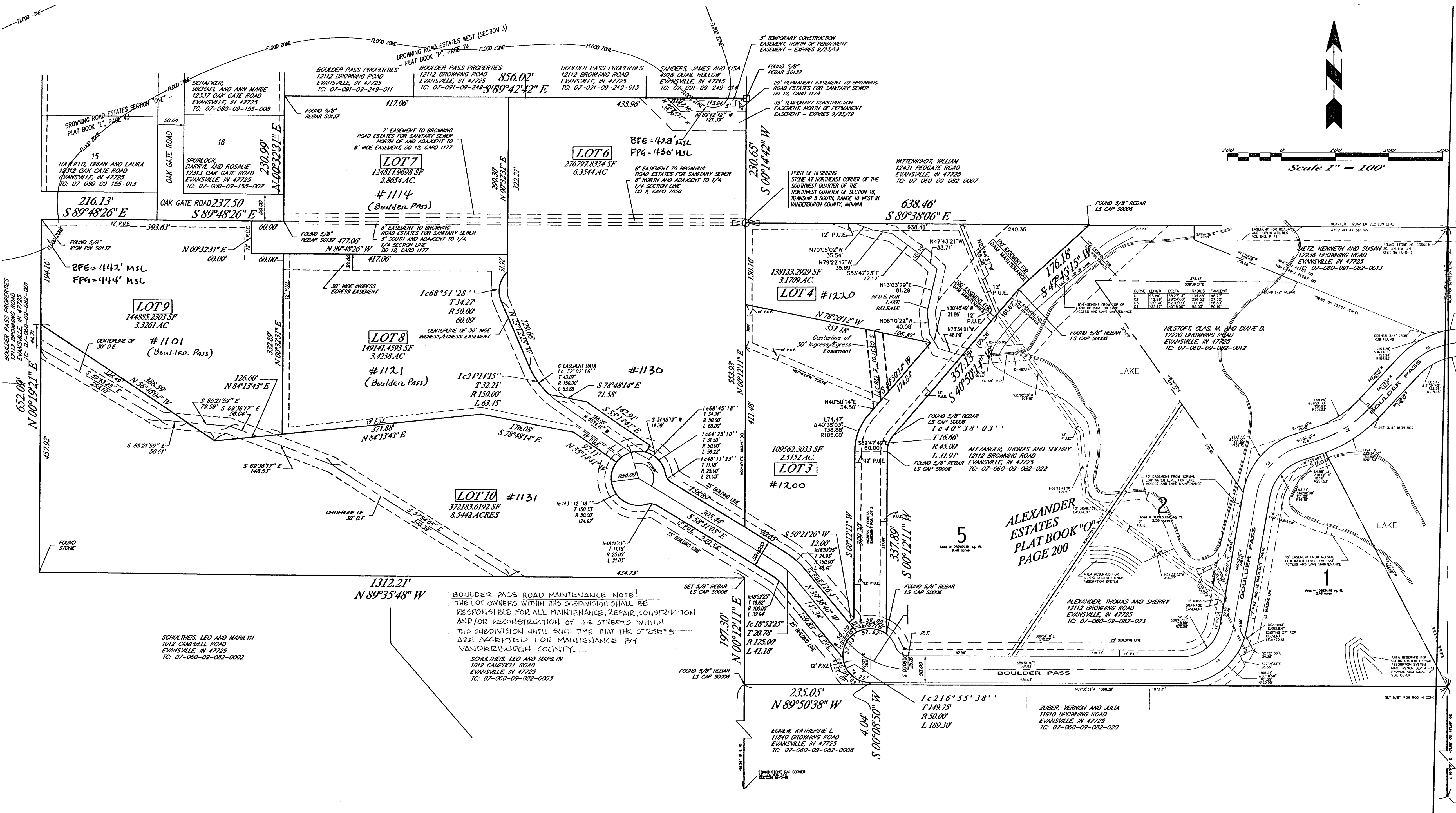
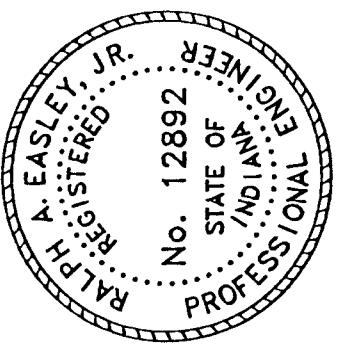


RECEIVED FOR RECORD
 DATE 02-04-02 10:04 AM
 PLAT BOOK R-94
 INSTR. 2004R0003708
 BETTY KNIGHT-SMITH RECORDER
 VANDERBURGH COUNTY

ONLY ENTITLED FOR TAXATION SUBJECT
 TO FINAL ACCEPTANCE FOR TRANSFER

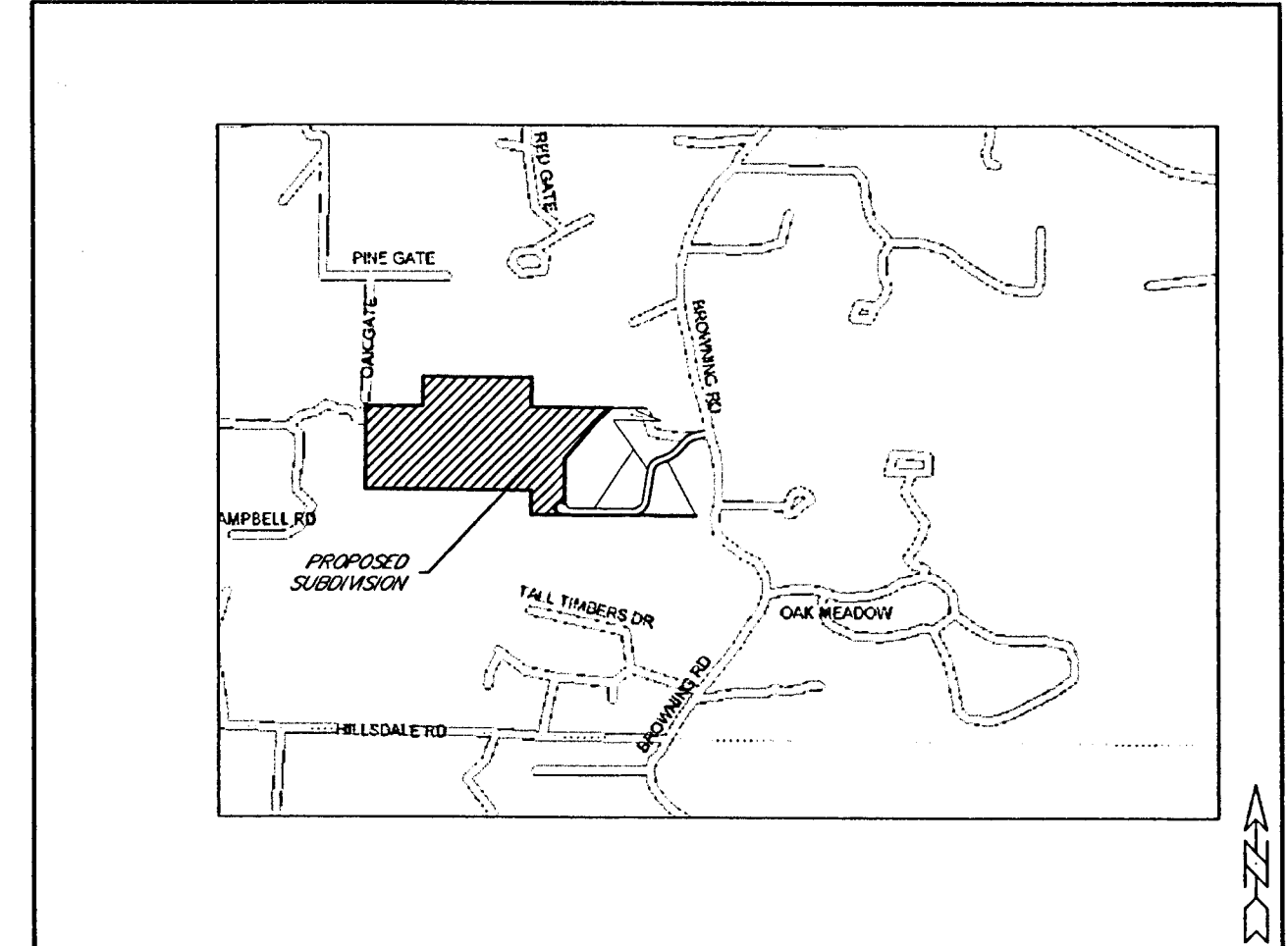
FEB 04 2004

Betty Knight-Smith
 AUDITOR
 # 712



Scale 1" = 100'

R-94



VICINITY MAP

General Notes:

- Owner/Developer: Tom and Sherrill Alexander, 1212 Browning Rd., Evansville, Indiana 47711; 812/867-3211
- Utilities: Water service will be provided by individual wells on each lot. Sewer service shall be by individual septic tank/flood beds on each lot. Gas and electric service are available by extension.
- Erosion Control:
 - Temporary Erosion Control Statement: Indicate that slopes 0% to 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 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.
 - Final Grading: Slopes of 0% to 2% shall be mulched and seeded within 30 days of construction. 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.
 - All Appropriate Means Shall Be Used to Prevent Sedimentation from Leaving this Site During Construction of Any Improvement Within the Subdivision.
 - Zoning: All Surrounding Property is Zoned Ag. Proposed Subdivision is Zoned Ag.
 - Flood Plain: A portion of the Property is Located Within the 100-year Zone According to Firm Panel 180256 00150 and 180256 00250, Dated August 5, 1991 for Vanderburgh County, Indiana.
 - Soil Classifications:
 - H02: Hoarier Silt Loam, 2 to 6%, Eroded
 - S2: Shallow Silt Loam
 - W02: Wellston Silt Loam 12 to 18% Slopes, Eroded.
 - Z02: Zanesville Silt Loam, 12 to 18% Slopes, Severely Eroded.
 - Z03: Zanesville Silt Loam, 12 to 18% Slopes, Eroded.
 - Z04: Zanesville Silt Loam, 12 to 18% Slopes, Eroded
 - Encroachment Within Open Drainage Channels, Underground 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.
 - All Corners Are 5/8" Iron Rod (LS 50006) Unless Otherwise Noted.
 - Lot Access: All Lots Must Access Streets and Ingress/Egress Easements Within this Subdivision. No Lots Shall Access Oak Gate Road Unless an Extension of Oak Gate Road is Constructed to Current Vanderburgh County Standards for Paved Roads.
 - Alexander Estates Homeowners' Association, Inc. 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:
 - Mowing Grass, Controlling Weeds & Maintaining the Designed Cover of the Waterways, Storage Basins and Easements in Accordance with Applicable Ordinances.
 - 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.
 - Keeping the Channels, Embankments, Shorelines and Bottom of Waterways and Basins Free of All Erosion and Sedimentation.
 - Maintaining and Repairing the Storm Water Drainage System in Accordance with the Conditions Described on the 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.
 - Preventing All Persons or Parties from Causing Any Unlawful Alterations, Obstructions, or Detrimental Actions from Occurring by Any Part of the Storm Water Drainage System and Easements Within or Attached to this Subdivision.
 - Notice: Any Poles, Fence Post, Building Poles, Poles, 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.
 - Open Maintenance Procedures Shall Be Made Part of Alexander Estates Homeowners' Association, Inc. Package.

Owners Certificate

The Undersigned Owners of the Real Estate Shown and Described Hereon Does Hereby Plat and Subdivide Said Real Estate as Shown And Designates 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.

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 located 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 "D&U" (Drainage & Underdrain Public Utility Easement), are hereby dedicated for conveyance of surface water and/or subsurface water and/or subsurface utility facilities, 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 structures 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 the Drainage Board or a public utility without liability in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "LMA&SE" (Lake Maintenance & Storm Detention Easement), are hereby dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Detention Easements.

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.

Owner: *Thomas A. Alexander, Sherrill L. Alexander*
 THOMAS A. ALEXANDER SHERRILL L. ALEXANDER

Street: 1212 BROWNING ROAD
 City, State: Evansville, Indiana 47711

County: Vanderburgh

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on July 23rd, 2001.
 Road Construction plans were approved by the Vanderburgh County Commissioners on August 6th, 2001

Notary Certificate

State of Indiana }
 County of Vanderburgh }
 Before Me, the Undersigned Notary Public for Vanderburgh County, State of Indiana Personally Appeared the above Signed Owner of the Real Estate Shown and Described Hereon and Acknowledged the Execution of the Plat to be their Voluntary Act and Deed.

Witness My Hand and Seal this 30th Day of January, 2004

My Commission Expires: 11/20/06 *Patricia E. Keith*

Resident of Vanderburgh County *Patricia E. Keith*

Surveyor's Certificate

I, Ralph A. Easley, Jr., 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 Measurements Shown Exist at All Locations Noted.

Ralph A. Easley, Jr.
 Ralph A. Easley, Jr.
 Indiana Reg. No. 50006

AREA PLAN COMMISSION CERTIFICATE:

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 308, 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 1/26/04.

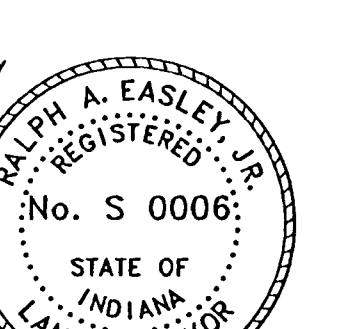
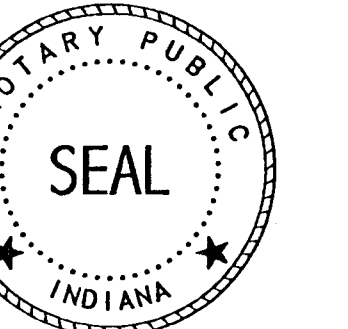
PRESIDENT: *Mark Foster*

ATTEST EXECUTIVE DIRECTOR: *Buddy Smith*

SECONDARY PLAT COMPLES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR: *Buddy Smith*

PLAT RELEASE: Feb. 4, 2004



BOUNDARY DESCRIPTION

A replat of 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 178.18 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 southeast with a central angle of 40 Degrees 38 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 94.65 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 West a distance of 235.05 Feet to a point on the east line of said Southwest Quarter 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 178.18 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 652.09 feet; thence
- 12th: South 89 Degrees 48 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 section 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 30.9072 acres more or less.