

# Asbury Pointe Section 1

## Boundary Description

**General Notes**  
 Utilities: Water and sanitary sewers have been extended to the site.  
 Access: All Lots shall access interior streets only.

**Boundary Description**  
 Part of the Southeast Quarter of the Southeast Quarter of Section 11, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:  
 Commencing at the Southeast Corner of the Southeast Quarter of said Section; thence along the south line of the Southeast Quarter of the Southeast Quarter of said Section, North 89 degrees 06 minutes 03 seconds West 727.90 feet to the point of beginning; thence continue along the south line of said Quarter Quarter Section, North 89 degrees 06 minutes 03 seconds West 283.89 feet; thence North 00 degrees 36 minutes 56 seconds East 325.08 feet; thence North 89 degrees 23 minutes 04 seconds West 3.91 feet; thence North 00 degrees 36 minutes 56 seconds East 125.00 feet; thence North 89 degrees 23 minutes 04 seconds West 5.00 feet; thence North 00 degrees 36 minutes 56 seconds East 357.76 feet; thence South 89 degrees 23 minutes 04 seconds East 120.00 feet; thence North 00 degrees 36 minutes 56 seconds East 20.03 feet; thence South 89 degrees 23 minutes 04 seconds East 325.08 feet; thence North 00 degrees 36 minutes 56 seconds East 5.00 feet; thence parallel with the north line of the Southeast Quarter of the Southeast Quarter of said Section, South 89 degrees 23 minutes 04 seconds East 656.22 feet to a point on the east line thereof; thence along the east line of said Quarter Quarter Section, South 00 degrees 01 minute 55 seconds East 268.00 feet; thence parallel with the north line of the Southeast Quarter of the Southeast Quarter of said Section, North 89 degrees 23 minutes 04 seconds West 656.22 feet; thence parallel with the east line of the Southeast Quarter of the Southeast Quarter of said Section, South 00 degrees 01 minute 55 seconds East 268.28 feet; thence parallel with the south line of the Southeast Quarter of the Southeast Quarter of said Section, North 89 degrees 06 minutes 03 seconds West 32.73 feet; thence South 07 degrees 23 minutes 11 seconds West 301.29 feet to the point of beginning and containing a gross area of 10,358 Acres.

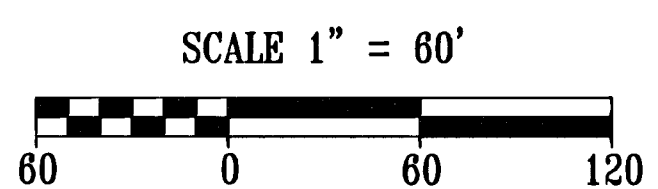
**Owner's Certificate**  
 The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Asbury Pointe, Section 1  
 All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.  
 Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above and/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, can be located within said areas of land. 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.&S.P.U.E." (Drainage & Underground Public Utility 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 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 "L.M.&S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the lake within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Drainage Easement.  
 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 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 drainage 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.  
 The Sign Easement on Lots 1 and 91 is for construction, maintenance and operation of the Subdivision Entrance Signs.  
 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.

**Curve Table**

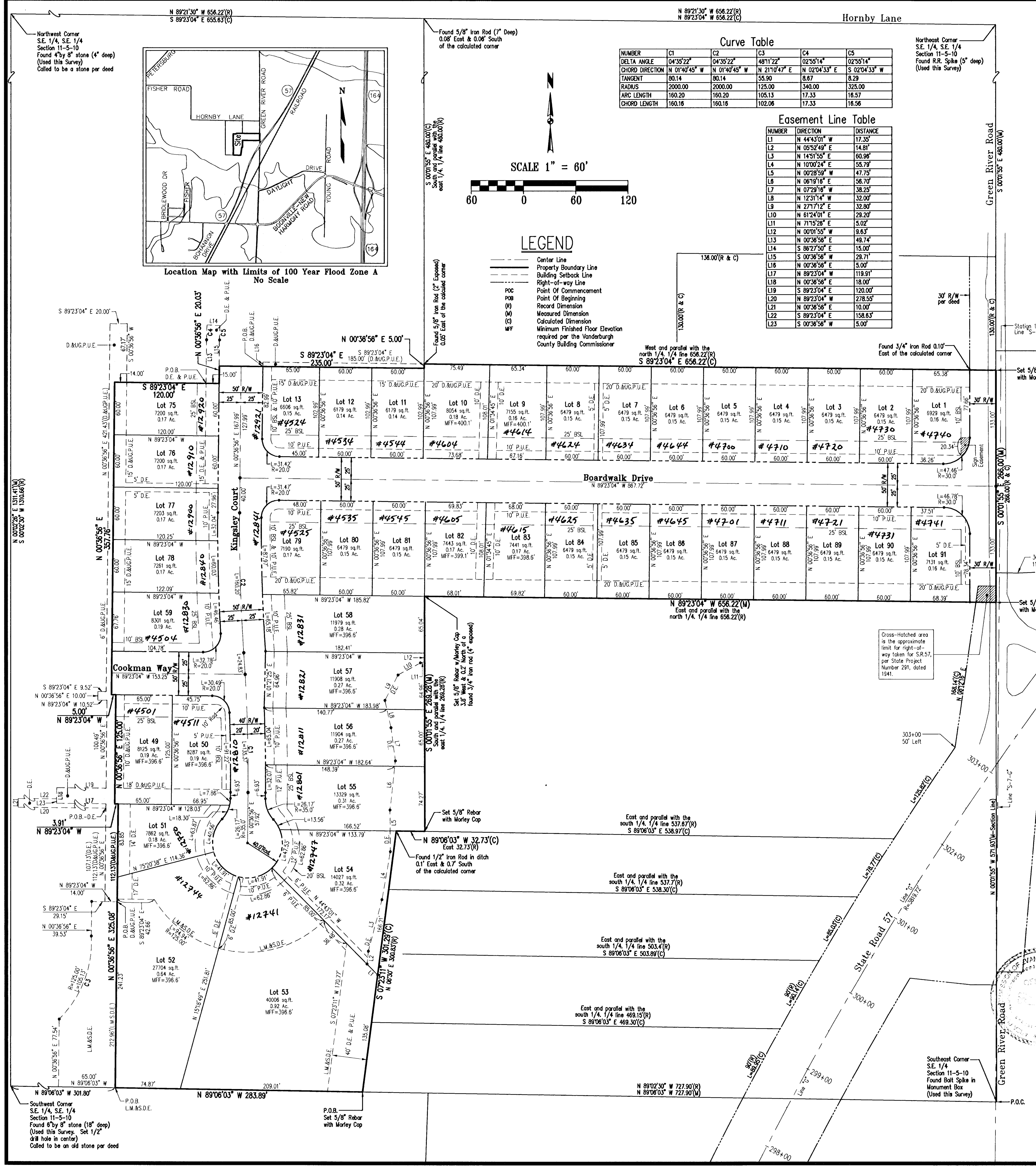
NUMBER	C1	C2	C3	C4	C5
DELTA ANGLE	04°35'22"	04°35'22"	48°11'22"	02°55'14"	02°55'14"
CHORD DIRECTION	N 01°40'45" W	N 01°40'45" W	N 21°10'47" E	N 02°04'33" E	S 02°04'33" W
TANGENT	88.14	88.14	55.90	8.87	8.29
RADIUS	2000.00	2000.00	125.00	340.00	325.00
ARC LENGTH	160.20	160.20	105.13	17.33	16.57
CHORD LENGTH	160.16	160.16	102.08	17.33	16.56

**Easement Line Table**

NUMBER	DIRECTION	DISTANCE
L1	N 44°43'01" W	17.35'
L2	N 03°25'49" E	14.81'
L3	N 14°51'55" E	60.96'
L4	N 10°02'24" E	55.79'
L5	N 00°28'59" W	47.75'
L6	N 06°19'16" E	56.70'
L7	N 07°29'16" W	38.25'
L8	N 12°31'14" W	32.00'
L9	N 27°17'12" E	32.80'
L10	N 61°24'00" E	29.50'
L11	N 71°52'26" E	5.02'
L12	N 00°01'55" W	9.63'
L13	N 00°36'56" E	48.74'
L14	S 89°27'50" E	15.00'
L15	S 07°36'56" W	29.71'
L16	N 03°04'58" E	5.00'
L17	N 89°23'04" W	119.91'
L18	N 00°36'56" E	18.00'
L19	S 89°23'04" E	120.00'
L20	N 89°23'04" W	278.55'
L21	N 07°36'56" E	10.00'
L22	S 89°23'04" E	158.63'
L23	S 07°36'56" W	5.00'



- LEGEND**
- Center Line
  - Property Boundary Line
  - Building Setback Line
  - Right-of-way Line
  - Point of Commencement
  - Point of Beginning
  - Record Dimension
  - Measured Dimension
  - Calculated Dimension
  - Minimum Finished Floor Elevation required per the Vanderburgh County Building Commissioner

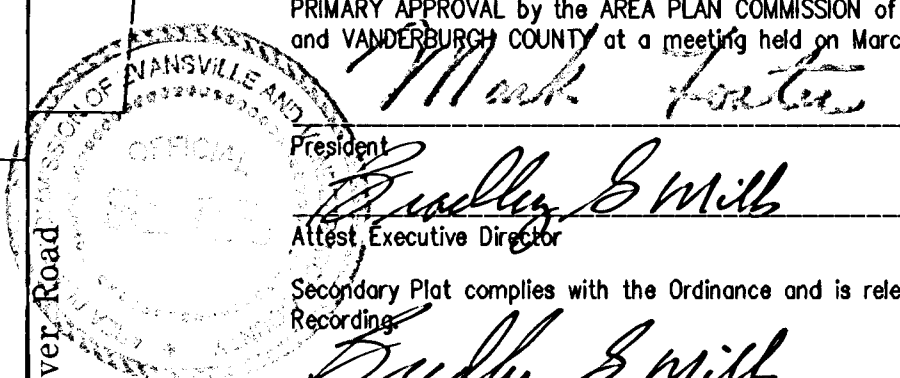


**Basements:** Any basements must be approved by the Vanderburgh County Building Commissioner.  
 The subject property is not located in Special Flood Hazard Zone "A" as scaled from Flood Insurance Rate Map (FIRM) Panel No. 180256 0015 C, dated 8/5/1991. However, buildings placed on the lots within this subdivision will be subject to Minimum First Floor (MFF) elevations to be determined by the Building Commissioner of Vanderburgh County according to the Floodplain Management Ordinance.  
 At the time of recording of this plat, the Building Commissioner has determined the MFF elevation to be 366.6 feet (1923 Datum).  
 Prior to the placement of any structures on lots within this subdivision, the Building Commissioner's office must be contacted to confirm that the "MFF" shown has not been modified based on new or updated hydraulic information.  
 Actual first floor elevations may need to be higher in order to provide proper drainage around the structure.  
 First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.  
 Special measures are required to provide extra crawl space protection on all lots due to ground elevations. Special measures may include waterproofing, sump pumps, yard slopes in excess of code minimums.

**Erosion Control:** The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any 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 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.  
**Erosion Control for Ditches:** Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 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.

**Property Corner Markers:** All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley & Associates, Inc. I.D. No. 0023".  
**Storm drainage plans** were approved by the Vanderburgh County Drainage Board on: **March 22, 2004**  
**Road construction plans** were approved by the Vanderburgh County Commissioners on: **March 22, 2004**  
**Sanitary Sewer plans** were approved by the Evansville Water and Sewer Utility Board on: **March 16, 2004**

**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 March 3, 2004.  
 President: *Mark Foster*  
 Attest, Executive Director: *Dudley B. Mills*  
 Secondary Plat complies with the Ordinance and is released for Recording.  
 Executive Director: *Dudley B. Mills*  
 PLAT RELEASE DATE: **Nov. 29, 2004**



**Also a Lake Maintenance and Storm Drainage Easement** being a part of the Southeast Quarter of the Southeast Quarter of Section 11, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:  
 Commencing at the Southeast Corner of the Southeast Quarter of said Section; thence along the south line of the Southeast Quarter of the Southeast Quarter of said Section, North 89 degrees 06 minutes 03 seconds West 1011.79 feet to the point of beginning; thence continue along the south line of said Quarter Quarter Section, North 89 degrees 06 minutes 03 seconds West 65.00 feet; thence North 00 degrees 36 minutes 56 seconds East 77.54 feet to the beginning of a non-tangent curve to the left having a central angle of 48 degrees 11 minutes 22 seconds and a radius of 125.00 feet; thence along the chord bears North 11 degrees 47 minutes 47 seconds East 102.06 feet; thence along the arc of said curve 103.13 feet; thence North 00 degrees 36 minutes 56 seconds East 39.53 feet; thence South 07 degrees 23 minutes 04 seconds East 28.15 feet; thence South 00 degrees 36 minutes 56 seconds West 212.88 feet to the point of beginning.

**Also a Drainage and Underground Public Utility Easement** being a part of the Southeast Quarter of the Southeast Quarter of Section 11, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:  
 Commencing at the Southeast Corner of the Southeast Quarter of said Section; thence along the south line of the Southeast Quarter of the Southeast Quarter of said Section, North 89 degrees 06 minutes 03 seconds West 1011.79 feet to the point of beginning; thence continue along the south line of said Quarter Quarter Section, North 89 degrees 06 minutes 03 seconds West 14.00 feet; thence North 00 degrees 36 minutes 56 seconds East 112.13 feet; thence North 89 degrees 23 minutes 04 seconds West 119.91 feet; thence North 00 degrees 36 minutes 56 seconds East 120.00 feet; thence North 00 degrees 36 minutes 56 seconds East 100.49 feet; thence North 89 degrees 23 minutes 04 seconds West 10.52 feet; thence North 00 degrees 36 minutes 56 seconds East 10.00 feet; thence South 89 degrees 23 minutes 04 seconds West 4.92 feet; thence North 00 degrees 36 minutes 56 seconds East 42.14 feet; thence South 89 degrees 23 minutes 04 seconds West 20.00 feet; thence South 00 degrees 36 minutes 56 seconds West 12.17 feet; thence North 89 degrees 23 minutes 04 seconds West 14.00 feet; thence South 00 degrees 36 minutes 56 seconds West 357.76 feet; thence South 00 degrees 36 minutes 56 seconds East 5.00 feet; thence South 00 degrees 36 minutes 56 seconds West 125.00 feet; thence South 89 degrees 23 minutes 04 seconds East 3.91 feet; thence South 00 degrees 36 minutes 56 seconds West 112.13 feet to the point of beginning.

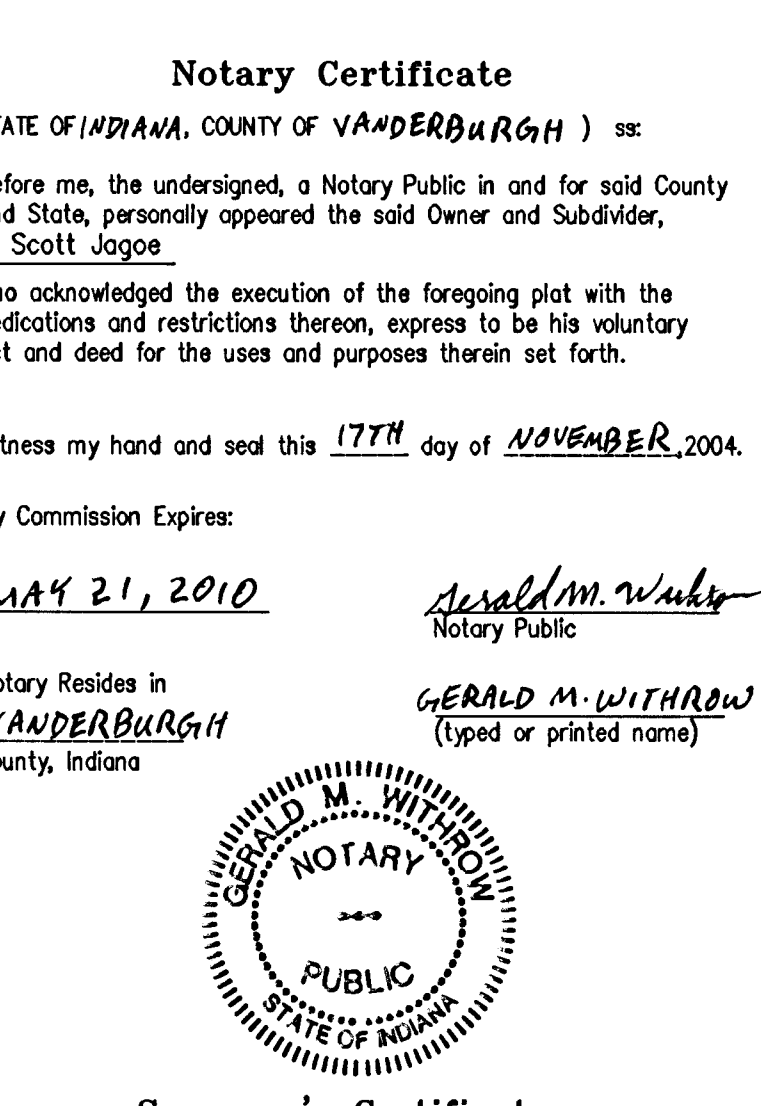
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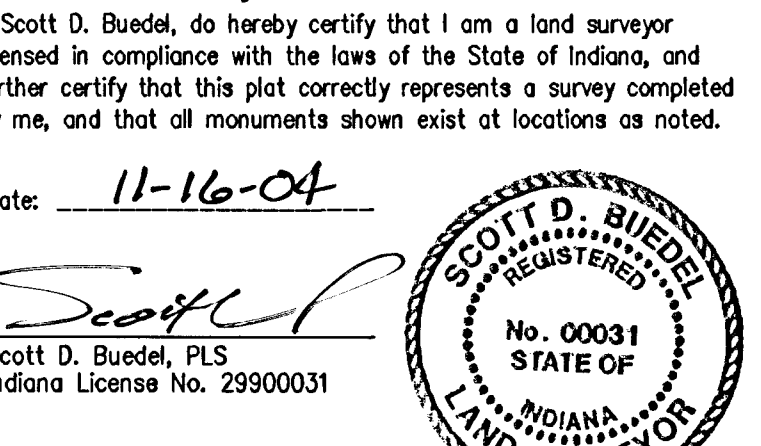
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Subject to all easements and rights-of-ways recorded.

**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 Owner and Subdivider, J. Scott Jagoe  
 who acknowledged the execution of the foregoing plat with the declarations and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.  
 Witness my hand and seal this 17TH day of NOVEMBER, 2004.  
 My Commission Expires: **NOV 21, 2010**  
 Notary Resides in: **VANDERBURGH** County, Indiana  
 Notary Public: *GERALD M. WITHEROW* (typed or printed name)



**Surveyor's Certificate**  
 I, Scott D. Buedel, do 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 property compiled by me, and that all monuments shown exist at locations as noted.  
 Date: **11-16-04**  
 Surveyor: *Scott D. Buedel*  
 Scott D. Buedel, PLS  
 Indiana License No. 29900031



Prepared by: **Morley and Associates**  
 800 SE. Sixth Street  
 Evansville, IN 47713  
 (812) 464-9585  
 Job Number: 5540-4-A  
 L15540(Plat-Section-1) day  
 date: November 16, 2004

**R-144**