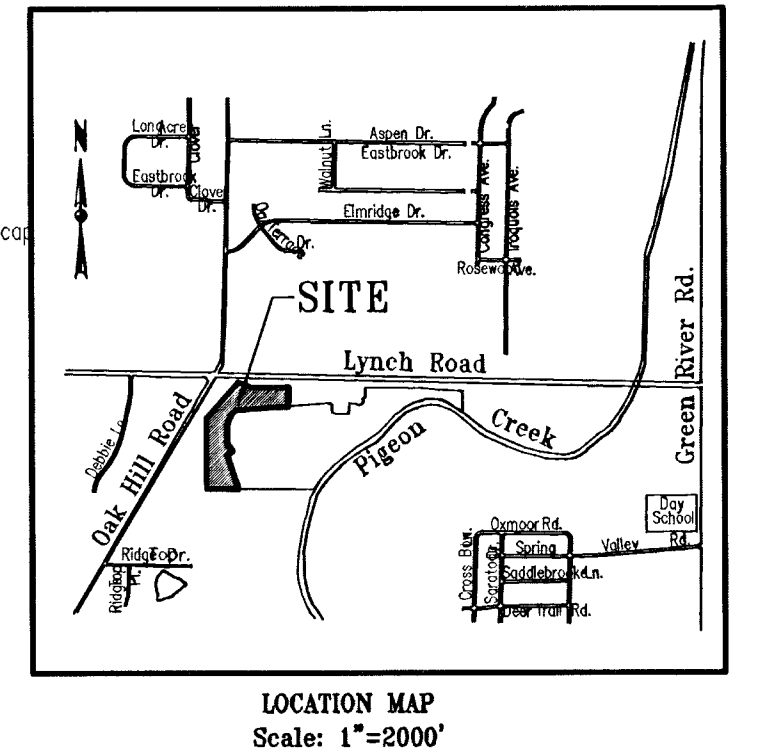
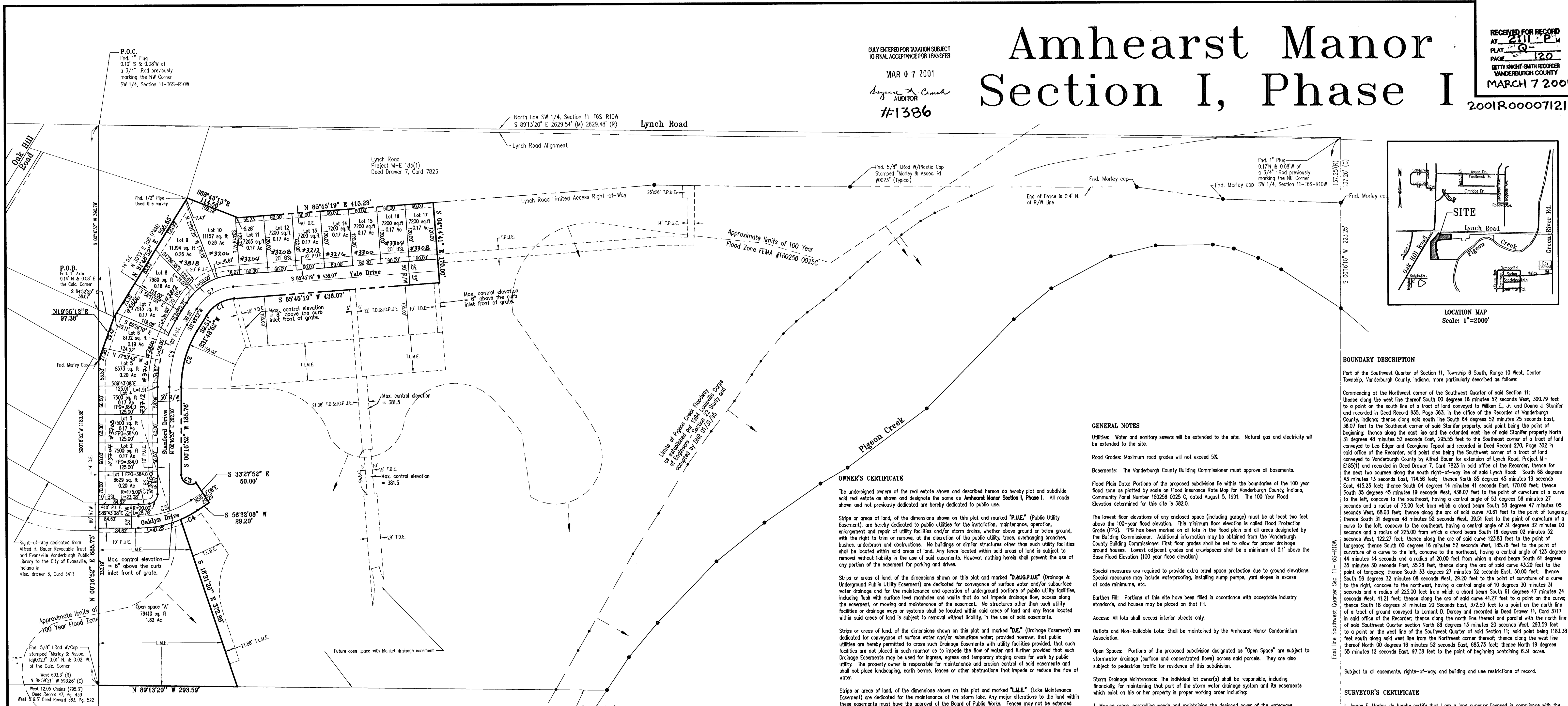


Amhearst Manor Section I, Phase I

RECEIVED FOR RECORD
AT 2:11 P.M.
PAGE 120
BETTY KNIGHT-SMITH REORDER
VANDERBURGH COUNTY
MARCH 7 2001
2001R0007121

DATE ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
MAY 07 2001
Auditor
#1386



BOUNDARY DESCRIPTION
Part of the Southwest Quarter of Section 11, Township 8 South, Range 10 West, Center Township, Vanderburgh County, Indiana, more particularly described as follows:

GENERAL NOTES
Utilities: Water and sanitary sewers will be extended to the site. Natural gas and electricity will be extended to the site.
Road Grades: Maximum road grades will not exceed 5%.
Basements: The Vanderburgh County Building Commissioner must approve all basements.
Flood Plain Data: Portions of the proposed subdivision lie within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180258 0025 C, dated August 5, 1991. The 100 Year Flood Elevation determined for this site is 382.0.
The lowest floor elevations 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). FPG has been marked on all lots in the flood plain and all areas designated by the Building Commissioner. Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. Lowest adjacent grades and cross-slopes shall be a minimum of 0.1' above the Base Flood Elevation (100 year flood elevation).
Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installing sump pumps, yard slopes in excess of code minimums, etc.
Earthen Fill: Portions of this site have been filled in accordance with acceptable industry standards, and houses may be placed on that fill.
Access: All lots shall access interior streets only.
Outlets and Non-Buildable Lots: Shall be maintained by the Amhearst Manor Condominium Association.
Open Spaces: Portions of the proposed subdivision designated as "Open Space" are subject to stormwater drainage (surface and concentrated flow) across said parcels. They are also subject to pedestrian traffic for residence of this subdivision.
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 on his or her property in proper working order including:
1. Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
2. 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.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all accretion and sedimentation.
4. 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.
5. 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.
6. 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.
Erosion Control: The Developer, Contractors, Builders and all Lot Owners or anyone working with or disturbing soil shall comply with the "Erosion and Sediment Control Plan" and any of its amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State, and Local erosion control laws.
Temporary Erosion Control of Disturbed Areas: Slopes of 6% to 8% 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 8% shall be mulched and seeded and shall have silt fences, 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.
Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023".
Bench Mark Data: Reference Bench Mark - NGS monument pin in flip top lid @ N.W. corner of Joe's property, approximately 3' south of north and west of eastside wall = 384.69
TEM #1 - Chiseled "x" in concrete curb of median (Oak Hill Rd. and Mariner Drive) at southeast point of tangency = 412.33
Final drainage plans were approved by the Board of Public Works on: 07-24-00
Final road plans were approved by the Board of Public Works on: 08-21-00
Final sanitary sewer plans were approved by the Evansville Water and Sewer Utility Board on: 10-03-00

OWNER'S CERTIFICATE
The undersigned owners of the real estate shown and described hereon do hereby plot and subdivide said real estate as shown and designate the same as Amhearst Manor Section I, Phase I. All roads shown and not previously dedicated are hereby dedicated to public use.
Strips or areas of land, of the dimensions shown on this plot and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities and/or storm drains, 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 buildings or similar 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 without liability, in the use of said easements. However, nothing herein shall prevent the use of any portion of the easement for parking and drives.
Strips or areas of land, of the dimensions shown on this plot and marked "D.E." (Drainage 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 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 without liability, in the use of said easements.
Strips or areas of land, of the dimensions shown on this plot and marked "L.M.E." (Lake Maintenance 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 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. 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.
Strips or areas of land, of the dimensions shown on this plot and marked "L.M.E." (Lake Maintenance Easement) are 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 and Storm Detention 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 Development, LLC
Dan Buck
By: Dan Buck President
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 Dan Buck, who acknowledged the execution of the foregoing plat with the declaration and restrictions thereon, express to be his voluntary act and deed for the use and purpose therein set forth.
Witness my hand and seal this 31st day of Feb., 2001.
My Commission Expires: 9-23-2008
Dorothy M. Behme
Notary Public
Dorothy M. BEHME
(typed or printed name)
Notary resides in: Vanderburgh County, Indiana

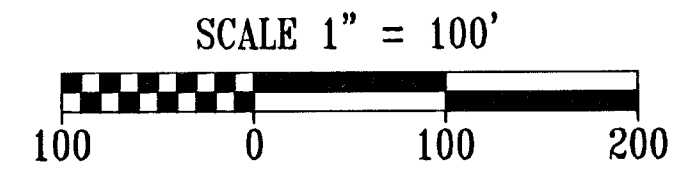


Area Plan Commission Certificate
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, April 3, 2000.

Barbara P. Cunningham
President
Barbara P. Cunningham
Attest Executive Director
Secondary Plat complies with the Ordinance and is released for recording.
Executive Director

PLAT RELEASE DATE: March 7, 2001

Legend
W - Water
L.M. - Lake Maintenance
S.D. - Storm Drainage
S.S. - Sanitary Sewer
D. - Drainage
P.U. - Public Utility
E. - Easement
T. - Temporary
TBM - Temporary Bench Mark
R - Radius
L - Length
D.R. - Deed Record
BSL - Building Setback Line
BL - Lot width at Building Setback Line
r - Record
m - Measured
c - Calculated
Basis of Bearing - West line of section
P.O.B. - Point of beginning
P.O.C. - Point of commencement
Center line
Right-of-way line
Easement line
Building setback line
Boundary line
Temporary easements cover installed infrastructure. They expire when the section of subdivision that they are located in is recorded and the proper easements are granted in the newly recorded section.



NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	83°59'27"	S 89°47'05" W	38.11	75.00	70.61	68.03
C2	31°33'00"	S 81°02'52" W	81.53	225.00	123.83	122.27
C3	123°44'44"	S 61°35'30" W	37.41	20.00	43.20	35.28
C4	10°30'51"	S 61°47'24" W	20.69	225.00	41.27	41.21
C5	33°44'44"	N 73°24'30" E	80.66	200.00	117.79	116.10
C6	31°32'00"	N 16°02'52" E	70.59	250.00	137.59	135.86
C7	63°56'27"	N 58°47'05" E	30.89	100.00	84.14	80.71

Q-120

APC# 16-5-2000
Secondary Plat

00-4379-1A 4379sec1ph1.dwg 02/07/2001 JEM