

33-18475

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JULY 14 1992  
VANDERBURGH COUNTY  
93-18475

# REPLAT OF LOTS 33 THRU 36 IN WILLOW CREEK SUBDIVISION SECTION "B"

AS RECORDED IN PLAT BOOK O, PAGE 73

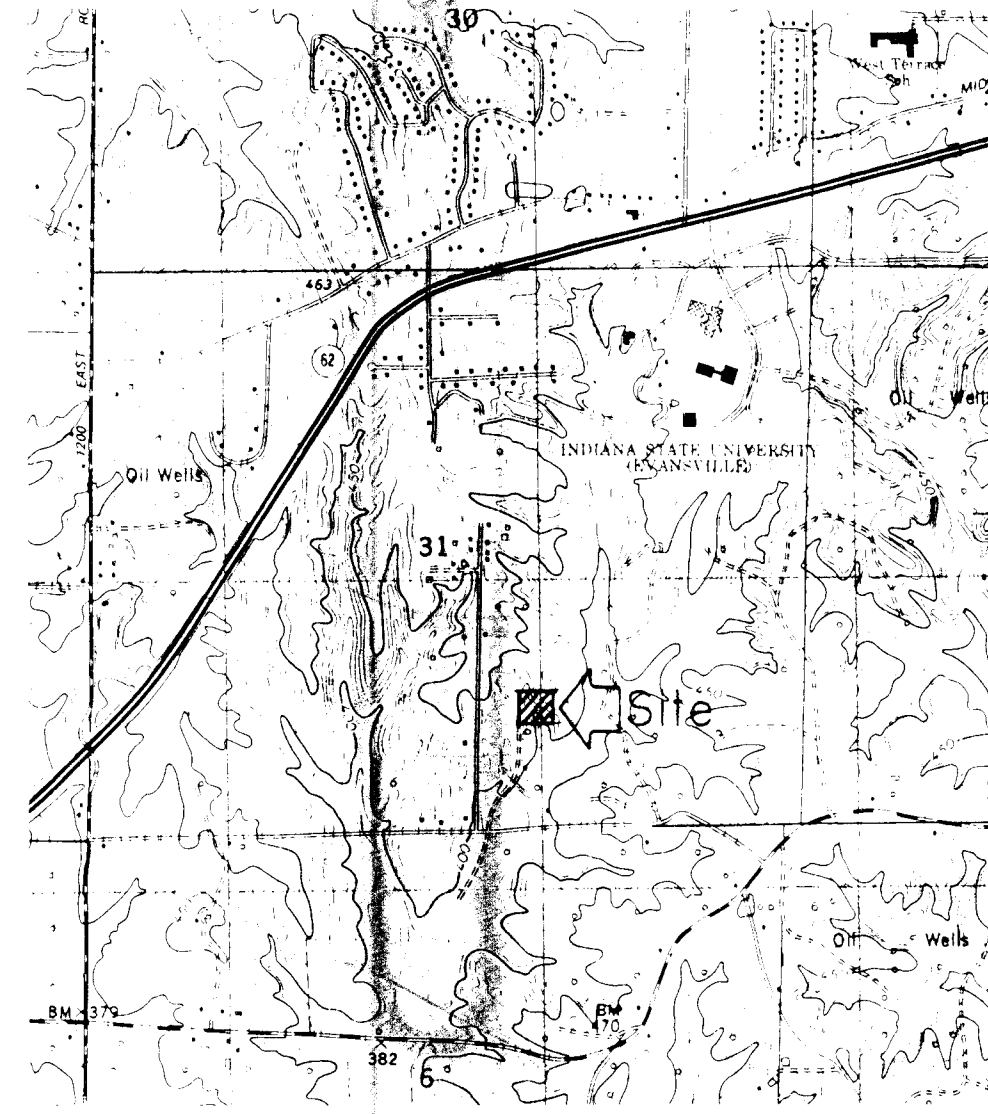
**O-110**

DAILY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 14 1992

*Ann Thompson*  
AUDITOR  
3838

1. 4=46°11'13"	R=25.00'	A=20.15'	CB=N 65°30'18" E	C=19.61'
2. 4=68°11'13"	R=40.00'	A=32.24'	CB=S 40°00'00" E	C=31.38'
3. 4=90°00'00"	R=40.00'	A=62.83'	CB=S 46°24'08" E	C=56.57'
4. 4=90°00'00"	R=40.00'	A=62.83'	CB=S 43°35'54" W	C=56.57'
5. 4=46°11'13"	R=40.00'	A=32.24'	CB=N 68°18'29" W	C=31.38'
6. 4=46°11'13"	R=25.00'	A=20.15'	CB=N 68°18'29" W	C=19.61'
7. 4=88°35'54"	R=25.00'	A=38.68'	CB=S 44°17'57" W	C=34.52'
8. 4=91°24'08"	R=25.00'	A=39.88'	CB=N 45°42'03" W	C=35.79'



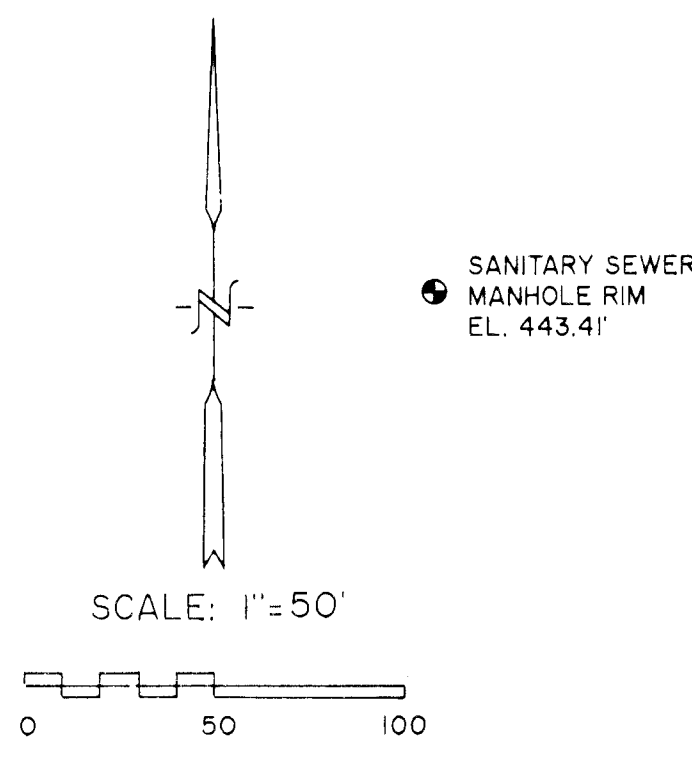
Site Location Map scale: 1"=2000'

### GENERAL NOTES

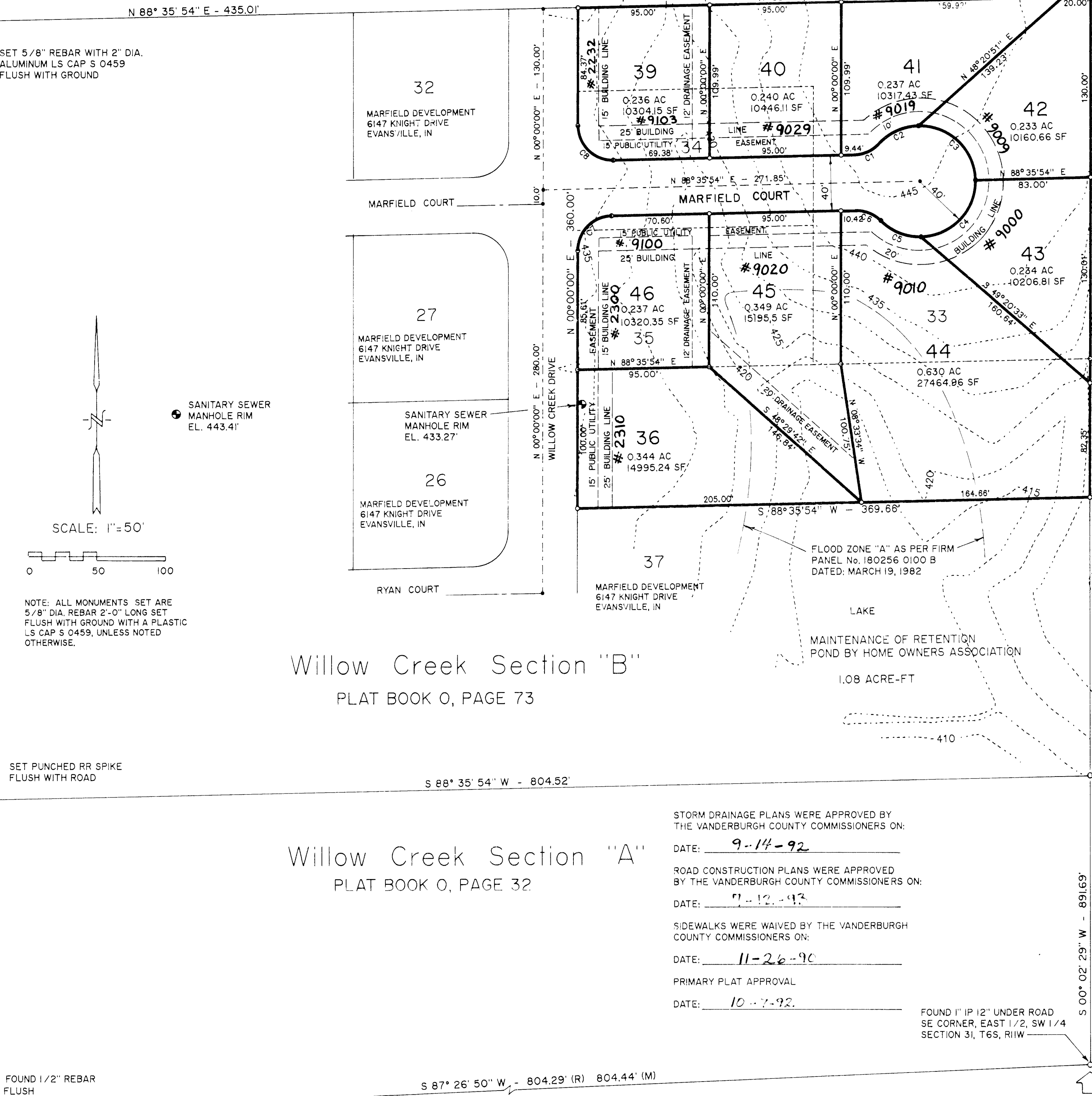
- Owner/Development Corporation:** Willow Creek Development Corporation, 6147 Knight Drive, Evansville, Indiana 47715.
- Utilities:** Water service by the City of Evansville Water System. Gas and electric service by S.T.G.E.CO. Sewer service by the City of Evansville.
- Temporary Erosion Control:** Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat (which will be used 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 control blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
- Zoning:** All surrounding property is zoned agricultural as is the proposed subdivision.
- Flood Plain Data:** A portion of the property is located in the 100 year flood zone according to FIRM Panel 100 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.  
**Base Flood Data:** 100 year flood elevation = 383.00' Per Vanderburgh County Building Commissioner
- Soil Classifications:**

AFC3	Alford Silt Loam, 6 to 12% slopes, severely eroded
AFB2	Alford Silt Loam, 2 to 6% slopes, eroded
MuA	Maren Silt Loam, 0 to 2% slopes
WeD3	Wellston Silt Loam, 12 to 18% slopes, severely eroded
Wm	Wilbur Silt Loam
- Erosion Control for Ditches:** Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance. Slopes of 2% - 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.
- Road Grades:** Maximum road grades will not exceed 10%.
- All lots shall access on interior streets.
- All roads will be dedicated to the public.

NORTH - 560.00'  
NORTH - 907.84'  
(BASIS OF BEARING)



NOTE: ALL MONUMENTS SET ARE 5/8" DIA. REBAR 2" LONG SET FLUSH WITH GROUND WITH A PLASTIC LS CAP S 0459, UNLESS NOTED OTHERWISE.



Willow Creek Section "B"  
PLAT BOOK O, PAGE 73

Willow Creek Section "A"  
PLAT BOOK O, PAGE 32

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

DATE: 9-14-92

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

DATE: 7-12-92

SIDEWALKS WERE WAIVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

DATE: 11-26-90

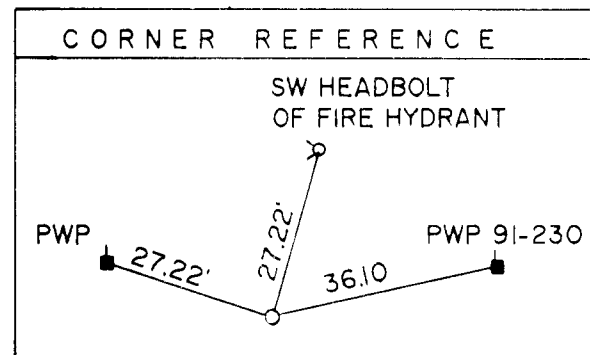
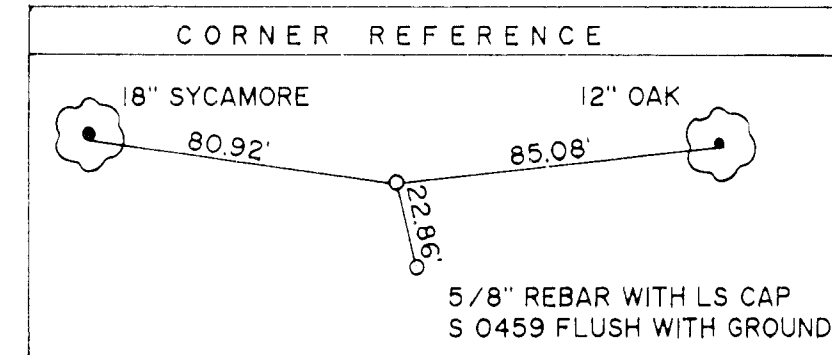
PRIMARY PLAT APPROVAL

DATE: 10-7-92

FOUND 1" IP 12" UNDER ROAD SE CORNER, EAST 1/2, SW 1/4 SECTION 31, T6S, R11W

SANITARY SEWER PLANS WERE APPROVED BY THE STATE OF INDIANA ON 10-11-92 AND APPROVED FOR CONSTRUCTION BY THE EVANSVILLE WATER AND SEWER UTILITIES ON:

DATE: 11-11-92



NE CORNER SE 1/4, SW 1/4 SECTION 31, T6S, R11W

SET 5/8" REBAR WITH 2" DIA. ALUMINUM LS CAP S 0459 FLUSH WITH GROUND

SET 5/8" REBAR WITH 2" DIA. ALUMINUM LS CAP S 0459 FLUSH WITH GROUND

SOUTHERN INDIANA HIGHER EDUCATION  
V 510, P35 V504, P599 7-7-67  
8600 UNIVERSITY BLVD.  
EVANSVILLE, IN 47708

SET 5/8" REBAR WITH 2" DIA. ALUMINUM LS CAP S 0459 FLUSH WITH GROUND

Strips of ground, of the width shown on this plat 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 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 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 Easements" 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.

Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within a "Drainage Easement" which shall interfere with the flow of water along said easements.

### OWNERS' CERTIFICATE

The Undersigned Owner(s) of the real estate shown and described hereon (does) hereby plat and subdivide said real estate as shown and designates the same as REPLAT OF LOTS 33 THRU 36 IN WILLOW CREEK SECTION B. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use.

*Bruce Hatfield, Pres.*  
Willow Creek Development Corp.  
*Margaret Harp, Secy.*  
Willow Creek Development Corp.  
Bruce Hatfield, President  
Margaret Harp, Secretary

### 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 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 30th day of June, 1992.

My Commission Expires: Sept. 23, 1994  
*Robert W. Baum, Jr.*  
Notary Public  
8600 UNIVERSITY BLVD.  
EVANSVILLE, IN 47708  
County, Indiana  
Typed or printed name)



### AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #199, and enacted by the General Assembly of the State of Indiana, this plat has been given approval by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on 10-7-1992.

*Robert W. Baum, Jr.*  
President  
*Bruce Hatfield*  
Executive Director  
*Margaret Harp*  
Executive Director

PLAT RELEASE DATE: 7-14-92



### SURVEYOR'S CERTIFICATE

I, Michael F. Feldbusch, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me on 7-15-1992, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 31st day of August, 1992.

*Michael F. Feldbusch*  
Michael F. Feldbusch, RLS  
Indiana Registration No. 50459



LAND DESCRIPTION  
3.055 ACRES  
IN WILLOW CREEK SUBDIVISION SECTION B

REPLAT OF LOTS 33, 34, 35, AND 36  
COMMENCING at the SE corner of said 1/2, 1/4 section; thence, South 87 degrees 26 minutes 50 seconds East along the South line of said 1/2, 1/4 section in Struch-Hendricks Road a distance of 804.29 feet (record) and 804.44 feet (measured) to a found 1/2-inch diameter rebar in McDowell; thence, North (Basis of Bearing) along McDowell Road a distance of 907.84 feet to a railroad spike with punch mark at the NW corner of said Section B; thence, continuing North a distance of 560.00 feet to a 5/8-inch rebar with LS Cap S0459 at the NW corner of said Section B; thence, North 88 degrees 35 minutes 54 seconds East along the North line of said Section B a distance of 435.01 feet to THE PLACE OF BEGINNING; a 5/8-inch rebar with LS Cap S0459; thence, continuing North 88 degrees 35 minutes 54 seconds East along the North line of said Section B a distance of 369.92 feet to a 5/8-inch rebar with 2-inch diameter aluminum LS Cap S0459 on the East line of said 1/2, 1/4 section and the East line of said subdivision; thence, South 00 degrees 02 minutes 29 seconds West along the East line of said 1/2, 1/4 section and the East line of Section B of said subdivision a distance of 360.01 feet to a 5/8-inch rebar with 2-inch diameter aluminum LS Cap S0459; thence, South 88 degrees 35 minutes 54 seconds West along the North line of Lot 37 of Section B of said subdivision a distance of 369.66 feet to a 5/8-inch rebar with LS Cap S0459; thence, North along the East right-of-way line of Willow Creek Drive a distance of 360.00 feet to THE PLACE OF BEGINNING containing 3.055 acres more or less.