

BRIDLEWOOD SECTION FOUR SECONDARY PLAT

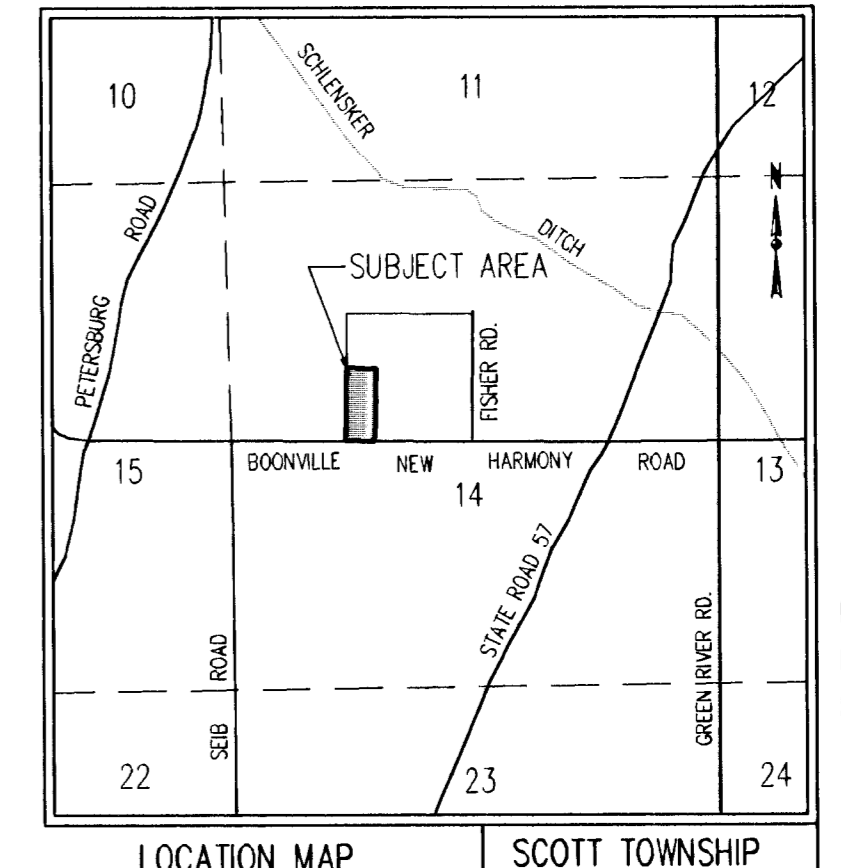
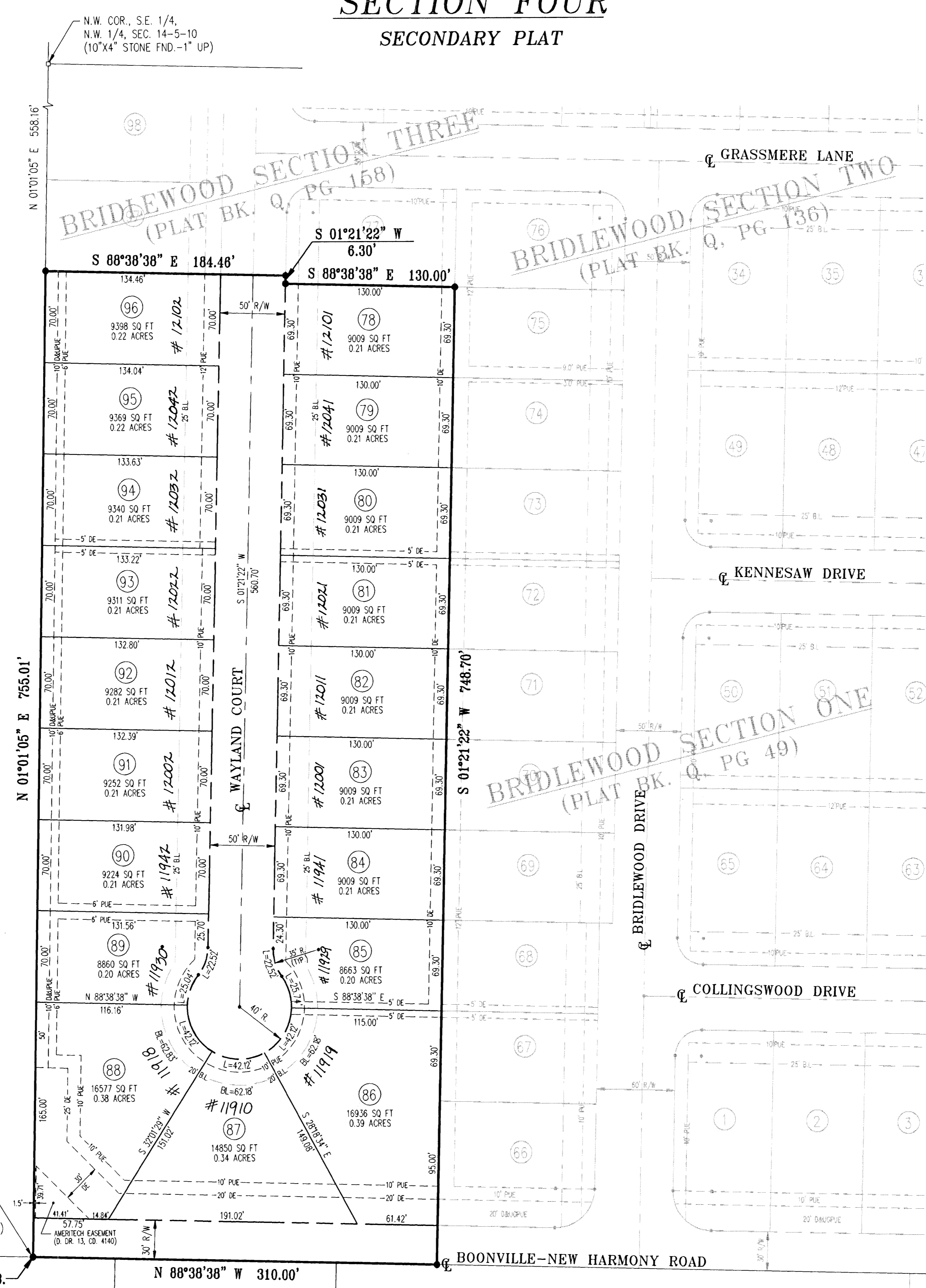
BOUNDARY DESCRIPTION

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:

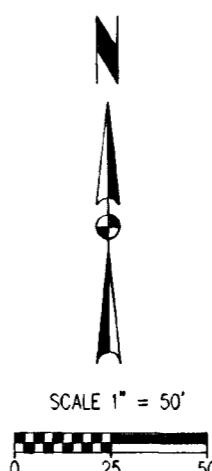
Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 14; thence along the West line thereof, North 01 degrees 01 minutes 05 seconds East 755.01 feet to the Southwest corner of Bridlewood Section Three, as per plat thereof, recorded in Plat Book Q, Page 158 in the office of the Recorder of Vanderburgh County, Indiana; thence along the South line thereof, South 88 degrees 38 minutes 38 seconds East 184.46 feet; thence continue along said South line, South 01 degrees 21 minutes 22 seconds West 6.30 feet; thence continue along said South line, South 88 degrees 38 minutes 38 seconds East 130.00 feet to the Southeast corner of said Bridlewood Section Three and a point on the West line of Bridlewood Section Two, as per plat thereof, recorded in Plat Book Q, Page 136 in said Recorder's office; thence along said West line and the West line of Bridlewood Section One, as per plat thereof, recorded in Plat Book Q, Page 49 in said Recorder's office, South 01 degrees 21 minutes 22 seconds West 748.70 feet the Southwest corner of said Bridlewood Section One and the South line of said Quarter Quarter Section; thence along said South line, North 88 degrees 38 minutes 38 seconds West 310.00 feet to the Point of Beginning, containing 5.393 acres, more or less.

GENERAL NOTES

- Zoning:** The subject property is zoned agricultural (R1). 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 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 Plan 180256 0025 C, dated August 5, 1991.
- 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.
- Road Grades:** Maximum road grades will not exceed 5.0%.
- 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 shaping.
 - 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.
- 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 "RLS 900007."
- 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:
 - Mowing grass, controlling weeds, and maintaining the designed cover for the waterways, storage basins, and easements in accordance with applicable ordinances.
 - 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.
 - 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.
- 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.
- Lot Access:** All lots must access to interior streets only.



FILED FOR RECORD SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 AUG 20 2002
 Betty Knight, Recorder
 5739
 RECEIVED FOR RECORD
 DATE AUG. 20, 2002 9:23 AM
 PLAT BOOK R
 PAGE 15
 INSTR # 2002R00031508
 BETTY KNIGHT, SMITH RECORDER
 VANDERBURGH COUNTY



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 BRIDLEWOOD SECTION FOUR. 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 dedicated for 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.

Strips or areas of land of the dimensions shown on this plat and marked "D&PUE" (Drainage and Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation or 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. WENDEL - CYNTHIANA ROAD
 WADESVILLE, IN 47638

John J. Elpers, Member-Manager

R-15

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:	SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:	ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
MAY 24, 1999	JULY 23, 2002	JULY 8, 2002
DATE	DATE	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 6th day of August, 2002
 My Commission Expires: 11-26-03
 Notary Resides In: Vanderburgh County, Indiana
 Notary Public: Kristina M. Plister (typed or printed name)

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.
 Mark Foster, President
 Blaine Oliver, Executive Director (ASSIST.)
 PLAT RELEASE DATE: Aug. 20, 2002
 Blaine Oliver, Executive Director (ASSIST.)

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 13th, 1999 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 6th day of August, 2002

Steven A. Sherwood, L.S.
 Indiana Registration No. 900007

R-15 Apr 11-5-99
 DATE: 08-06-02, PROJECT: 109-02-36, FILENAME: SEC4PLAT.DWG

