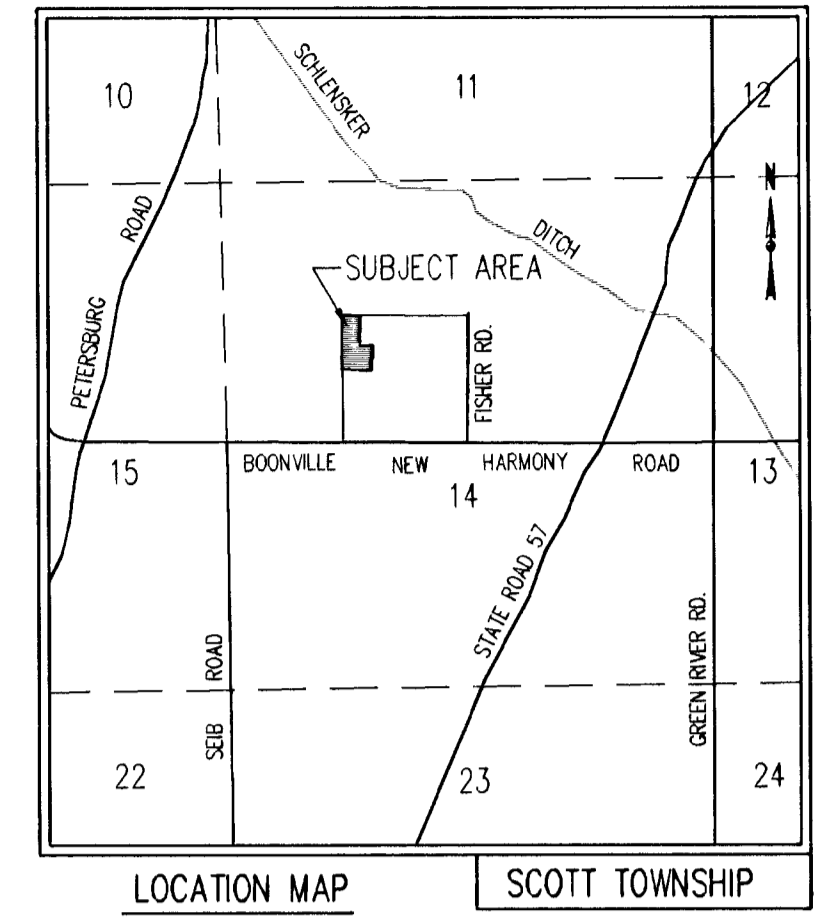


# BRIDLEWOOD

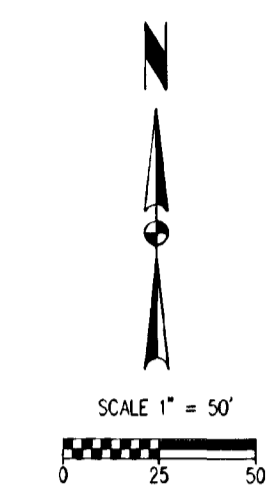
## SECTION THREE

### SECONDARY PLAT

RECEIVED FOR RECORD  
 AT 7:45 PM  
 PAGE 158  
 BETTY HOFF-GARTH RECORDER  
 VANDERBURGH COUNTY  
 OCT 3, 2001  
 2001R00034248



DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 OCT 03 2001  
 Suzanne M. Conrad  
 AUDITOR  
 #6204



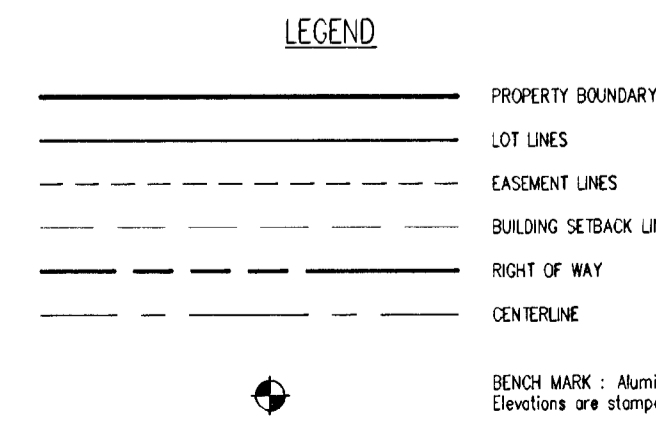
#### BOUNDARY DESCRIPTION

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 South line thereof, North 88 degrees 38 minutes 38 seconds West 396.10 feet to the Southwest corner of Bridlewood Section One, as per plat thereof, recorded in Plat Book Q, Page 49 in the office of the Recorder of Vanderburgh County, Indiana; thence along the West line thereof, North 01 degrees 21 minutes 22 seconds East 679.40 feet to the Northwest corner of said Bridlewood Section One and the Southwest corner of Bridlewood Section Two, as per plat thereof, recorded in Plat Book Q, Page 136 in said Recorder's office; thence along the West line thereof, North 01 degrees 21 minutes 22 seconds East 69.30 feet to the Southwest corner of Lot 76 in said Bridlewood Section Two, said point being the POINT OF BEGINNING; thence North 88 degrees 38 minutes 38 seconds West 130.00 feet; thence North 01 degrees 21 minutes 22 seconds East 6.30 feet; thence North 88 degrees 38 minutes 38 seconds West 184.46 feet to the West line of said Quarter-Quarter Section; thence along said West line, North 01 degrees 21 minutes 05 seconds East 558.16 feet to the Northwest corner of said Quarter-Quarter Section; thence along the North line thereof, South 88 degrees 38 minutes 38 seconds East 187.75 feet; thence South 01 degrees 21 minutes 22 seconds West 109.89 feet; thence Southeastly 31.42 feet along an arc to the left, having a radius of 20.00 feet and subtended by a long chord having a bearing of South 43 degrees 38 minutes 40 seconds East and a length of 28.28 feet; thence South 01 degrees 21 minutes 22 seconds West 50.00 feet; thence Southwesterly 31.42 feet along an arc to the left, having a radius of 20.00 feet and subtended by a long chord having a bearing of South 46 degrees 21 minutes 22 seconds West and a length of 28.28 feet; thence South 01 degrees 21 minutes 22 seconds West 110.00 feet; thence South 88 degrees 38 minutes 38 seconds East 141.30 feet to the Northwest corner of Lot 31 in said Bridlewood Section Two; thence along the West line of said Lot 31 and the extension thereof, South 01 degrees 21 minutes 22 seconds West 180.00 feet; thence North 88 degrees 38 minutes 38 seconds West 11.30 feet to the Northwest corner of said Lot 76; thence South 01 degrees 21 minutes 22 seconds West 74.85 feet to the Point of Beginning, containing 3.219 acres, more or less.

#### GENERAL NOTES

1. **Zoning:** The subject property and all abutting property is zoned agricultural (AG). All lots conform to Table A of Vanderburgh Co. Zoning Code.
2. **Utilities:** Sanitary sewer, water, gas, electric, telephone, and cable will be extended to the site.
3. **Flood Plain Data:** No portion of this property lies within the 100 year flood zone (Zone A), as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991.
4. **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 swales or street curbs.
5. **Road Grades:** Maximum road grades will not exceed 5.0%.
6. **Temporary Erosion Control:** (during construction)
  - Slopes of 0% - 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and sloping.
  - Slopes of more than 6% 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.
7. **Erosion Control for Ditches:**
  - Slopes of 0% - 2% shall be mulched and seeded within forty-five (45) days of disturbance.
  - Slopes of 2% - 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
  - Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
8. **Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007".
9. **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 Easement (LM&SDE) 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 to, or alteration of the of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.
10. **Lot Access:** All lots must access to interior streets only.

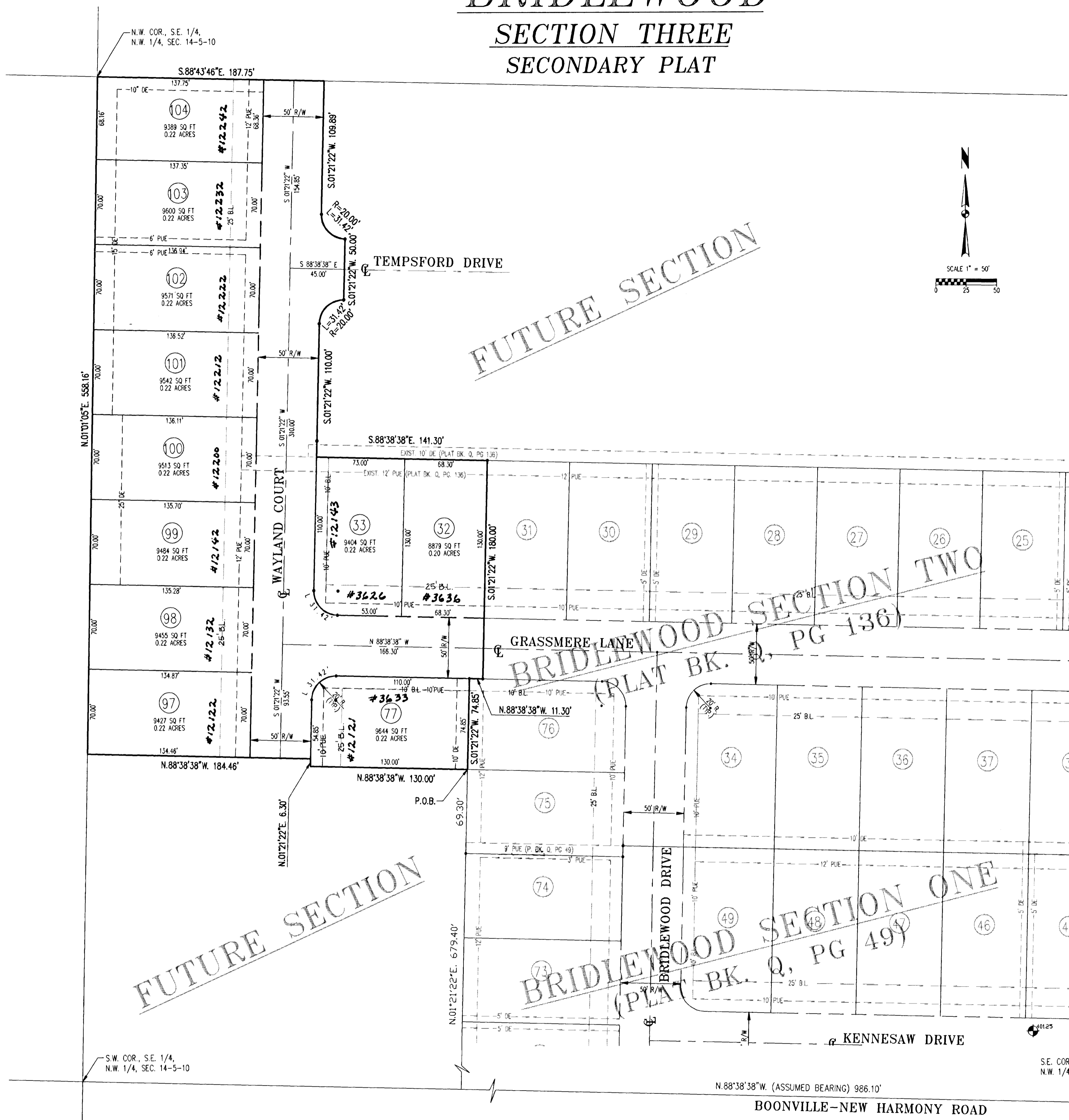
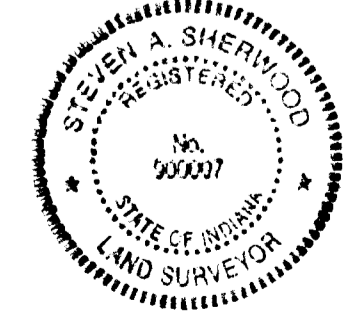


#### SURVEYORS CERTIFICATE

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 25th day of SEPT. 1999 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 18th day of SEPT. 2001.

*Steven A. Sherwood*  
 Steven A. Sherwood  
 Indiana Registration No. 900007



#### OWNERS CERTIFICATE

The undersigned owners of the real estate shown, and described herein, do hereby plot and subdivide said real estate as shown and designate the same as BRIDLEWOOD SECTION THREE. 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 for the conveyance of surface water and/or subsurface water, provided, however, that public utilities are hereby permitted 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.

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

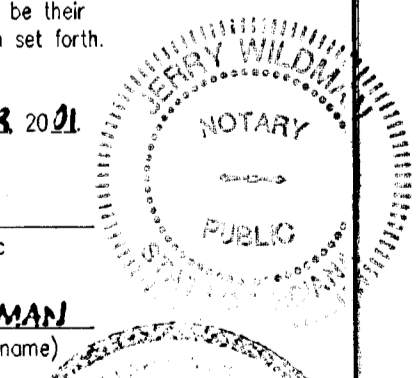
BRIDLEWOOD DEVELOPMENT L.L.C.  
 4700 ST. MENDEL-CYNTHIANA ROAD  
 WADESVILLE, N. 47378  
*John J. Eifers*  
 JOHN J. EIFERS, MEMBER-MANAGER

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	SEPTEMBER 17, 2001
DATE	DATE
SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:	
SEPTEMBER 18, 2001	
DATE	

#### 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 SEPTEMBER 2001  
 My Commission Expires: 1-12-08  
 Notary Public  
 Notary Resides in: GIBSON, County, Indiana  
*Jerry Wildman*  
 JERRY WILDMAN  
 (typed or printed name)



## Q-158

#### 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 PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on MAY 5, 1999.

*Barbara G. Cunningham*  
 Barbara G. Cunningham  
 Executive Director

PLAT RELEASE DATE: OCT. 3, 2001