

Blue Heron Estates

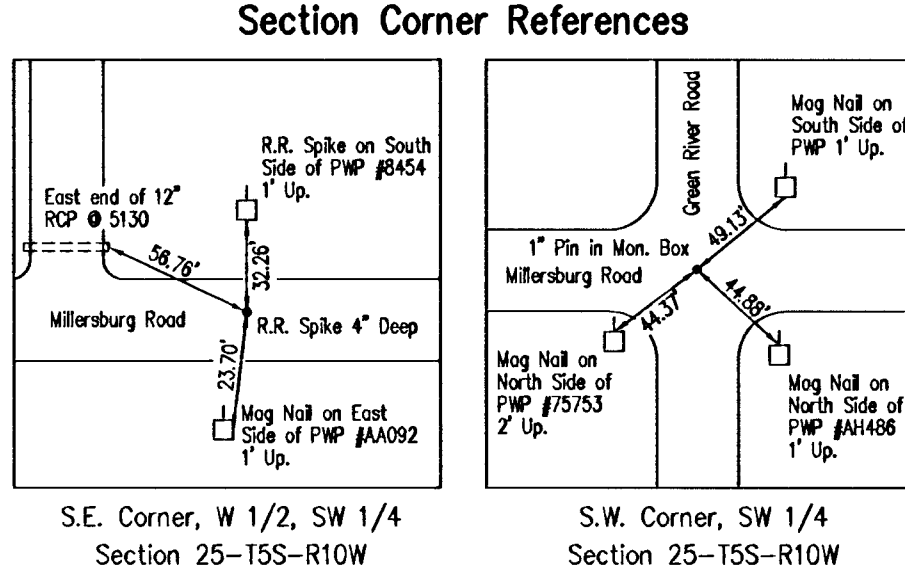
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 08/11/06
 PLAT BOOK 5-18
 INSTR# 2006 R00228082
 BETTY KNIGHT SMITH RECORDER
 VANDERBURGH COUNTY

Easement Line Data Table

Number	Bearing	Distance	Number	Bearing	Distance
E1	N 89°18'30" W	19.56'	E23	S 89°15'29" E	64.00'
E2	N 89°18'30" W	23.89'	E24	N 00°44'31" E	84.62'
E3	N 89°18'30" W	31.94'	E25	N 00°41'30" E	12.00'
E4	N 89°18'30" W	40.00'	E26	N 00°44'31" E	17.22'
E5	N 30°41'30" E	18.35'	E27	N 89°15'29" E	21.58'
E6	N 30°41'30" E	16.40'	E28	N 89°16'58" W	40.37'
E7	S 50°52'28" E	5.00'	E29	N 89°15'29" E	51.03'
E8	N 30°41'30" E	27.73'	E30	N 02°21'22" W	68.33'
E9	N 89°15'29" E	14.03'	E31	N 21°53'45" W	28.36'
E10	N 89°15'29" E	47.33'	E32	N 89°15'29" E	36.50'
E11	S 50°52'28" E	31.10'	E33	N 20°02'38" W	54.16'
E12	S 30°07'32" W	168.66'	E34	N 04°20'50" W	49.56'
E13	N 18°58'51" W	121.74'	E35	N 89°15'29" W	13.00'
E14	N 30°41'30" E	15.42'	E36	N 89°15'29" W	34.51'
E15	N 40°04'43" W	130.03'	E37	S 45°41'30" W	18.17'
E16	N 89°15'29" W	39.45'	E38	N 89°15'29" W	73.57'
E17	N 00°44'31" E	8.06'	E39	N 89°15'29" W	13.38'
E18	N 89°15'29" E	63.21'	E40	S 32°31'20" E	6.16'
E19	N 30°41'30" E	42.59'	E41	N 89°15'29" W	75.62'
E20	S 89°15'29" E	10.34'	E42	S 89°15'29" E	52.55'
E21	S 89°15'29" E	8.03'	E43	N 86°00'18" E	30.56'
E22	N 39°52'09" E	44.32'	E44	N 00°44'31" E	2.52'

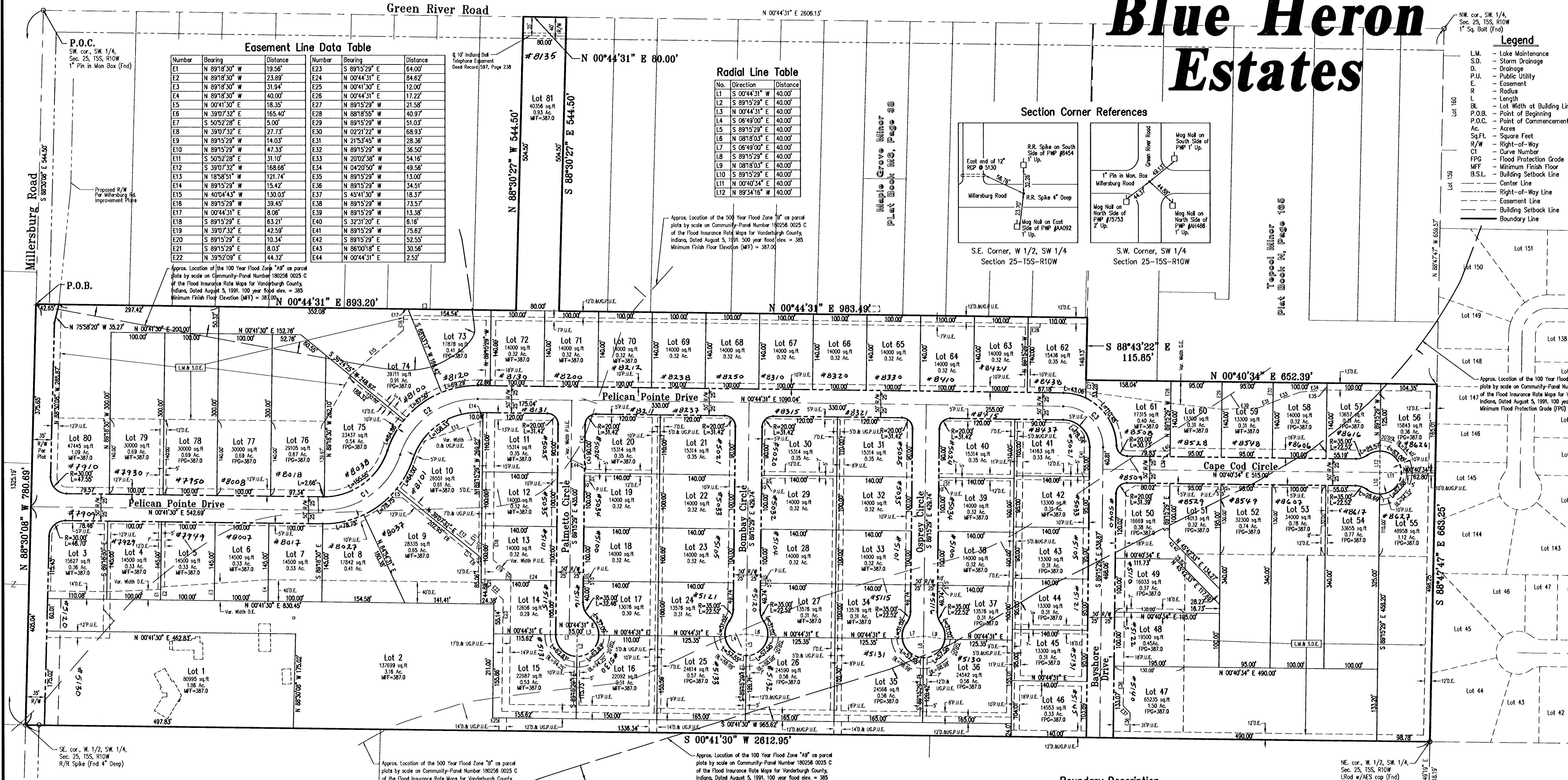
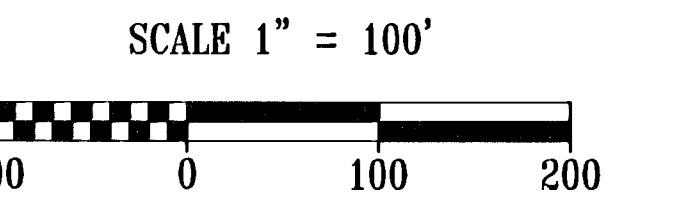
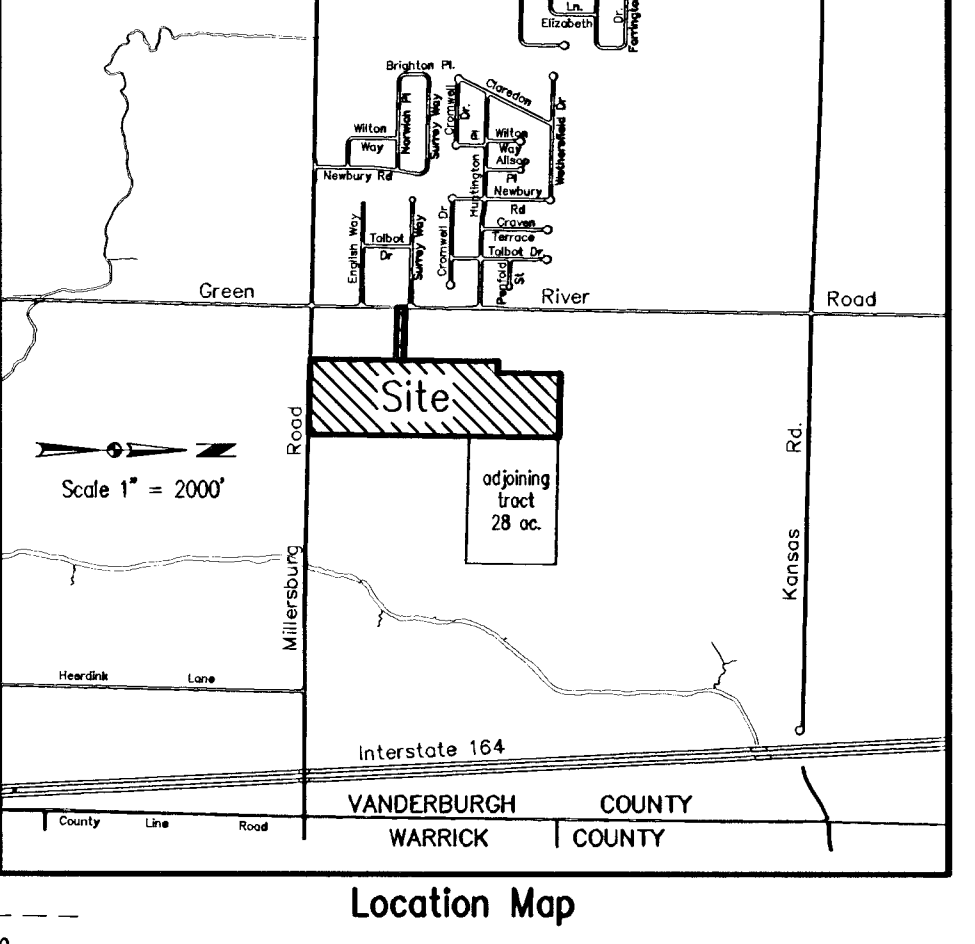
Radial Line Table

No.	Direction	Distance
L1	S 00°44'31" W	42.00'
L2	S 89°15'29" E	40.00'
L3	N 00°44'31" E	40.00'
L4	S 06°49'00" E	40.00'
L5	S 89°15'29" E	40.00'
L6	N 08°18'03" E	40.00'
L7	S 06°49'00" E	40.00'
L8	S 89°15'29" E	40.00'
L9	N 08°18'03" E	40.00'
L10	S 89°15'29" E	40.00'
L11	N 00°44'31" E	40.00'
L12	N 89°34'18" W	40.00'



Legend

- LM - Lake Maintenance
- S.D. - Storm Drainage
- P.U. - Public Utility
- R/W - Right-of-Way
- C.I. - Curve Number
- F.P.C. - Flood Protection Grade
- M.F.F. - Minimum Finish Floor
- B.S.L. - Building Setback Line
- C.L. - Center Line
- R.O.W. - Right-of-Way Line
- E.L. - Easement Line
- B.L. - Building Setback Line
- B.L. - Boundary Line



General Notes

Access: Lots 1 and 2 shall have direct access to Millersburg Road. Lot 81 shall have direct access to Green River Road. All other lots shall access interior streets only.

Lake Recreation: For overall Lot Owner Lake use see Restrictive Covenants.

Utilities: Water, Gas and Sanitary Sewers are available to be extended to the site.

Road Grades: Maximum road grades will not exceed 10.0%.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Zoning: The subject property is currently zoned Ag.

Flood Plain Data: Portion of the proposed subdivision lies within the boundaries of the 100 year flood zone "A9" as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0025 C, dated August 5, 1991. The 100 Year Elevation shown hereon is 385.00.

All first floor grades shall conform to local and state enforced building codes. First floor grades shall be set to allow for proper drainage around houses.

The lowest floor elevations of any enclosed space (including garages) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on all lots near the flood plain. The minimum FPG for these lots is 387.00.

All those lots marked "MFF" is the Flood Protection Grade determined by the Vanderburgh County Building Commissioner for those lots lying outside the Special Flood Hazard Zone "A" and inside the Special Flood Hazard Zone "B".

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- Keeping all parts of the storm water drainage system operating as designed and as constructed, and free of all trash, debris, and obstructions to the flow of water.
- Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
- 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 easement which lies on his or her property.
- The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins all of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this Subdivision; and which are in drainage easements and outside of the county accepted road rights-of-way as shown on the plat of this subdivision.

7. NOTICE: Any pipe, fence, 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.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., ryegrass, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, 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.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. Ltd. #0023".

Bench Mark Data: Reference Bench Mark - Vanderburgh SIC Survey disk at the entrance to the Vanderburgh Sheriff's Training Center on Kansas Rd. ELEV. = 377.62

Composition Certification: Within Flood Zone "A", a soils engineer shall certify the composition, methods, and suitability of fill in the area of building pads and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on the soil conditions.

Curve Data Table

No.	Data Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C1	72°31'52"	N 35°34'07" W	110.03	150.00	189.86	177.44
C2	72°34'16"	N 35°32'37" W	110.13	150.00	189.99	177.54
C3	90°00'00"	N 45°44'31" E	75.00	75.00	117.81	108.07

Affirmation Statement

I affirm, under the penalties for perjury, that I have taken reasonable care to ensure that each social security number in this document, unless required by law.

Danny K. Leek
 Danny K. Leek, Preparer

County Note:

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: April 26, 2005

Roadway plans were approved by the Vanderburgh County Engineer on: May 24, 2005

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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on: May 2, 2004 AT SUB REVIEW

James J. Stevens
 President

Cathy Smith
 Attest Executive Director

Secondary Plat complies with the Ordinance and is released for recording.

Cathy Smith
 Executive Director

PLAT RELEASE DATE: Aug. 11, 2006

Boundary Description

Part of the West Half of the Southwest Quarter of Section 25, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at the southwest corner of the southwest quarter of said section 25, said point is also the intersection of Green River Road and Millersburg Road; thence along the south line thereof South 88 degrees 30 minutes 08 seconds East 544.50 feet to the point of beginning; thence parallel with the west line of said southwest quarter North 00 degrees 44 minutes 31 seconds East 89.320 feet; thence North 88 degrees 30 minutes 27 seconds West 544.50 feet to a point on the west line of said quarter section; thence along the west line thereof North 00 degrees 44 minutes 31 seconds East 80.00 feet; thence South 88 degrees 30 minutes 27 seconds East 544.50 feet; thence North 00 degrees 44 minutes 31 seconds East 983.49 feet; thence South 88 degrees 43 minutes 22 seconds East 115.85 feet; thence North 00 degrees 40 minutes 34 seconds East 652.39 feet to a point on the north line of said quarter section; thence along the north line thereof South 88 degrees 47 minutes 47 seconds East 683.25 feet to the northeast corner of the west half of said quarter section; thence along the east line thereof South 00 degrees 41 minutes 30 seconds West 2812.95 feet to the southeast corner of the west half of said quarter section; thence along the south line thereof North 88 degrees 30 minutes 08 seconds West 780.69 feet to the point of beginning containing 45.99 acres (2003388 sq.ft.) more or less.

Subject to all Easements and Rights-of-way of record.

Surveyor's Certificate

I, Danny K. Leek, 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 plat correctly represents a survey by me, and that all monuments shown exist at locations as noted. Witness my hand and seal this 21st day of July, 2006.

Danny K. Leek
 Danny K. Leek, P.L.S. #153480
 Morley and Associates Inc.
 4800 Rosebud Lane
 Newburgh, IN 47630
 (812) 464-9585

STATE OF INDIANA
 LAND SURVEYOR

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 20th day of July, 2006.

My Commission Expires: 9-21-09
 Notary Resides in: Posey
 County, Indiana

Kristy M. Sawyer
 Notary Public

Kristy M. Sawyer
 (Type or printed name)

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 28th day of JULY, 2006.

My Commission Expires: MAY 21, 2010
 Notary Resides in: VANDERBURGH
 County, Indiana

Gerald M. Withrow
 Notary Public

Gerald M. Withrow
 (Type or printed name)

Secondary Plat

APC 4-S-2004

Designed by: D.K.L. Job Number: 5911

Drawn by: J.E.V. Date: 7/27/2006

Filename: 5911secondary-plat.dwg

Engineering
 Surveying
 Architecture
 Construction Management

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 Henderson, KY (270) 830-0300
 Jasper, IN (812) 634-9990

www.morleyandassociates.com