

ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 2 0 2004

Surveyor
#5911

AMHEARST MANOR SECTION III, PHASE I CORRECTED PLAT

RECEIVED FOR RECORD
DATE 08-20-04 2:01 PM
PLAT BOOK R-127
PAGE 127
RSTR # 2004 R 00029364
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

GENERAL NOTES

OWNER'S CERTIFICATE

- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data:** A 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.
- Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
- Road Grades:** Road grades shall not exceed 8.33%.
- 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 seeding.
 - 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.
- 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 exist in his or her property in proper working order including:
 - Mowing grass, controlling weeds and 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 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 City 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.
 - 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 Board of Public Works.
- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007".
- Access:** No lots shall access Lynch Road.

The undersigned owners of the real estate shown, and described herein, does hereby plot and subdivide said real estate as shown and designates the same as AMHEARST MANOR SECTION III, PHASE I, CORRECTED PLAT

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage 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 "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water, provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities 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, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Areas of land marked "Lake Maintenance Easement" (LME) are dedicated for the maintenance dedicated for the maintenance of the storm lake. Any major alterations to the land within these easements must have the approval of the Board of Public Works. Fences may not be extended across the Lake Maintenance Easement.

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.

DAN BUCK GENERAL CONTRACTOR, INC.
Don Buck
DAN BUCK, PRESIDENT
DAN BUCK GENERAL CONTRACTOR, INC.
P.O. BOX 4530
EVANSVILLE, IN 47724-0530

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 19th day of August, 2004.

My Commission Expires:

June 14 2007

Notary Public in

Vanderburgh

County, Indiana

Kristin Sanders
Notary Public
Kristin Sanders
(typed or printed name)

STORM DRAINAGE PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON:

SEPT. 29, 2003

DATE

APRIL 29, 2004

DATE

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

OCT 21, 2003

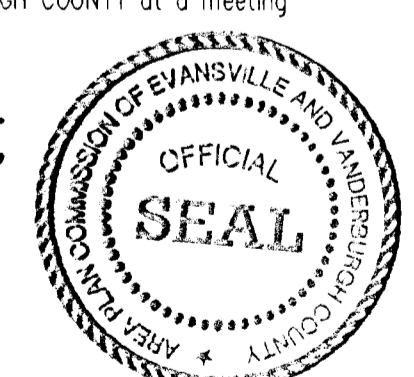
DATE

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 plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on August 6, 2003.

Mark Foster
President

Paul Smith
Attest Executive Director



A.P.C. DOCKET NO. 14-S-2003

SECONDARY PLAT complies with the Ordinance and is released for recording.

Paul Smith
Executive Director

R-127

PLAT RELEASE DATE: Aug. 20, 2004

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 11, Township 6 South, Range 10 West, Center Township, Vanderburgh County, Indiana, more particularly described as follows:

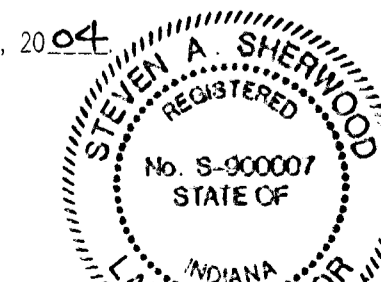
Commencing at the Northwest corner of the Southwest Quarter of said Section 11; thence along the west line thereof South 00 degrees 15 minutes 52 seconds West 162.32'; thence South 89 degrees 43 minutes 08 seconds East 708.19 feet to the Northeast corner of Lot 17 in Amhearst Manor Section One, Phase One, as per plat thereof, recorded in Plat Book Q, Page 120 in the office of the Recorder of Vanderburgh County, Indiana, said point being on the South Right-of-Way of Lynch Road and being the POINT OF BEGINNING; thence along said Right-of-Way North 85 degrees 45 minutes 19 seconds East 469.88 feet; thence along said Right-of-Way, Southeasterly 414.67 feet along an arc to the left having a radius of 23,023.31 feet and subtended by a long chord having a bearing of South 89 degrees 15 minutes 07 seconds East and a length of 414.66 feet; thence along said Right-of-Way, South 89 degrees 45 minutes 57 seconds West 296.10 feet to the West line of a tract of land conveyed to the City of Evansville, Board of Parks Commission by Dan Buck Development, LLC in a Warranty Deed dated August 23, 2000; thence along the boundary of said tract for the remaining courses: South 65 degrees 47 minutes 44 seconds West 45.09 feet; thence South 65 degrees 09 minutes 51 seconds West 85.24 feet; thence South 60 degrees 09 minutes 16 seconds West 34.93 feet; thence South 54 degrees 29 minutes 26 seconds West 49.46 feet; thence South 51 degrees 29 minutes 10 seconds West 92.09 feet; thence South 48 degrees 37 minutes 30 seconds West 50.16 feet; thence South 48 degrees 24 minutes 37 seconds West 38.51 feet; thence South 51 degrees 17 minutes 54 seconds West 34.87 feet; thence South 53 degrees 09 minutes 13 seconds West 42.86 feet; thence South 48 degrees 58 minutes 13 seconds West 20.29 feet; thence North 89 degrees 10 minutes 20 seconds West 290.60 feet; thence South 85 degrees 45 minutes 19 seconds West 108.63 feet; thence South 55 degrees 29 minutes 56 seconds West 63.46 feet; thence South 85 degrees 45 minutes 19 seconds West 300.00 feet to the Southeast corner of Lot 62 in Amhearst Manor, Section Two, Phase One, as per plat thereof, recorded in Plat Book Q, Page 121 in said Recorder's office; thence along the East line of said Lot 62, North 04 degrees 14 minutes 41 seconds West 145.00 feet to the South Right-of-Way of Yale Drive; thence along said South Right-of-Way, North 85 degrees 45 minutes 19 seconds East 472.27 feet; thence North 04 degrees 14 minutes 41 seconds West 170.00 feet to the Point of Beginning, containing 6.331 acres, more or less.

SURVEYOR'S 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 July 11, 2004, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 11th day of August, 2004.

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



* Corrected Owner's Certificate compares ENTIRETY.

CURVE TABLE

NUMBER	RADIUS (FT)	DELTA	ARC LEN. (FT)	CHORD DIRECTION	CH. LEN. (FT)	TANGENT (FT)
CURVE #1	500.00	05°04'21"	44.27	N 88°17'29" E	44.25	22.15
CURVE #2	100.00	12°09'33"	21.22	S 06°54'26" W	21.18	10.65
CURVE #3	500.00	04°57'48"	43.31	S 33°12'30" W	43.30	21.67
CURVE #4	100.00	34°58'17"	61.04	S 76°45'32" E	60.09	31.50
CURVE #5	23023.31'	01°01'55"	414.67	S 89°15'07" E	414.66	207.34

LEGEND

- TDE ——— TEMPORARY DRAINAGE EASEMENT
- TLM ——— TEMPORARY LAKE MAINTENANCE EASEMENT

These temporary easements cover installed infrastructure. They expire when the section of the subdivision that they are in is recorded and the proper easements are granted in the newly recorded section(s).

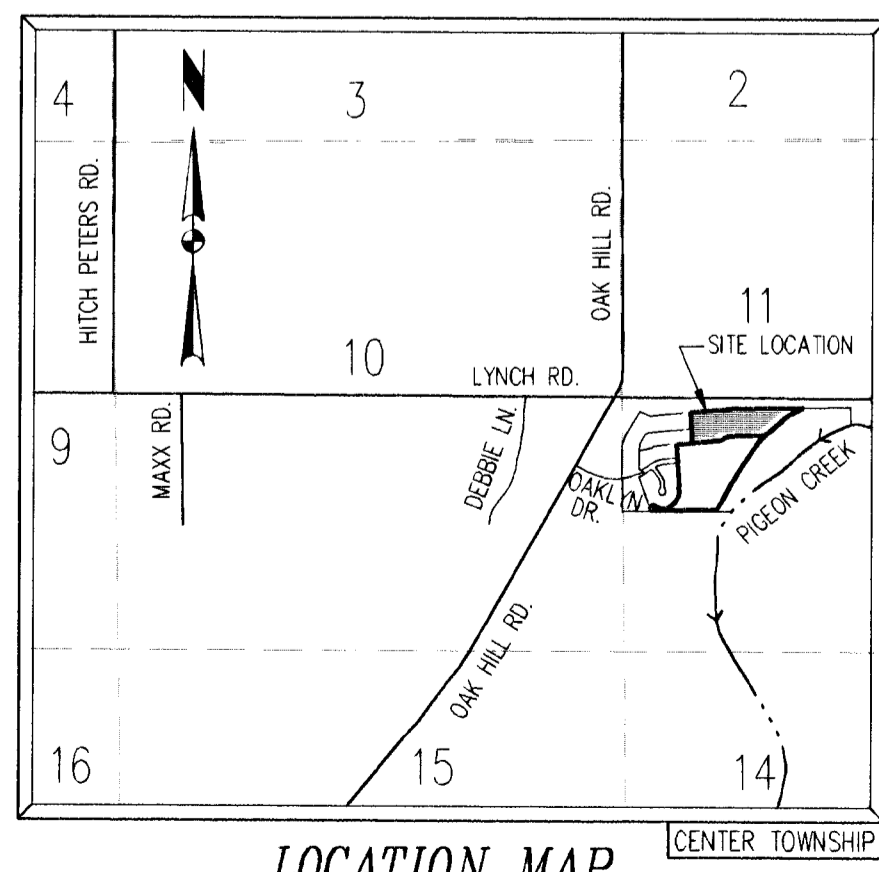


LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 65°47'44" W	45.09'
L2	S 65°09'51" W	85.24'
L3	S 60°09'16" W	34.93'
L4	S 54°29'26" W	49.46'
L5	S 51°29'10" W	92.09'
L6	S 48°37'30" W	50.16'
L7	S 48°24'37" W	38.51'
L8	S 51°17'54" W	34.87'
L9	S 53°13'09" W	42.86'
L10	S 48°58'13" W	20.29'

LOT TABLE

LOT	AREA (SF)	AREA (AC)	LOT	AREA (SF)	AREA (AC)
100	7200	0.165	161	7043	0.162
101	7200	0.165	162	7133	0.164
102	7200	0.165	163	6600	0.152
103	7200	0.165	164	7650	0.176
104	7200	0.165	165	8700	0.200
105	7200	0.165	166	8700	0.200
106	7200	0.165	167	8700	0.200
107	7449	0.171	168	8700	0.200
108	7275	0.167	169	8700	0.200
109	7132	0.164			
110	7126	0.164			
111	7130	0.164			
112	7143	0.164			
113	6820	0.157			
114	6706	0.154			
115	21523	0.494			
116	10814	0.248			
117	6599	0.151			



LOCATION MAP

SCALE: 1"=2000'