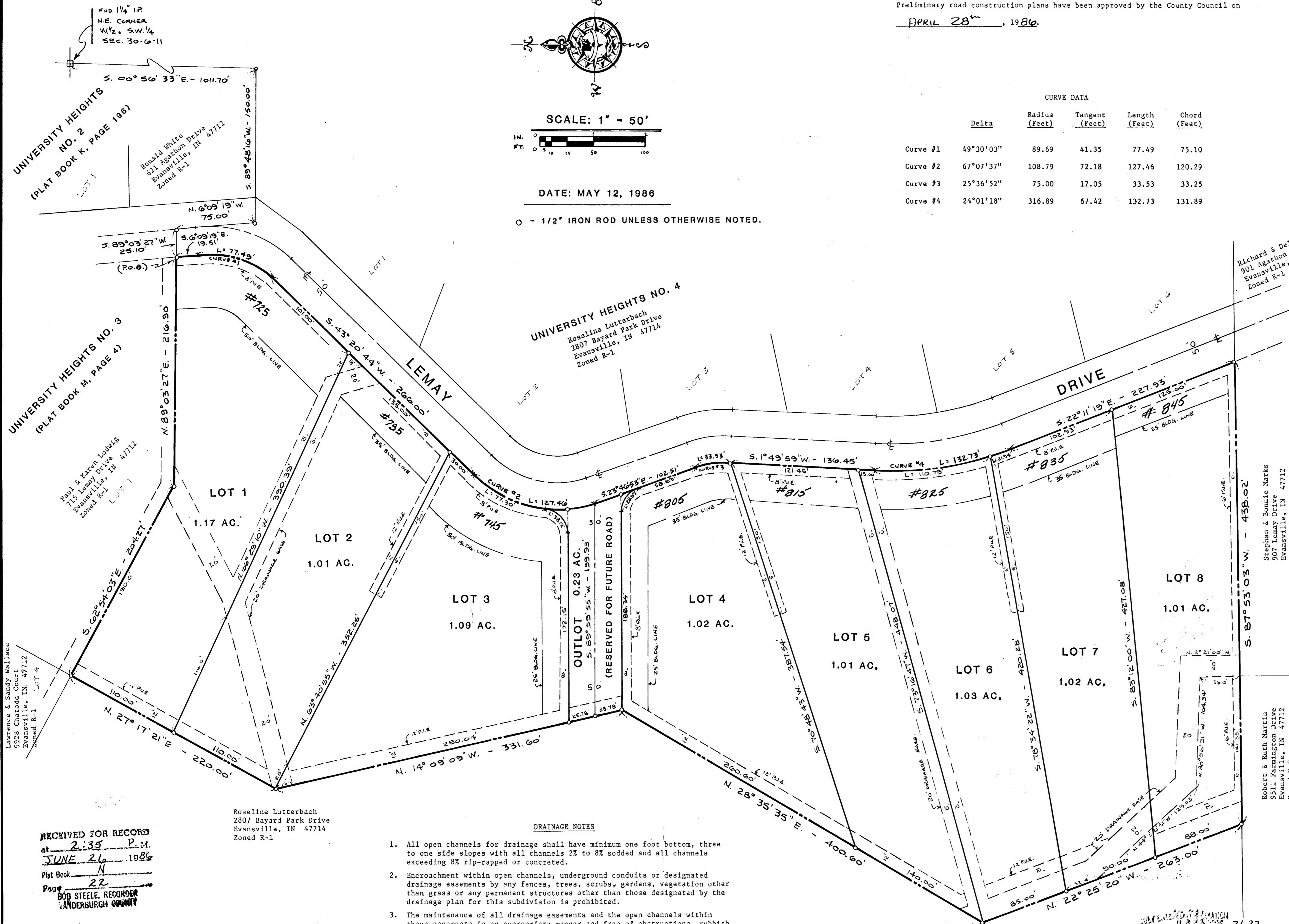


SCALE: 1" = 50'

DATE: MAY 12, 1986

0 - 1/2" IRON ROD UNLESS OTHERWISE NOTED.

Table with 5 columns: Curve #, Delta, Radius (Feet), Tangent (Feet), Length (Feet), Chord (Feet). It lists data for Curve #1 through Curve #4.



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.

Roseline Lutterbach, Notary Public, Indiana. My Commission expires 5-15-88.

NOTARY CERTIFICATE: State of Indiana, County of Vanderburgh. 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 12th day of June, 1986. My Commission expires 5-15-88.

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 plat was given approval as follows: Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on MAY 7, 1986. Secretary: Barbara P. ...

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 13, 1986; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.



RECEIVED FOR RECORD at 2:35 P.M. JUNE 26, 1986. Plat Book N, Page 22. BOB STEELE, RECORDER, VANDERBURGH COUNTY.

Roseline Lutterbach, 2807 Bayard Park Drive, Evansville, IN 47714, Zoned R-1.

- 1. All open channels for drainage shall have minimum one foot bottom, three to one side slopes with all channels 2% to 8% sodded and all channels exceeding 8% rip-rapped or concreted.
2. Encroachment within open channels, underground conduits or designated drainage easements by any fences, trees, scrubs, gardens, vegetation other than grass or any permanent structures other than those designated by the drainage plan for this subdivision is prohibited.
3. The maintenance of all drainage easements and the open channels within those easements in an appropriate manner and free of obstructions, rubbish, etc., shall remain the responsibility of the individual property owners of such property as the easements pass through or between until such time as the easements, channels and structures are accepted for maintenance by some other individual(s) or agency.

Roseline Lutterbach, 2807 Bayard Park Drive, Evansville, IN 47714, Zoned R-1.

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