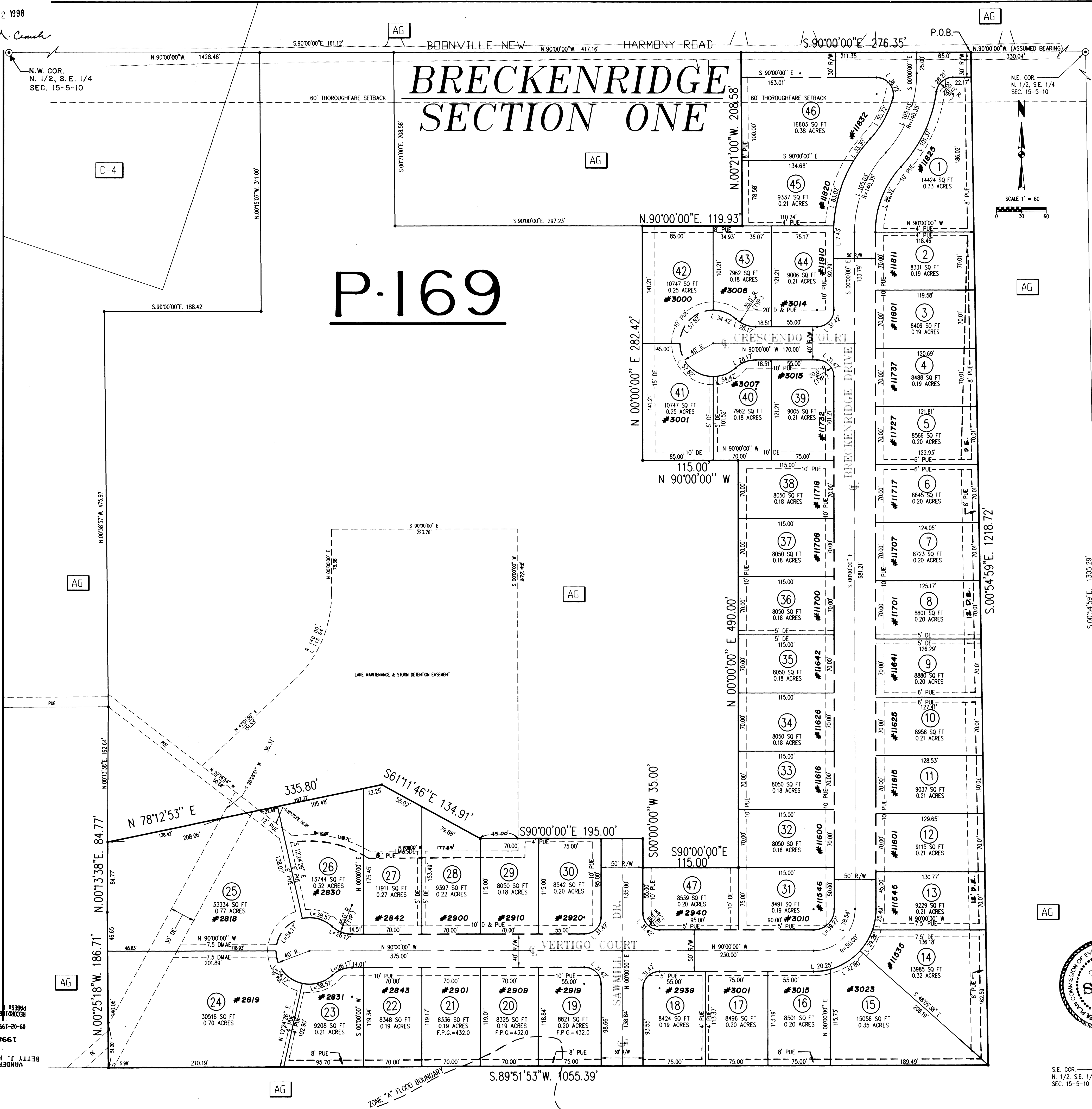
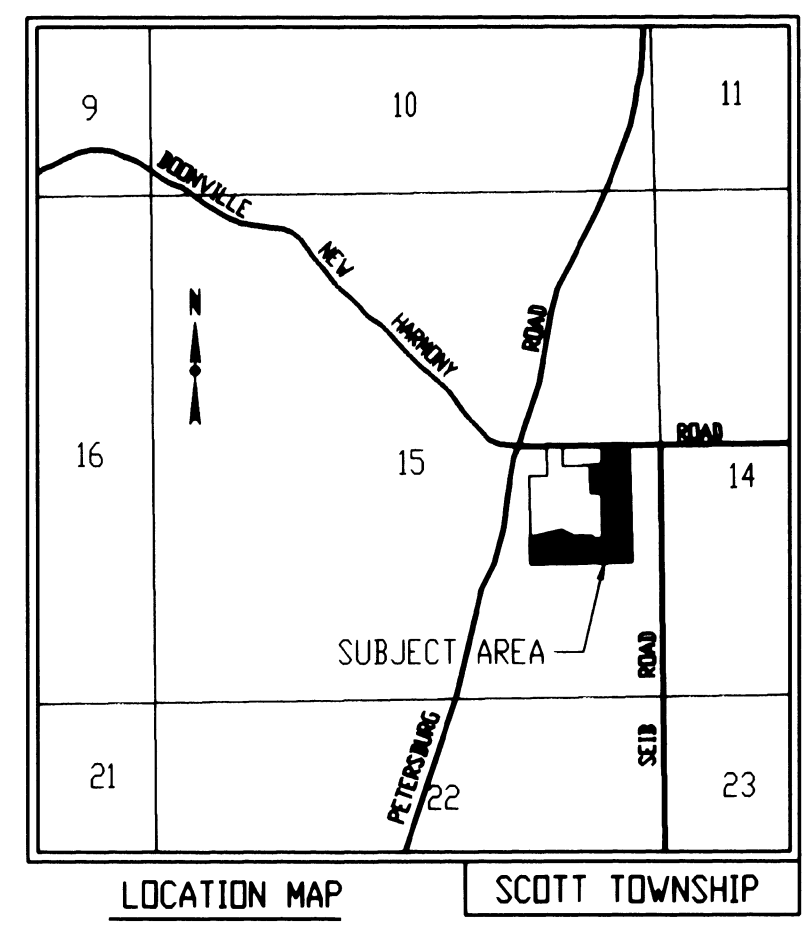


SEP 02 1998

Supreme M. Council
AUDITOR
6181



P-169



LOCATION MAP
SCALE: 1" = 200'

GENERAL NOTES

- 1. Zoning: The subject property is zoned Agricultural (AG) and all abutting property is zoned as noted. All lots conform to Table A of Vanderburgh Co. Zoning Code.
2. Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
3. 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 Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991.
4. 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.
5. Road Grades: Maximum road grades will not exceed 7.0%.
6. Temporary Erosion Control: (during construction) - Slopes of 2% - 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.
7. Erosion Control for Ditches: - Slopes of 2% - 8% shall be mulched and seeded within forty-five (45) days of disturbance.
8. Property Corner Markers: All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "76.5 900000".
9. 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 (LMSDE) and Drainage Easements (DE), which exist on his or her property in working order including:
(A) Mowing grass, controlling weeds, and maintaining the designed cover for the waterways, storage basins, and easements in accordance with applicable ordinances.
(B) 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.
(C) Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
(D) 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.
(E) 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.
(F) The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe culverts, drop boxes, manholes, manholes, junction boxes, and the paved or joint 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 the 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.
(G) 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 County Drainage Board.
10. Lot Access: All lots must access to interior streets only. Driveways onto Old Boonville-New Harmony Road are prohibited.
11. Storm Spacing: All lots are required to have either gravelly foundation drain systems or sump pump foundation drain systems in addition to building code minimums.

OWNERS CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designated the same as BRECKENRIDGE - SECTION ONE. All roads shown, and not previously dedicated, are hereby dedicated to public use. The Owner, and its future assigns, shall not be responsible, financially and otherwise, for the infrastructure improvements within the portion of the Sawmill Drive right-of-way located south of Vertigo Court.

Strips or areas of land, of the dimensions shown on this plat and marked "Public Utility (PU) 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 marked "Drainage (DE) Easement" are dedicated for the 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 marked "Drainage and Public Utility (DAPUE) Easement" are dedicated for conveyance of surface and/or subsurface water, maintenance and operation of public utility facilities, provided, however, that no above ground parts of such utility facilities shall impede drainage flow, impede access along the easement or impede mowing and maintenance of the easement.

Strips or areas of land marked "Drainage Maintenance Access Easement (DMAE)" are for ingress and egress to the plotted Drainage Easements (DE). These easements are in favor of the parties responsible for the maintenance of the storm drainage improvements.

Areas of land marked "Lake Maintenance and Storm Detention Easement (LMSDE)" are dedicated for the maintenance of the storm water detention system. The Owner assigns the responsibility for the repair of all storm water drainage systems and facilities outside of the County accepted road rights-of-way to Vanderburgh County, as provided in Section 1502.02 (Plan B-Repair Fund) of the Drainage Ordinance. The individual Lot Owners continue to be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and specifically the LMSDE and DE, which exist on their property. (The responsibilities are outlined in General Note # 9-items A-C.)

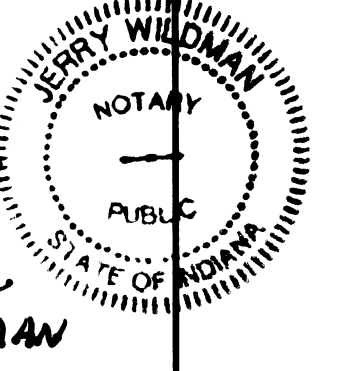
BENCHMARK PROPERTIES INC.
4700 ST. MENDEL-CYNTHIANA ROAD
WADESVILLE, IN 47326
JIM MASTERS, PRESIDENT
JOHN J. ELPERS, VICE-PRESIDENT

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 20th day of AUGUST, 1998.
My Commission Expires: 1-12-08
Notary Public
County, Indiana



BOUNDARY DESCRIPTION

Part of Lot 3 in Kinloch McJohnston Partition Plat, lying in the North half of the Southeast Quarter of Section 15, Township 5 South, Range 10 West of the Second Principal Meridian in Scott Township, Vanderburgh County, Indiana, as recorded in Deed Record 37, Page 242 in the office of the Recorder Vanderburgh County, Indiana, and more particularly described as follows:
Commencing at the Northeast corner of the North Half of the Southeast Quarter of said Section 15; thence along the North line thereof, North 90 degrees 00 minutes 00 seconds West (assumed bearing) 330.04 feet to the Northeast corner of said Lot 3, said point being the Point of Beginning; thence along the East line of said Lot 3, South 00 degrees 54 minutes 59 seconds East 1218.72 feet to the South line of said Lot 3; thence along the South line thereof, South 89 degrees 51 minutes 53 seconds West 1055.39 feet; thence North 00 degrees 25 minutes 18 seconds West 186.71 feet; thence North 00 degrees 13 minutes 38 seconds East 84.77 feet; thence North 78 degrees 12 minutes 53 seconds East 335.80 feet; thence South 61 degrees 11 minutes 46 seconds East 134.91 feet; thence South 90 degrees 00 minutes 00 seconds East 185.00 feet; thence South 00 degrees 00 minutes 00 seconds West 35.00 feet; thence South 90 degrees 00 minutes 00 seconds East 115.00 feet; thence North 00 degrees 00 minutes 00 seconds West 490.00 feet; thence North 90 degrees 00 minutes 00 seconds West 115.00 feet; thence North 00 degrees 00 minutes 00 seconds East 282.42 feet; thence North 90 degrees 00 minutes 00 seconds West 119.93 feet; thence North 00 degrees 21 minutes 00 seconds West 50.88 feet to said North line; thence along said North line South 80 degrees 00 minutes 00 seconds East 276.35 feet to the Point of Beginning, containing 13,824 acres, more or less.

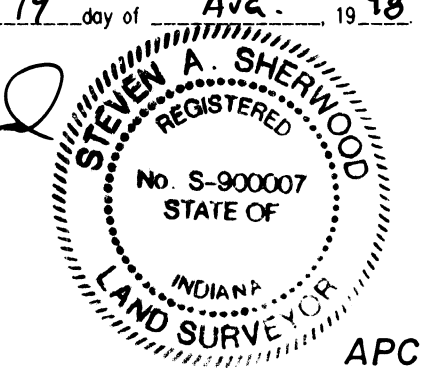
Subject to the right of way for Boonville-New Harmony Road across the North most line of the above described real estate.
ALSO: An Easement for Storm Water Retention.

Part of Lot 3 in Kinloch McJohnston Partition Plat, lying in the North half of the Southeast Quarter of Section 15, Township 5 South, Range 10 West of the Second Principal Meridian, recorded in Deed Record 37, Page 242 in the office of the Recorder of Vanderburgh County, Indiana, and more particularly described as follows:
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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 MAY 5, 1998 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 19th day of AUG, 1998.
Steven A. Sherwood, L.S.
Indiana Registration No. 900007



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 19, 1998.
President: [Signature]
Executive Director: [Signature]



Table with columns for DATE and ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON. Includes dates: MARCH 23, 1998; APRIL 27, 1998; APRIL 21, 1998.

S.E. COR. N. 1/2, SE. 1/4, SEC. 15-5-10