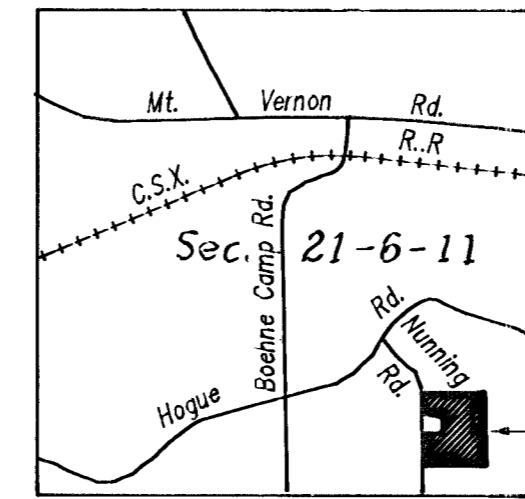


# WESTCHESTER PLACE

93-19160

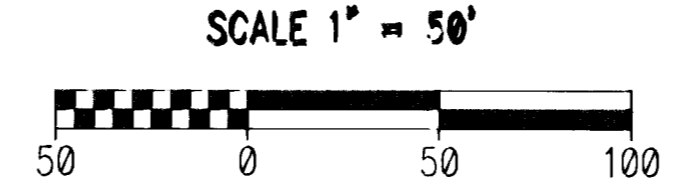
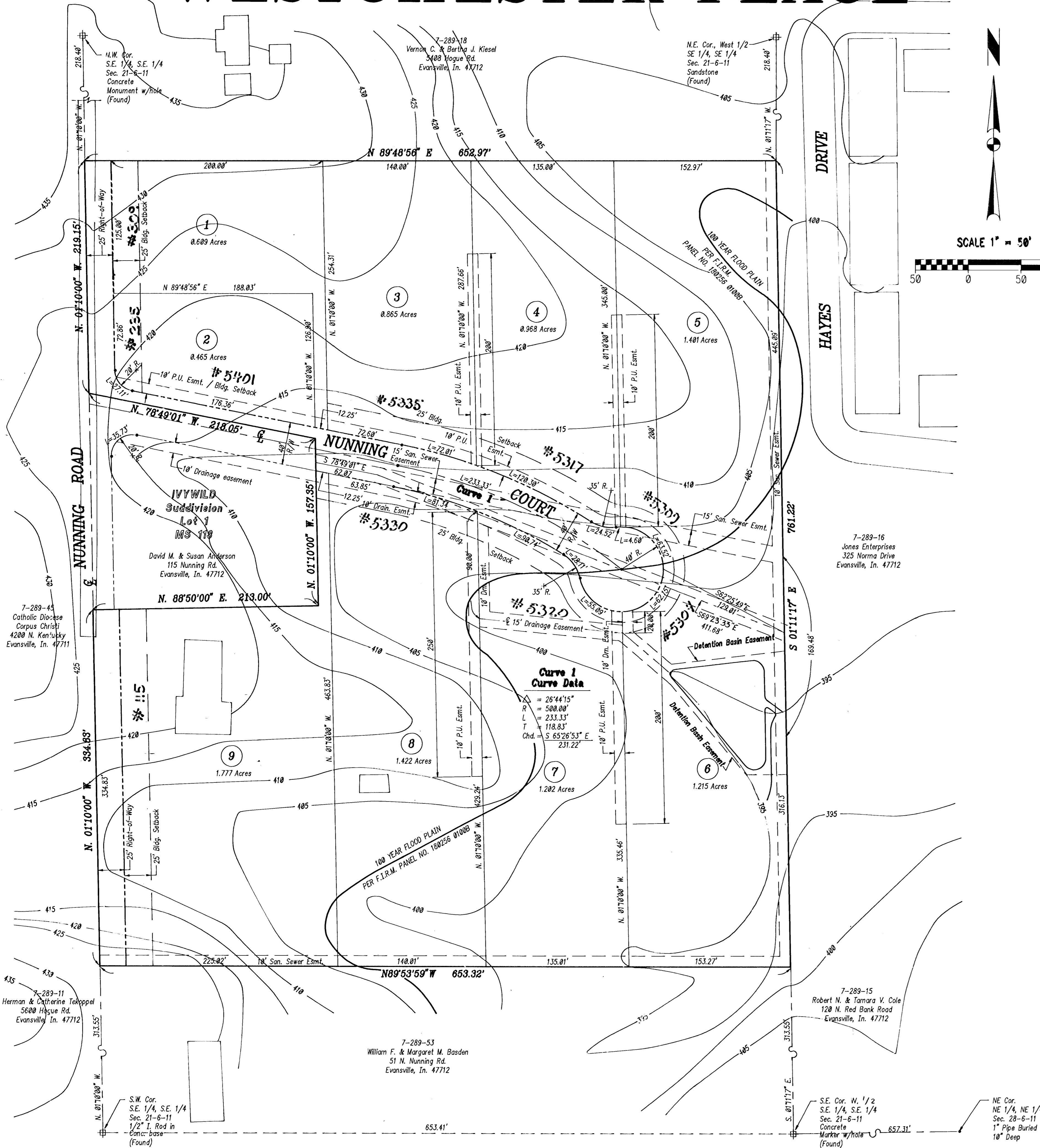


LOCATION MAP  
Scale: 1"=2000'

93-19160  
DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER.  
JUL 21 1993  
Ann Thompson  
AUDITOR  
3170

0-112

RECEIVED FOR RECORD  
at 11:03 AM  
JULY 21 1993  
Plat Book 5  
Page 112  
BETTY J. HERMANN RECORDER  
VANDEBURGH COUNTY



**BOUNDARY DESCRIPTION**

Part of the West Half of the Southeast Quarter of the Southeast Quarter of Section Twenty-one (21), Township Six (6) South, Range Eleven (11) West in Vanderburgh County, Indiana, and part of Ivywild Subdivision as recorded August 16, 1991 in MS 113 in the office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

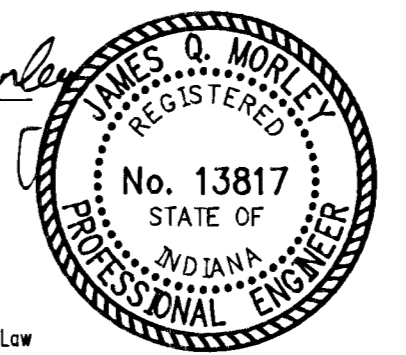
Commencing at the Southwest corner of the Southeast Quarter of the Southeast Quarter said Section 21 and measuring along the West line thereof North 1 Degree 10 Minutes West a distance of 313.55 feet to the point of beginning; thence along the said West line North 1 Degree 10 Minutes West a distance of 333.72 feet to a point being the Southwest corner of said Ivywild Subdivision; thence North 88 Degrees 50 Minutes East a distance of 213.00 feet to a point lying South 88 Degrees 50 Minutes East a distance of 12 feet from the Southeast corner of said Ivywild Subdivision; thence North 1 Degree 10 Minutes West a distance of 157.35 feet to a point lying on the North line of said Ivywild Subdivision; thence North 78 Degrees 49 Minutes 1 Second a distance of 218.85 feet to a point at the Northwest corner of said Ivywild Subdivision; thence North 1 Degree 10 Minutes West a distance of 219.15 feet to a point being the Southwest corner of said Ivywild Subdivision; thence North 88 Degrees 52 Minutes East and parallel with the North line of said Half Quarter Quarter Section 21 a distance of 218.85 feet to a point on the East line of said Half Quarter Quarter Section 21; thence along said East line South 1 Degree 07 Minutes East a distance of 780.37 feet to a point; thence West and parallel to the South line of said Half Quarter Quarter Section a distance of 652.34 feet to the point of beginning, containing 18.46 acres, more or less.

**SURVEYOR'S CERTIFICATE**

I, James Q. Morley, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plot correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 17 day of July, 1993.

*James Q. Morley*  
James Q. Morley, L.S.  
Indiana Registration No. 12629



**AREA PLAN COMMISSION CERTIFICATE**

Under the authority provided by the Acts of 1991, Public Law #395 and enacted by the General Assembly of the State of Indiana, this plan has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on July 1, 1993.

President: *Robert H. Dana, Jr.*  
Executive Director: *Barbara P. Cavanaugh*

PLAT RELEASE DATE: 7-21-93



**STORM DRAINAGE PLANS WERE APPROVED**  
BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: 6-28-93

**ROAD CONSTRUCTION PLANS WERE APPROVED**  
BY THE VANDERBURGH COUNTY COMMISSIONERS ON: 7-19-93

**GENERAL NOTES**

Zoning: The subject property is currently zoned Agricultural as shown. All abutting property is zoned Agricultural, with the exception of the property directly east which is zoned R-3.

Flood Plain Data: Portions of the proposed subdivision lie within the designated 100 year flood zone as shown parcel plots by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana Community Flood Number 180256 0100 B, dated March 19, 1982, as shown hereon.

Utilities: Sewers, water, telephone, gas and electric are available at the site.

Road Grades: Maximum road grades will not exceed 5%.

Temporary Erosion Control: (during construction)

- Slopes of 4% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shipping.
- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Erosion Control for Ditches:

- Slopes of 2% to 2 1/2% shall be mulch and seeded within 45 days of disturbance.
- Slopes of 2 1/2% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
- Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Easements: All easements, unless otherwise indicated, are public utility and drainage easements. All easement widths are as shown hereon. No portable or permanent storage sheds, dog houses or other permanent or portable building shall be placed within any easement.

Public Drainage Easement: Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

Minimum First Floor Elevation shall be 2 feet higher than Base Flood Elevation as determined by F.E.M.A. study.

**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 designated the same as WESTCHESTER PLACE SUBDIVISION. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width shown on this plot and marked "Public Utility Easement", are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to firm 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 erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water, provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

Strips of ground marked "Drainage Easement" as dedicated for surface water and/or subsurface water drainage in addition to public utilities, provided, however, that no above ground parts of such utility facilities shall be placed within the banks of drainage ditches or swales in such manner as to impede the flow of water.

Barbara G. Durachta Revocable Living Trust  
By *Barbara G. Durachta, Trustee*  
Barbara G. Durachta, Trustee  
115 Nunning Road  
Evansville, IN 47712  
(LOTS 1 THRU 8, INCLUSIVE AND PART OF LOT 9)

**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 Subdivisor(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 16 day of July, 1993.



My Commission Expires: 2-25-97  
Notary Public: *Joan M. Morley*  
Notary Resides in: Vanderburgh County, Indiana

*Chater W. Durachta*  
Chater W. Durachta  
115 Nunning Road  
Evansville, IN 47712  
PART OF LOT 9 ONLY

*Barbara G. Durachta*  
Barbara G. Durachta  
115 Nunning Road  
Evansville, IN 47712  
PART OF LOT 9 ONLY

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Witness my hand and seal this 16 day of July, 1993.



My Commission Expires: 2-25-97  
Notary Public: *Joan M. Morley*  
Notary Resides in: Vanderburgh County, Indiana

*David M. Anderson*  
David M. Anderson  
115 Nunning Road  
Evansville, IN 47712  
PART OF LOT 9 ONLY

*Susan L. Anderson*  
Susan L. Anderson  
115 Nunning Road  
Evansville, IN 47712  
PART OF LOT 9 ONLY

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My Commission Expires: 2-25-97  
Notary Public: *Joan M. Morley*  
Notary Resides in: Vanderburgh County, Indiana

*William F. & Margaret M. Basden*  
William F. & Margaret M. Basden  
51 N. Nunning Rd.  
Evansville, In. 47712

*Robert M. & Tamara V. Cole*  
Robert M. & Tamara V. Cole  
128 N. Red Bank Road  
Evansville, In. 47712

*Herman & Catherine Tekoppel*  
Herman & Catherine Tekoppel  
5600 Hycue Rd.  
Evansville, In. 47712

*William F. & Margaret M. Basden*  
William F. & Margaret M. Basden  
51 N. Nunning Rd.  
Evansville, In. 47712