

BRIDLEWOOD SECTION TWO

DULY ENTERED FOR RECORD SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 MAY 16 2001
 Signature: *[Signature]*
 AUDITOR
#2952

Q-136
 MAY 16, 2001
 2001R00016237

CURVE DATA TABLE

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD	LEN. CH.	TANGENT
Curve #2	45.00'	90.00°	79.69'	N 43°38'38" W	63.64'	45.00'

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- EASEMENT LINES
- BUILDING SETBACK LINES
- RIGHT-OF-WAY
- CENTERLINE
- BENCH MARK: Aluminum disk set in top of curb
Elevations are stamped in disk as noted in plan

GENERAL NOTES

- Zoning:** The subject property and all abutting property is zoned agricultural (AG). All lots conform to Table A of Vanderburgh Co Zoning Code.
- Utilities:** Sanitary sewer, water, gas, electric, telephone, and cable will be extended to the site.
- Flood Plan Data:** A portion of this property lies within the 100 year flood zone (Zone A), as shown on Flood Insurance Rate Map (FIRM) Community Panel #80256 0025 C, dated August 5, 1991. The lowest floor elevation of any enclosed space (including garage), 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 affected by the flood plan. Any crawl space located on a lot with a FPG designation shall maintain an elevation at the lowest point in the crawl space of at least 1'0" above the 100 year flood elevation.
- Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow storm water runoff from abutting lots to flow freely to drainage ditches or street curbs.
- Road Grades:** Maximum road grades will not exceed 5.0%.
- Temporary Erosion Control:** (during construction)
 - Slopes of 0% - 5% 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 5% 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 0% - 2% shall be mulched and seeded within forty-five (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.
- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "R/S 900097".
- Drainage Facility Maintenance:** The individual Lot Owner shall be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and specifically the Lake Maintenance & Storm Detention Equipment (LMS&DE) and Drainage Easements (DE), which exist on his or her property in working order including:
 - (A) Mowing grass, controlling weeds, and maintaining the designed cover for the waterways, storage basins, and easements in accordance with applicable ordinances.
 - (B) Keeping all parts of the storm water drainage system operating as designed and constructed, and free of all trash, debris, and obstructions to the flow of water.
 - (C) Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
 - (D) 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.
 - (E) 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.
 - (F) 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.
 - (G) NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition, or alteration of the lot of land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.
- Lot Access:** All lots must access to interior streets only. Driveways onto Fisher Road are prohibited.

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter of Section 14, Township 5 South, Range 10 West of the Second Principal Meridian, lying in Scott Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 14; thence along the East line thereof, North 01 degrees 20 minutes 59 seconds East 1315.11 feet to the Northeast corner of said Quarter Quarter Section; thence along the North line thereof, North 88 degrees 45 minutes 45 seconds West 25.00 feet to the POINT OF BEGINNING; thence parallel with said East line, South 01 degrees 20 minutes 59 seconds West 650.39 feet to the Northeast corner of Lot 16 in Bridlewood, Section One, as per plat thereof, recorded in Plat Book 2, Page 49 in the office of the Recorder of Vanderburgh County, Indiana; thence along the North line of said Lot 16, North 88 degrees 38 minutes 38 seconds West 161.02 feet to the Northwest corner thereof and the East Right-of-Way of Rosshire Drive; thence along said Right-of-Way, North 01 degrees 21 minutes 22 seconds East 23.87 feet; thence North 88 degrees 38 minutes 38 seconds West 570.00 feet; thence South 01 degrees 21 minutes 22 seconds West 915 feet to the Northeast corner of Lot 74 in said Bridlewood, Section One; thence along the North line of said Lot 74, North 88 degrees 38 minutes 38 seconds West 130.00 feet to the Northwest corner thereof; thence North 01 degrees 21 minutes 22 seconds East 144.15 feet; thence South 88 degrees 38 minutes 38 seconds East 11.30 feet; thence North 01 degrees 21 minutes 22 seconds East 180.00 feet; thence South 88 degrees 38 minutes 38 seconds East 683.00 feet; thence North 01 degrees 21 minutes 22 seconds East 237.00 feet; thence South 88 degrees 38 minutes 38 seconds East 158.42 feet; thence North 17 degrees 02 minutes 31 seconds East 27.27 feet to the North line of said Quarter Quarter Section; thence along said North line, South 88 degrees 43 minutes 46 seconds East 87.34 feet to the Point of Beginning, containing 8.636 acres, more or less.

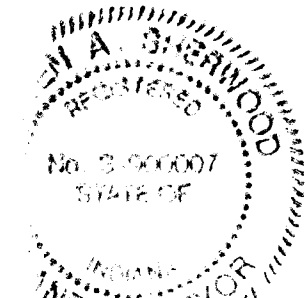
Also Easements "A" and "B" as shown on the Plat

SURVEYORS CERTIFICATE

I, Steven A. Sherwood, 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 APRIL 13, 1999 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 24th day of April, 2001.

[Signature]
 Steven A. Sherwood, L.S.
 Indiana Registration No. 900007



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

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

MAY 24, 1999 DATE

MARCH 19, 2001 DATE

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:

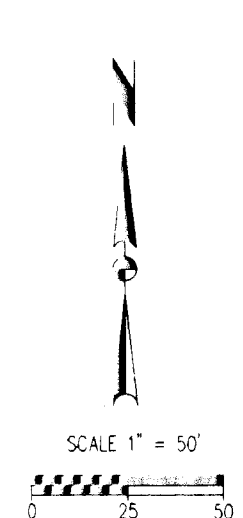
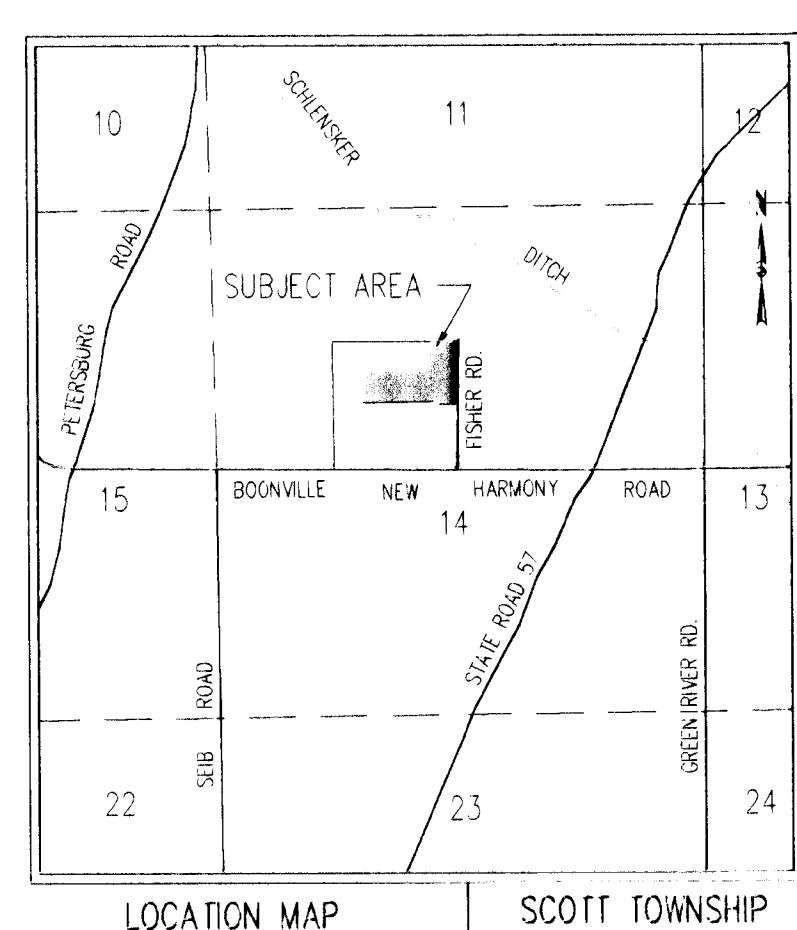
APRIL 17, 2001 DATE



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 plan has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting on MAY 5, 1999.
 President: *[Signature]*
 Executive Director: *[Signature]*
 PLAT RELEASE DATE: May 28, 2001

NE COR. SE 1/4
 N.W. 1/4, SEC. 14-5-10
 (3/4" PIPE FND - 1" DOWN)



OWNERS CERTIFICATE

The undersigned owners of the real estate shown, and described herein, do hereby plat and subdivide said real estate as shown and designate the same as BRIDLEWOOD SECTION TWO. All roads shown, and not previously dedicated, are hereby dedicated to public use. Strips or areas of land of the dimensions shown on this plat and marked "PUE" (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 areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "DE" (Drainage Easement) are hereby dedicated to cross, underground only, such Drainage Easements with utility facilities, and provided that such facilities are not placed in such a 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, so long as any damage caused to the designed facility is repaired by the utility company equal to the design standards.

Strips or areas of land of the dimensions shown on this plat and marked "LMS&DE" (Lake Maintenance & Storm Detention Easement) are dedicated for maintenance of the storm detention system. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fees may not be extended across the Lake Maintenance & Storm Detention Easement.

Strips or areas of land of the dimensions shown on this plat and marked "D&U" (Drainage and Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structure other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by Drainage Board or a public utility without liability, in the use of said easements.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance, or reconstruction.

BRIDLEWOOD DEVELOPMENT L.L.C.
 4700 ST. ANGELO-CENTHIANA ROAD
 WADESVILLE, IN 47438

[Signature]
 N.J. ELPER, MEMBER-MANAGER

Q-136

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 24th day of April, 2001.

My Commission Expires June 11, 2001

[Signature]
 Notary Public
 Resides in Vanderburgh County, Indiana
 County, Indiana



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 Executive Director: *[Signature]*
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