

Site Location Map  
SCALE: 1" = 2000'

ARC	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1.	d=48°11'13"	R=25.00'	A=20.15'	CB=S 65°30'14" W	C=19.81'
2.	d=48°35'54"	R=40.00'	A=33.22'	CB=S 68°22'22" W	C=32.28'
3.	d=88°35'54"	R=40.00'	A=61.85'	CB=N 45°42'10" W	C=55.87'
4.	d=91°24'08"	R=40.00'	A=63.81'	CB=N 44°18'03" W	C=57.28'
5.	d=48°17'07"	R=25.00'	A=21.27'	CB=S 67°38'27" W	C=30.48'
6.	d=48°11'13"	R=25.00'	A=20.15'	CB=S 68°19'30" E	C=19.81'
7.	d=88°35'54"	R=25.00'	A=38.68'	CB=N 44°17'57" E	C=34.92'
8.	d=91°24'08"	R=25.00'	A=39.88'	CB=S 48°42'03" E	C=35.79'
9.	d=48°11'13"	R=25.00'	A=20.15'	CB=N 65°30'18" E	C=19.81'
10.	d=48°11'13"	R=40.00'	A=32.24'	CB=N 65°30'18" E	C=31.38'
11.	d=90°00'00"	R=40.00'	A=62.83'	CB=S 48°24'08" E	C=56.57'
12.	d=90°00'00"	R=40.00'	A=62.83'	CB=S 43°35'54" W	C=56.57'
13.	d=48°11'13"	R=40.00'	A=32.24'	CB=N 68°18'29" W	C=31.38'
14.	d=48°11'13"	R=25.00'	A=20.15'	CB=N 68°18'29" W	C=19.81'
15.	d=88°35'54"	R=25.00'	A=38.68'	CB=S 44°17'57" W	C=34.92'
16.	d=91°24'08"	R=25.00'	A=39.88'	CB=N 45°42'03" W	C=35.79'

LAND DESCRIPTION  
5.172 ACRES

A part of the East 1/2 of the SW 1/4 of Section 31, Township 6 South, Range 11 West in Vanderburgh County, Indiana and being more particularly described as follows:

COMMENCING at the SE corner of said 1/2, 1/4 section at a 1 inch diameter iron pin, thence, South 87 degrees 26 minutes 50 seconds West along the South line of said 1/2, 1/4 section and Strueh-Hendricks Road a distance of 804.29 feet (record) and 804.44 feet (measured) to a 1/2-inch diameter rebar, flush with the surface, thence, North (Basis of Bearing) along McDowell Road a distance of 907.84 feet to a punched railroad spike, flush with the road, said point being the SE corner of Willow Creek Subdivision Section B as per the recorded plat thereof, recorded in Plat Book O, Page 73 in the Office of the Recorder of Vanderburgh County, Indiana, thence, continuing North along the West line of Willow Creek Subdivision Section B a distance of 560.00 feet to a 5/8-inch rebar with 2 inch diameter aluminum cap #S0459, flush with the surface, at the NW corner of Willow Creek Subdivision Section B, THE PLACE OF BEGINNING, thence, continuing North 164.25 feet to a 5/8-inch diameter rod, 0.3 feet under the East edge of pavement of McDowell Road, thence, North 00 degrees 15 minutes 39 seconds East a distance of 115.76 feet to a railroad spike, flush with the surface, thence, North 88 degrees 35 minutes 54 seconds East a distance of 804.59 feet to a 5/8-inch rebar with 2 inch diameter aluminum cap #S0459 at the NE corner of the SE 1/4 of the SW 1/4 of said Section 31, thence, continuing South 00 degrees 02 minutes 29 seconds West a distance of 178.45 feet to a 5/8-inch rebar with 2 inch diameter aluminum cap #S0459, flush with the ground, thence, South 88 degrees 35 minutes 54 seconds East a distance of 804.92 feet along the North line of Willow Creek Subdivision Section B a distance of 804.92 feet to THE PLACE OF BEGINNING containing 5.172 acres more or less.

Subject to any easements and/or restrictions of record

# WILLOW CREEK SUBDIVISION SECTION "C"

07689

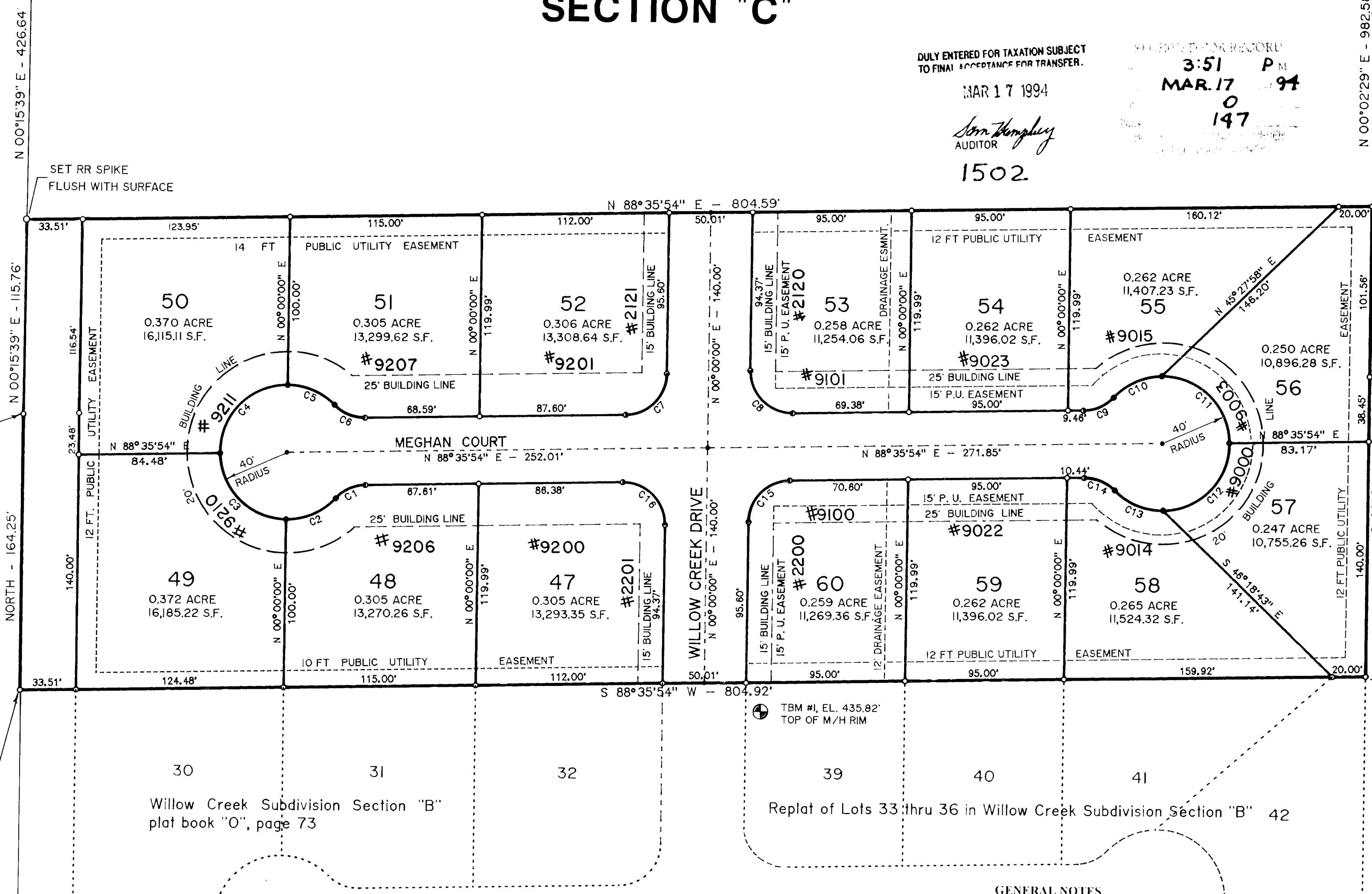
**0-147**

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAR 17 1994

*Don Humphrey*  
AUDITOR  
1502

RECORDED  
3:51 P.M.  
MAR. 17 1994  
0  
147



NORTH - 164.25'  
NORTH - 115.76'  
NORTH - 560.00'  
NORTH - 907.84'

Mc DOWELL ROAD  
PUNCHED RAILROAD SPIKE  
FLUSH WITH THE ROAD

1/2" DIA. REBAR FLUSH WITH SURFACE  
NO LS CAP

STRUEH-HENDRICKS ROAD  
S 87°26'50" W 804.44' (M)  
S 87°26'50" W 804.29' (R)

5/8" DIA. IRON PIN, 3" UNDERGROUND  
5/8" DIA. ROD, 0.3" UNDER EAST EDGE OF PAVEMENT  
5/8" DIA. REBAR WITH 2" DIA. ALUMINUM CAP S0459  
FLUSH WITH GROUND  
5/8" DIA. REBAR WITH 2" DIA. ALUMINUM CAP S0459 AT THE NE CORNER SE 1/4, SW 1/4 SECTION 31, T6S, R11W  
5/8" DIA. REBAR WITH 2" DIA. ALUMINUM CAP S0459  
FLUSH WITH GROUND  
5/8" DIA. REBAR WITH 2" DIA. ALUMINUM CAP S0459  
FLUSH WITH GROUND

SET RR SPIKE  
FLUSH WITH SURFACE

1" DIA. IRON PIN, 12" UNDERGROUND  
SE CORNER OF THE SE 1/4, SW 1/4 SECTION 31, T6S, R11W

18" SYCAMORE  
80.92'

12" OAK  
95.08'

5/8" REBAR WITH LS CAP  
S0459 FLUSH WITH THE GROUND

Willow Creek Subdivision  
Section "A"  
plat book "O", page 32

Willow Creek Subdivision  
Section "B"  
plat book "O", page 73

Replat of Lots 33 thru 36 in Willow Creek Subdivision Section "B" 42

GENERAL NOTES

OWNER/DEVELOPMENT CORPORATION:  
Willow Creek Development Corporation  
4613 Sweetser Avenue  
Evansville, Indiana 47714

UTILITIES:  
Water service by the City of Evansville Water System  
Gas and electric service by SH&CO (Southern Indiana Gas & Electric Corporation)  
Sewer service by the City of Evansville

TEMPORARY EROSION CONTROL:  
Slopes of 0% to 6% shall be mulched and seeded with a cover crop, ie. 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.

SOIL CLASSIFICATIONS:  
A1C3 Alfoid Silt Loam, 6% to 12% slopes, severely eroded  
A1B2 Alfoid Silt Loam, 2% to 6% slopes, eroded

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 rip-rap 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 INTERIOR STREETS

ALL ROADS WILL BE DEDICATED TO THE PUBLIC

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON  
DATE: SEPTEMBER 24, 1990

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON  
DATE: SEPTEMBER 20, 1993

SIDEWALKS WERE WAIVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON (PARTIALLY WAIVED)  
DATE: NOVEMBER 26, 1990

PRIMARY PLAT APPROVAL  
DATE: NOVEMBER 7, 1990

SANITARY SEWER PLANS WERE APPROVED BY EVANSVILLE WATER AND SEWER UTILITIES ON:  
DATE: SEPTEMBER 14, 1993

TBM #2 EL. 436.80'  
TOP OF NW HEADBOLT OF FIREPLUG  
NEAR LOT 37 IN SECTION B

TBM #1 EL. 435.82'  
TOP OF M/H RIM

SCALE: 1" = 50'

NOTE: ALL MONUMENTS SET ARE 5/8" DIA. REBAR 2'-0" LONG SET FLUSH WITH THE GROUND WITH A PLASTIC LS CAP S0459, UNLESS NOTED OTHERWISE.

1" DIA. IRON PIN, 12" UNDERGROUND  
SE CORNER OF THE SE 1/4, SW 1/4 SECTION 31, T6S, R11W

18" SYCAMORE  
80.92'

12" OAK  
95.08'

5/8" REBAR WITH LS CAP  
S0459 FLUSH WITH THE 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.

### OWNER'S CERTIFICATE

The undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designates the same as WILLOW CREEK SUBDIVISION SECTION C.

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*  
Willow Creek Development Corp  
Bruce Hatfield, President

*Margaret Harp*  
Willow Creek Development Corp  
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 17th day of March, 1994.

My Commission Expires  
*January 6, 1997*

Notary Resides in  
Vanderburgh County, Indiana

### 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 approval by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on NOVEMBER 7, 1990.

*Alfred H. Bann, Jr.*  
President

*Barbara P. Cunningham*  
Executive Director

PLAT RELEASE DATE: 3-17-94

### 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 AUGUST 26, 1993, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 26th day of August, 1993.

*Michael F. Feldbusch*  
Michael F. Feldbusch, RLS  
Indiana Registration No. S0459