

SITE

LOCATION MAP
KNIGHT TWP.
VANDERBURGH CO.
SEC. 24, T 6 S - R 10 W

Ag

OWNER:
MARCELLUS HIRSCH L/E ET AL.
5923 OAK GROVE ROAD
EVANSVILLE, IN 47715
D.R. 282, Pg. 556

GENERAL NOTES:

- ZONING:**
The Subject property is zoned C2; abutting property is zoned as noted herein.
- UTILITIES:**
Water and sanitary sewer have been extended along Vogel Road and will be extended up Mortensen Lane to Lots 4B-1 and 4B-4.
- FLOOD PLAIN DATA:**
Per F.I.R.M., Vand. County, Indiana (unincorporated areas) Panel No. 180256 0050 B dated March 19, 1982, a small portion of the west side of the original Lot 4 is within the designated 100 year flood zone. This determination was taken from the F.I.R.M., and may or may not accurately represent the extent's of said 100 year flood noted thereon as elev. 385±.
- MINIMUM FIRST FLOOR ELEVATIONS:**
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 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 is very flat with less than a 1% slope from East to West toward the Stockfleith Ditch. The elevations throughout range from 383± to 385±.
- 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 bands 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 5%.
- DRAINAGE PLAN NOTE**
A drainage plan with required detention basins was approved on 2/23/98 and is on file at the office of the Vanderburgh County Surveyor.
- LOT 4B ACCESS**
Lot 4B-2 and 4B-3 will not be allowed curb cuts onto Vogel Road. Lot 4B-5 will be limited to one curb cut on Vogel Road.
- 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 plot are: 3/4" x 30" Rebars w/ Cop stamped "BLA FIRM 0030", except where noted otherwise.

SW COR.
E 1/2, NE 1/4
24-6-10

RECEIVED FOR RECORD
at 2:36 PM
Apr 16 1998
Plat Book P
Page 151
CITY OF J. HERMANN RECORDS
VANDERBURGH COUNTY
CTRL # 0176

OAK GROVE ROAD

N89°43'29"W 1320.29'

DAILY EROSION CONTROL SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 16 1998

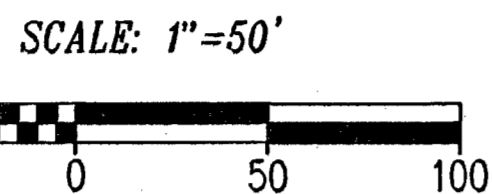
Signature of Surveyor
#2505

OWNER:
FARRAND, WILLIAM GARDNER 1/2
1907 SHEPHERD RD.
EVANSVILLE, IN 47715
D.R. 536, Pg. 270
(8-57-9)

HESEMAN, FRED & ET AL
6122 BRIGHTON DR.
EVANSVILLE, IN 47715

HESEMAN, GLENN
2626 STOCKWELL RD.
EVANSVILLE, IN 47715

REPLAT OF LOT 4B WATERFORD PARK SUBDIVISION



3/4" x 30" Rebar
w/ "FARNY RLS S0551"
Cop Set Flush

S89°48'37"E 638.78'

Ag

LOT 4A
OWNER:
GRIFFIN, GUAGENTI, AND REAM
10287 WEXFORD CT.
NEWBURGH, IN 47630
DR.10, CD. 5479
(5-157-6)
FPG 387.00

LOT 4B-5
3.385 Ac.
(147,462 SF)
FPG 387.00

REPLAT LOT 4
WATERFORD PARK SUBD.
PLAT BOOK P, PG. 125

LOT 4B-3
0.794 Ac.
(34,591 SF)
FPG 387.00

LOT 4B-4
0.722 Ac.
(31,438 SF)
FPG 387.00

LOT 4B-1
0.715 Ac.
(31,134 SF)
FPG 387.00

LOT 4B-2
0.788 Ac.
(34,329 SF)
FPG 387.00

LOT 4B-3
0.794 Ac.
(34,591 SF)
FPG 387.00

LOT 3A
OWNER:
THE HAIR REPLACEMENT CLINIC, INC.
819 W. FRANKLIN STREET
EVANSVILLE, IN 47710
DR. 9, CD. 8099
(5-161-1)

LOT 3
OWNER:
DECEM INVESTMENTS, INC.
10287 WEXFORD CT.
NEWBURGH, IN 47630
DR. 9, CD. 6359
(5-161-2)

C-2

C-2

C-2

C-2

LOT 9
OWNER:
STANLEY UNFRIED & ET AL /
EAST PARK DEVELOPMENT
10287 WEXFORD CT.
NEWBURGH, IN 47630
D.R. 7, CD. 8430
(5-157-5)
FPG 387.50

LOT 7

LOT 8
OWNER:
STANLEY UNFRIED & ET AL /
EAST PARK DEVELOPMENT
10287 WEXFORD CT.
NEWBURGH, IN 47630
D.R. 7, CD. 8430



BOUNDARY DESCRIPTION REPLAT OF LOT 4B WATERFORD PARK SUBDIVISION

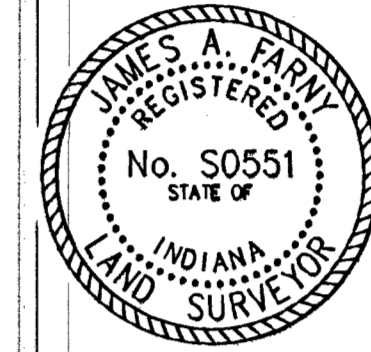
All of Lot No. 4B of the Replat of Lot No. 4 of Waterford Park Subdivision, as per plot thereof recorded in Plat Book P, page 125 in the office of the Recorder of Vanderburgh County, Indiana, being located in a part of the East Half of the Northeast Quarter of Section 24, Township 6 South, Range 10 West of the Second Principal Meridian, Knight Township, Vanderburgh County, and more particularly described as follows:

Commencing at the southeast corner of the East Half of said quarter section; thence North 00 degrees 28 minutes 29 seconds East along the east line of said half quarter section 1382.28 feet; thence North 89 degrees 04 minutes 44 seconds West to and along the north right-of-way of Vogel Road 478.31 feet to the POINT OF BEGINNING; thence continue North 89 degrees 04 minutes 44 seconds West along said north right-of-way line of Vogel Road 643.74 feet to the east line of Lot No. 4A in the Replat of Lot No. 4 of Waterford Park Subdivision; thence North 01 degrees 04 minutes 02 seconds East along said east line 433.29 feet; thence South 89 degrees 48 minutes 37 seconds East along the north line of Waterford Park Subdivision 638.78 feet; thence South 00 degrees 28 minutes 29 seconds West, parallel with the east line of said half quarter section 461.46 feet to the POINT OF BEGINNING containing 6.733 acres (293,285 square feet).

SURVEYOR'S CERTIFICATE

I, James A. Farny, 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 plot correctly represents a survey completed by me on 11/23/97 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 7 day of April, 1998.



James A. Farny
Indiana Registration No. S0551
Bernardin Lochmuller & Assoc., Inc.
8200 Vogel Road
Evansville, IN 47715

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 REPLAT OF LOT 4B WATERFORD PARK SUBDIVISION. All roads shown and not previously dedicated are hereby dedicated to public use.

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 facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public 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.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portion of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability, in the use of said easements.

Strips or areas of land, of the dimensions shown on this plot and marked "D.E." (Drainage Easement) are 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 provide 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, earthberms, fences or other obstructions that impede or reduce flow of water.

Joseph A. Ream
Owner Lot 4B
East Park Development
Joseph A. Ream
Partner
10287 Wexford Court
Newburgh, IN 47630

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 Owner(s) and Subdivider(s), who acknowledged the execution of the foregoing plat with the dedications and reservations thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the 8th day of April, 1998.
My Commission Expires: 2-10-01
Notary Public
James A. Campbell
Notary Resides in
Vanderburgh
County, Indiana
Terry A. Campbell
(typed or printed name)

P-151

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 MAR. 9, 1998.

Barbara S. Cunningham
Secretary Director
Barbara S. Cunningham
Executive Director

PLAT RELEASE DATE: Apr. 16, 1998

APC # 9-S-98