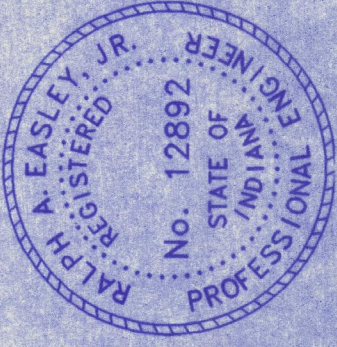
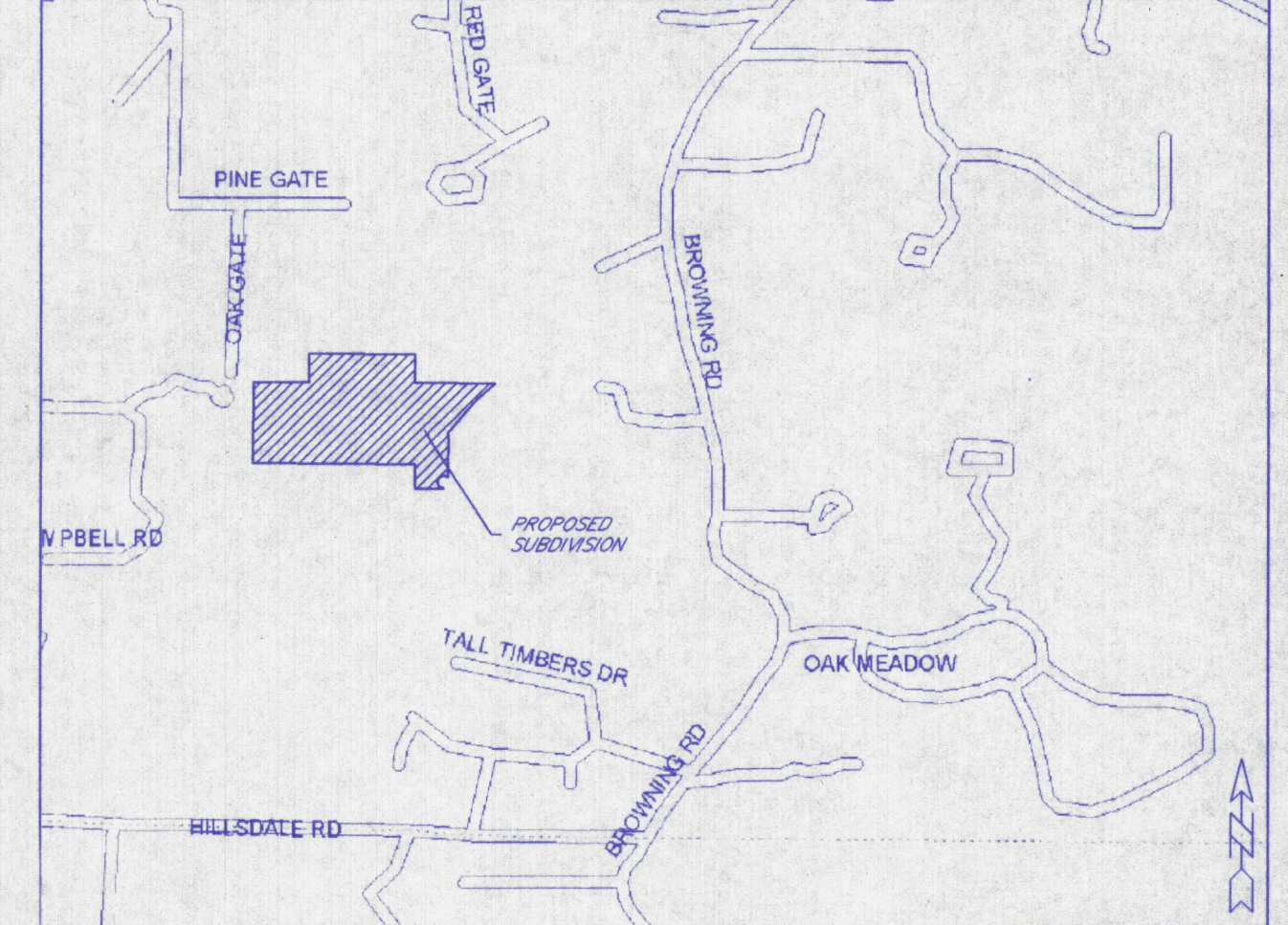


ALEXANDER
ESTATES
(II)



AE2 Andy Easley Engineering
Civil Engineering (812) 424-2487
1133 WEST MILL ROAD
EVANSVILLE, INDIANA 47710

ALEXANDER ESTATES II
AND A REPLAT OF LOTS 3 AND 4
OF ALEXANDER ESTATES



VICINITY MAP
SCALE: 1" = 1000'

General Notes:

1. **Owner/Developer:** Tom and Sherrie Alexander, 12112 Browning Rd., Evansville, Indiana 47711, 812/867-2211
2. **Utilities:** Water service will be provided by individual wells on each lot. Sewer service shall be by individual septic tank/held beds on each lot. Gas and electric service are available by extension.
3. **Erosion Control:**
 - A. Slopes 0% to 6% Shall be Mulched Seeded, i.e., Ryegrass, Red Top, and 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 45 Days of Disturbance of Soil and must remain in Place until Final Grading and Shaping.
 - B. **Final Grading:** Slopes of 0% to 2% Shall be Mulched and Seeded Within 45 Days of Construction/Disturbance. Slopes of 2% to 6% Shall be Seeded or Stabilized with an Erosion Control Mat at Completion of Ditch Grading. Slopes over 6% Require Rip-Rap Concrete Channel Liner or Other Approved (By Vanderburgh County Drainage Board) Stabilization at Completion of Ditch Grading. If Total Ditch Length at That Point is Greater than 100 Feet.
 - C. All Appropriate Means Shall be Used to Prevent Sedimentation from Leaving this Site During Construction of Any Improvement Within the Subdivision.
4. **Zoning:** All Surrounding Property is Zoned Ag. Proposed Subdivision is Zoned Ag.
5. **Closest Utilities:** A portion of the Property is Located Within the 100-year Zone According to Firm Panel 180258-0175 and 180258-0205, Dated August 5, 1991 for Vanderburgh County, Indiana.
6. **Soil Classifications:**
 - So1: Standard Silty Loam, 2 to 6% Eroded
 - So2: Standard Silty Loam, 2 to 6% Eroded
 - So3: Standard Silty Loam, 12 to 18% Slopes, Eroded
 - So4: Standard Silty Loam, 12 to 18% Slopes, Severely Eroded
 - So5: Standard Silty Loam, 12 to 18% Slopes, Severely Eroded
 - So6: Standard Silty Loam, 12 to 18% Slopes, Eroded
7. **Erosion Control:** Encouragement Within Open Drainage Channels, Underdrains, Drainage Conduits or Designated Easements by Fences, Trees, Shrubs, Gardens, Vegetation (Other than Grass) or by Permanent Structures Other than Those Designated by the Drainage Plan for the Subdivision is Prohibited.
8. All Closures are 5/8" Iron Rod (LS 5006) Unless Otherwise Noted.
9. The Lot Owners Association Shall be Responsible, Including Financially, for the Maintenance and Repair of the Entire Storm Water Drainage System, Its Parts, and Easements Within or Attached to this Subdivision and Outside of County Accepted Road Right of Way including:
 - (1) Mowing Grass, Controlling Weeds & Maintaining the Designed Cover of the Waterways, Storage Basins and Easements in Accordance with Applicable Ordinances.
 - (2) Keeping All Parts of the Storm Water Drainage System Operating at All Times as Designed And as Constructed, and Free of All Trash, Debris, and Obstructions to the Flow of Water.
 - (3) Keeping the Channels, Embankments, Shorelines and Bottom of Waterways and Basins Free of All Erosion and Sedimentation.
 - (4) Maintaining and Repairing the Storm Water Drainage System in Accordance with the Conditions Described on the Approved Street And/or Drainage Plans on File in the County Surveyor's Office And/or the County Engineer's Office, and in Compliance with the County Drainage Ordinance.
 - (5) Preventing All Persons or Parties from Causing Any Unauthorized Alterations, Obstructions, or Detrimental Actions from Occurring to Any Part of the Storm Water Drainage System and Easements Within or Attached to this Subdivision.
 - (6) Notice: Any Piles, Fences, Wall Building, Pool, Patio, Planting, Stored Material, Excavation, Fill Or Other Construction, Improvement, Addition to or Alteration of the Land Within a Drainage Easement in this Subdivision Requires the Prior Written Approval of the County Drainage Board.
 - (7) From Maintenance Procedures Shall be Made Part of Lot Owners Association Package.
10. **ALL STORM WATER DRAINAGE GENERATED BY NEW HARD SURFACE AREAS (I.E., ROADS, DRIVEWAYS, ETC.) SHALL BE RETURNED TO SURFACE SHEET PAVED TO PREVENT DEF LAMIN OR GRASS SURFACE & ENTERING UNDISTURBED WOODLAND AREA. NO TILES ARE ALLOWED WHICH WILL CONCENTRATE FLOW.**

Owners Certificate

The Undersigned Owners of the Real Estate Shown and Described Hereon Do hereby Plat and Subdivide Said Real Estate as Shown and Designate the Same as **ALEXANDER ESTATES II AND A REPLAT OF LOTS 3 AND 4 OF ALEXANDER ESTATES**. All Roads Shown and Not Previously Dedicated Are Hereby Dedicated to Public Use.

Slopes of Ground, of the Width Shown on this Plat and Marked "Public Utility Easement" Are Hereby Dedicated to Public Utilities for the Installation, Maintenance, Operation, Engagement, and Repair of the Utility Facilities, Whether above 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 Slopes of Land and Any Fence Located Within Said Slopes of Land is Subject to Removal by a Public Utility, Without Liability, in the Use of Said Easement by Said Utility.

Slopes of Ground Marked "Public Utility and Drainage Easement" Are Dedicated for Surface Water and/or Subsurface Water Drainage in Addition to Public Utilities, Provided, However, That No above Ground Parts of Such Facilities Shall be Placed Within the Banks of Drainage Ditches or Swales in Such a Manner to Impede the Flow of Water.

Slopes 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 a Manner to Impede the Flow of Water.

Owner: THOMAS A. ALEXANDER SHERIL L. ALEXANDER
Street: 12112 BROWNING ROAD
City, State: Evansville, Indiana 47711

Notary Certificate

I, Ralph A. Easley, Jr., do hereby certify that I am a Professional 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 and that All Monuments Shown Exist at All Locations Noted.

Ralph A. Easley, Jr.
Ralph A. Easley, Jr.
Indiana Reg. No. S 0006

APC Certificate

Under the Authority Provided by the Acts of 1981, Public Law No. 306, 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 on _____ 2000.

Plot Release _____

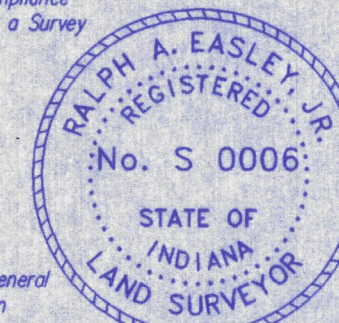
President _____

Executive Director _____

Consent:

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: _____

Road Construction plans were approved by the Vanderburgh County Commissioners on: _____



LAND DESCRIPTION

Lots 3 and 4 of Alexander Estates as per Plat recorded in Plat Book O, Page 200 in the Office of the Recorder of Vanderburgh County, Indiana and part of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 16, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana more particularly described as follows:

Beginning at the Northwest corner of said Alexander Estates, said corner also being the Northeast Corner of said Southwest Quarter of the Northwest Quarter, thence along the boundary of said lots 3 and 4 of Alexander Estates for the next 9 courses:

- 1st: South 89 Degrees 38 Minutes 06 Seconds East a distance of 638.46 feet; thence
- 2nd: South 47 Degrees 46 Minutes 15 Seconds West a distance of 176.18 feet; thence
- 3rd: South 40 Degrees 50 Minutes 14 Seconds West a distance of 357.13 feet; thence
- 4th: Along a curve concave towards the west with a central angle of 40 Degrees 39 Minutes 03 Seconds, an arc distance of 31.91 Feet, a radius of 45.00 Feet with a chord bearing of South 20 Degrees 31 Minutes 13 Seconds West, a chord distance of 31.25 Feet; thence
- 5th: South 00 Degrees 12 Minutes 11 Seconds West a distance of 337.89 feet; thence
- 6th: along a curve concave towards the west with a central angle of 216 Degrees 55 Minutes 38 Seconds, an arc distance of 189.30 Feet, a radius of 50.00 Feet, with a chord bearing of South 18 Degrees 36 Minutes 39 Seconds West and a chord distance of 94.85 Feet; thence
- 7th: South 00 Degrees 08 Minutes 50 Seconds West a distance of 4.04 feet; thence
- 8th: North 89 Degrees 50 Minutes 38 Seconds East a distance of 235.05 Feet to a point on the South and West right-of-way of Oak Gate Road of the Northwest Quarter; thence along said Quarter-Quarter line, said line also being the West line of said lot 3;
- 9th: North 00 Degrees 12 Minutes 11 Seconds East a distance of 197.30 feet; thence departing from the boundary of said Alexander Estates
- 10th: North 89 Degrees 35 Minutes 48 Seconds West a distance of 1312.21 feet; thence
- 11th: North 00 Degrees 19 Minutes 21 Seconds East a distance of 652.02 feet; thence
- 12th: South 89 Degrees 49 Minutes 26 Seconds East a distance of 216.13 feet to a point on the South and West right-of-way of Oak Gate Road as per the plat of Browning Road Estates West Section One as recorded in Plat Book L, page 43 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the South right-of-way of said Oak Gate Road
- 13th: South 89 Degrees 48 Minutes 26 Seconds East a distance of 237.5 feet; thence along the East line of said Browning Road Estates West Section One
- 14th: North 00 Degrees 32 Minutes 31 Seconds East a distance of 230.99 feet; thence
- 15th: South 89 Degrees 42 Minutes 42 Seconds East a distance of 856.02 feet to a point on the East line of said Southwest Quarter of the Northwest Quarter; thence along said Quarter-Quarter line
- 16th: South 00 Degrees 14 Minutes 42 Seconds West a distance of 230.65 feet to the Point of Beginning and containing 1346056.5234 square feet or 30,902 acres more or less.

C:\PROJECTS\ALEX\ALEX11.DWG Tue Apr 17 14:28:57 2001 ANDY EASLEY ENGINEERING, INC. - COPYRIGHTED