

Bridlewood Subdivision Section Six A

GENERAL NOTES

Access: All lots must access interior streets. Lots 35 and 36 shall have no driveway access to Fisher Road.

Utilities: Water and Sanitary sewer services exist on the perimeter of the site and are available to be extended to lots shown hereon. Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: Per F.A.R.M. Panel Number 180256 0015 C dated August 5, 1991, Vanderburgh County, Indiana, a portion of the subdivision lies within the designated 100 year flood zone.

Floor Elevations: 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. Additional information may be obtained from the Vanderburgh County Building Commissioner.

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.

Floodway Construction: Construction activity within the floodway will require permits from the Department of Natural Resources (DNR).

Crawlspace Elevations: Any structure with a crawlspace located on a lot with a FPG designation shall maintain an elevation at the lowest point in the crawlspace of 0.10 feet above the 100 Year Flood Elevation.

Storm Drainage Maintenance: Per Plan B (Repair Fund) of the County Drainage Ordinance, the individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- Keeping all parts of the storm water drainage system operating as designed and as 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 drainage plan 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.
- 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.
- The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, openings, inlets, manholes, junction boxes, and the pipes or paved outlet structures of the storm water control basins of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this 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.

7. 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.

8. Existing barn, house and service utilities to be removed by the developer.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with disturbed earth shall comply with the Erosion Control Plan and any amendments thereto filed with the County Drainage Board and the Soil and Water Conservation District; also 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 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 Markings: All corners not already monumented will be marked with a 5/8" diameter steel rebar with plastic cap stamped Morley and Assoc., I.D. # 0023.

Bench Mark Data

BM#1: Iron Rod with plastic cap stamped Morley and Associates in concrete curb on west side of Wayland Court 150' north of Tampford Drive. Elevation=401.84

BM#2: Chiseled "X" on the south side of a sanitary sewer manhole lid in the rear of lot 22. Elevation=394.27

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: April 28, 2003.

Street Construction Plans Were Approved By The Vanderburgh County Commissioners On: April 28, 2003.

Note: The Developer will be responsible for maintenance and payment of taxes for Outlet A until a Homeowners Association is formed.

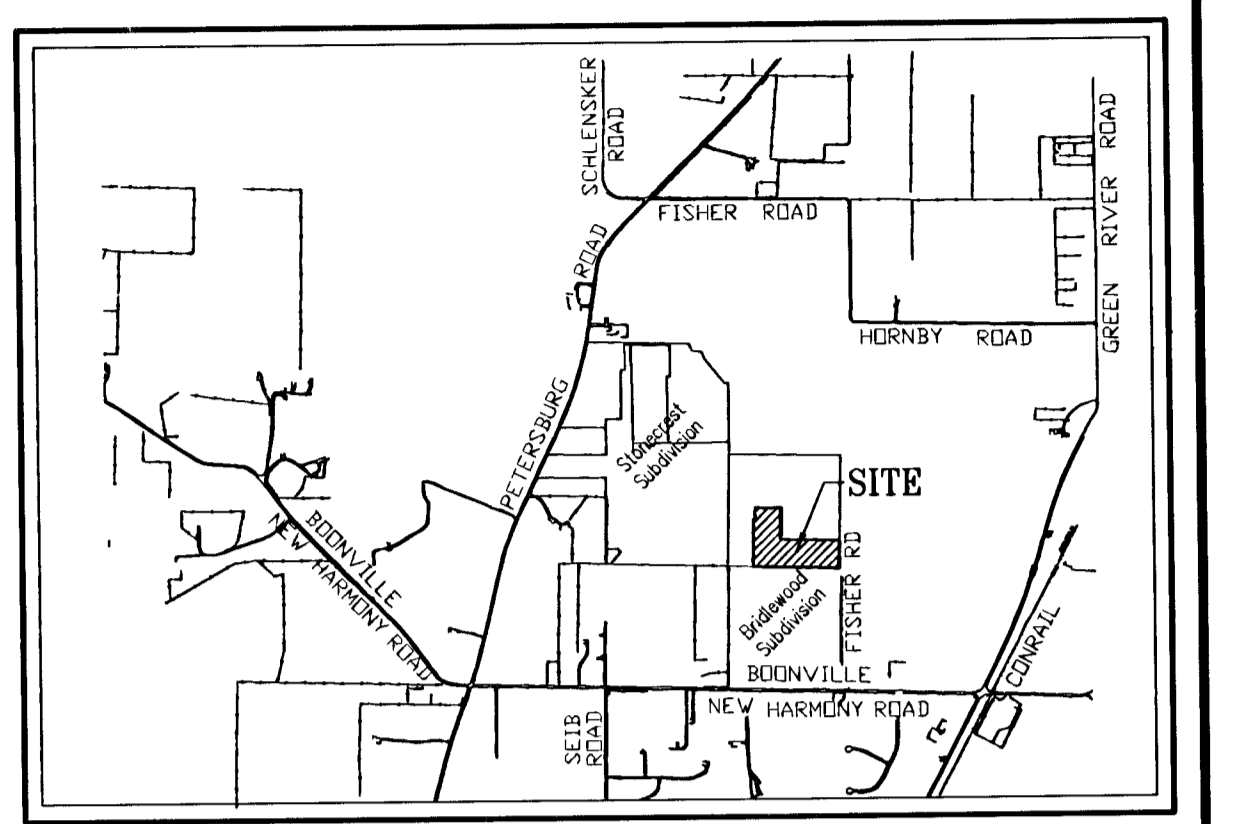
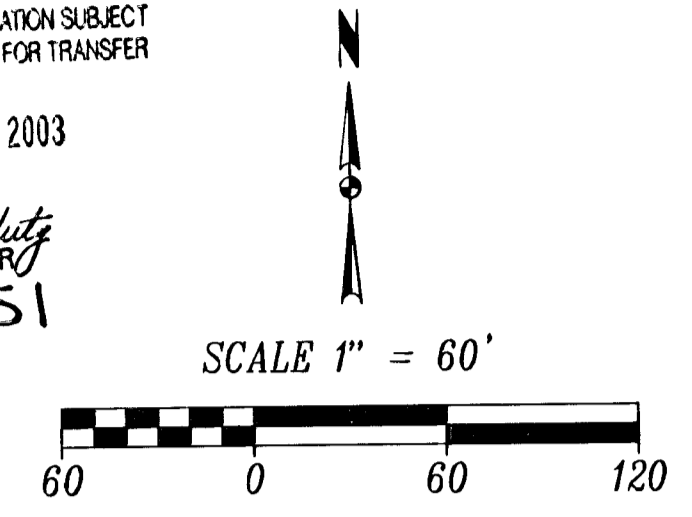
LEGEND

FPG - Flood Protection Grade (Minimum Floor Elevation)
 BM - Bench Mark
 R - Radius
 L - Length
 BSL - Building Setback Line
 CL - Centerline
 R/W - Right-of-Way Line
 BL - Boundary Line
 EL - Easement Line
 LM & S.D.E. - Lake Maintenance and Drainage Easement
 P.U.E. - Public Utility Easement
 D.E. - Drainage Easement
 D.&UG.P.U.E. - Drainage and Underground Public Utility Easement
 R/W - Right-of-way

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 10 2003

Sue Duty
 AUDITOR
 #7451



LOCATION MAP
 (NOT TO SCALE)

R-73



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, 20, 2003.

President: *Mark Foster*
 Attest Executive Director: *Buddy & Mill*

Secondary Plat complies with the Ordinance and is released for Recording.
 Executive Director: *Buddy & Mill*

PLAT RELEASE DATE: 10-10-03

CURVE DATA TABLE

Number	Data Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C3	90°00'00"	S 43°38'35" E	45.00	45.00	70.69	63.64
C4	90°00'00"	S 43°38'35" E	45.00	45.00	70.69	63.64
C5	05°31'17"	S 88°05'48" W	25.32	525.00	50.59	50.57
C6	90°29'59"	N 43°53'35" W	35.31	35.00	55.28	49.71
C7	90°29'59"	S 43°53'35" E	55.48	55.00	86.87	78.12

RADIAL LINE TABLE

Number	Direction	Distance
R1	N 44°13'32" E	40.00'
R2	S 68°21'16" E	40.00'
R3	S 01°05'03" E	40.00'

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

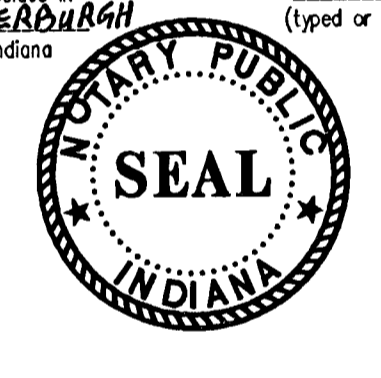
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), Shane Clements, who acknowledge the execution of the foregoing plat with the declarations and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 10th day of OCTOBER, 2003

My Commission Expires: MAY 21, 2010

Notary Public: *Gerald M. Whitrow*
 Notary Public: *GERALD M. WHITROW*
 (Typed or printed name)

Notary Resides in: VANDERBURGH County, Indiana



OWNERS CERTIFICATE

The undersigned owners of the real estate shown and described hereon hereby plot and subdivide said real estate as shown and designate the same as Bridlewood Subdivision, Section Six A. 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 "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 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.&UG.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 "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 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.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from easements for necessary construction, maintenance or reconstruction.

Communities by Eagle Development, Inc.
 P.O. Box 5706
 4770 Cover Ave. Suite 217
 Evansville, IN 47716

By: *Shane Clements* - President

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northwest Quarter of Section 14, Township 5 South, Range 10 West lying in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at the northeast corner of the Northwest Quarter of said Section 14, thence along the east line thereof South 01 degrees 12 minutes 53 seconds West 1005.29 feet to the point of beginning; thence continue along said east line South 01 degrees 12 minutes 53 seconds West 308.83 feet to the southeast corner of the northeast quarter of the northwest quarter of said section 14; thence along the south line thereof North 88 degrees 43 minutes 43 seconds West 385.85 feet; thence North 01 degrees 21 minutes 25 seconds East 530.77 feet; thence North 88 degrees 38 minutes 35 seconds East 14.00 feet; thence North 01 degrees 21 minutes 25 seconds East 138.17 feet; thence North 88 degrees 40 minutes 31 seconds West 4.00 feet; thence North 01 degrees 21 minutes 25 seconds East 313.93 feet; thence North 88 degrees 08 minutes 34 seconds West 281.25 feet; thence South 00 degrees 51 minutes 28 seconds West 130.00 feet to the point of curvature of a curve to the left having a central angle of 05 degrees 31 minutes 17 seconds and a radius of 525.00 feet from which a chord bears South 88 degrees 05 minutes 48 seconds West 503.57 feet; thence along the arc of said curve South 88 degrees 05 minutes 48 seconds East 532.17 feet; thence South 01 degrees 09 minutes 51 seconds East 464.70 feet to the northwest corner of the northeast quarter of the northwest quarter of said section 14; thence along the north line thereof South 88 degrees 47 minutes 27 seconds East 532.17 feet; thence South 01 degrees 21 minutes 25 seconds West 644.65 feet; thence North 88 degrees 45 minutes 35 seconds East 100.00 feet; thence South 01 degrees 21 minutes 25 seconds East 358.84 feet; thence South 88 degrees 38 minutes 35 seconds East 675.18 feet to the point of beginning containing 15.14 acres (6596.93 sq.ft.) more or less.

Also the following off-site easement to remain in full force and effect for so long as and until such a time that the next section effecting said easement is approved by the Vanderburgh County Area Plan Commission and recorded in the office of the Recorder of Vanderburgh County, Indiana.

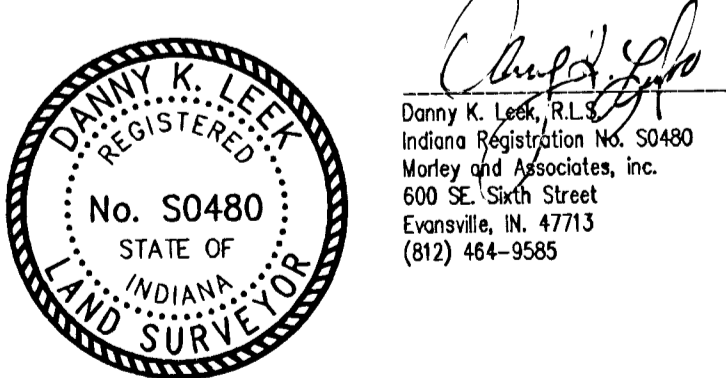
- A Public Utility Easement located west of proposed Lot 20 and extending to the west line of the NE 1/4 of the NW 1/4 of Section 14.
- An ingress/egress easement starting on the west end of Bluff Stone Drive extending to the southwest corner of Outlet A.
- A 12 foot Drainage and Underground Public Utility Easement lying west of and adjacent to the rear line of lots 45 thru 50.

Subject to all easements and rights-of-way of record.

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, 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 a survey completed by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 27th day of October, 2003.



Morley and Associates Inc.
 600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713
 PHONE: (812) 464-9585 FAX: (812) 464-2514

Secondary Plat
 Proj. No 5521 Sec 6 - plat.dwg 10/9/03 JEL/wood

