

Bridlewood Subdivision Section Six B

RECEIVED FOR RECORD
DATE 09-08-05 4:10 PM
PLAT BOOK R-173
INSTR # 2005 REC 028162
BETTY KNIGHT-SMITH RECORDER
VANDEBURGH COUNTY

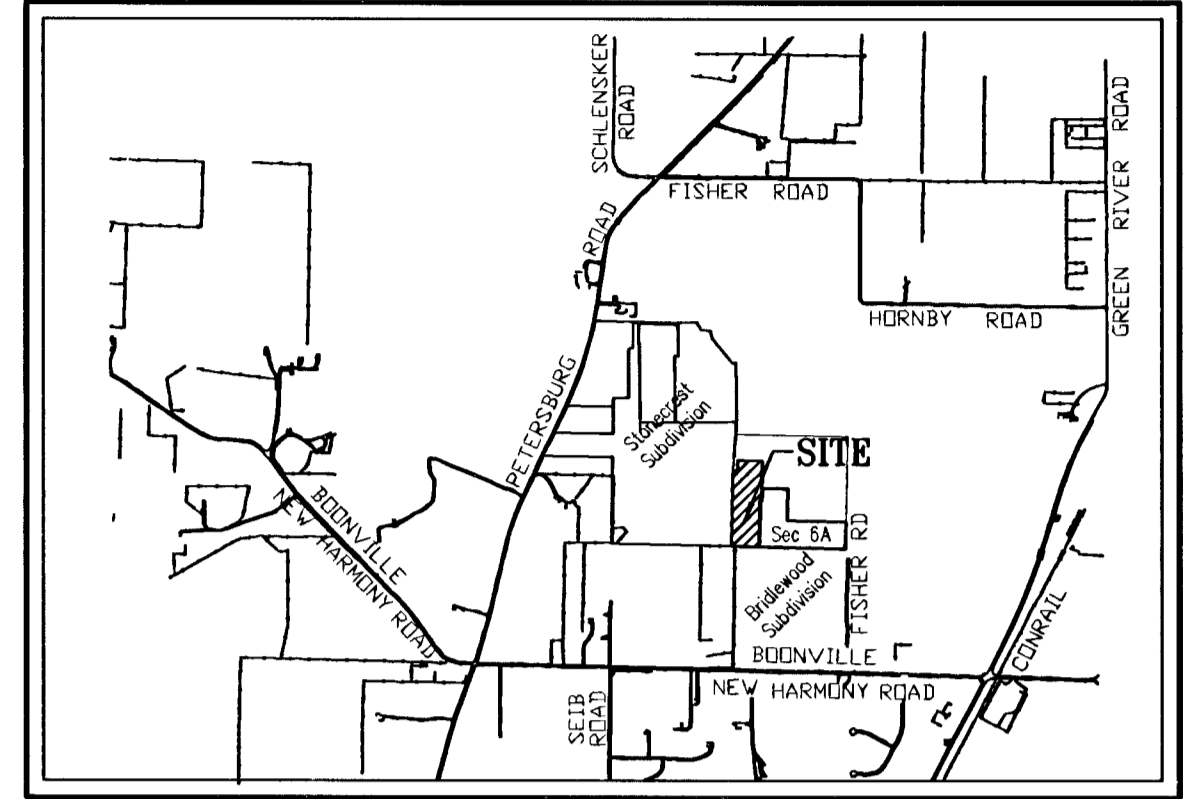
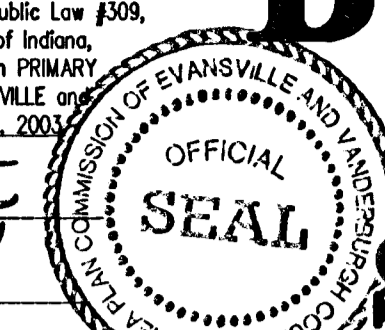
AREA PLAN COMMISSION CERTIFICATE

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 plan has been given FINAL APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDEBURGH COUNTY at a meeting held on, May 7, 2005.

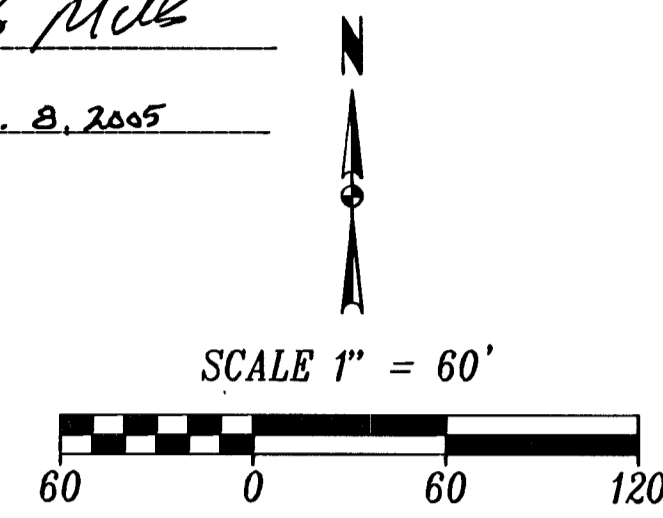
Mark Foster
President
Buddy Smith
Attest Executive Director

Secondary Plat complies with the Ordinance and is prepared for Recording.
Buddy Smith
Executive Director

PLAT RELEASE DATE: Sept. 8, 2005



LOCATION MAP (NOT TO SCALE)



GENERAL NOTES

Access: All lots must access interior streets.

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

Flood Plain Data: Per F.I.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).

Crowlpace Elevations: Any structure with a crowlpace located on a lot with a FPG designation shall maintain an elevation of the lowest point in the crowlpace 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 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.
- 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, aprons, manholes, junction boxes, and the piped or paved 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 this Subdivision; and which are drainage easements and outside of the county accepted road rights-of-way as shown on the plot of this subdivision.
- 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.

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 seeding. 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.

Property Corner Markers: All corners not already monumented will be marked with a 5/8" diameter steel rebar with plastic cap stamped Morley & Assoc. Inc. # 0023.

Elevation Datum: All elevations on this site based on N.A.S.D. 1929 datum.

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: April 28, 2005.

Street Construction Plans Were Approved By The Vanderburgh County Commissioners On: April 28, 2005.

LEGEND

FPG - Flood protection Grade (Minimum Floor Elevation)
BM - Bench Mark
R - Radius
L - Length
BL - Lot width at building line
BSL - Building Setback Line
C - Centerline
R/W - Right-of-Way Line
B - Boundary Line
E - Easement Line
L.M. & S.D.E. - Lake Maintenance and Storm Detention Easement
P.U.E. - Public Utility Easement
D.E. - Drainage Easement
D.A.U.G.P.U.E. - Drainage and Underground Public Utility Easement
R/W - Right-of-way

CURVE DATA TABLE

Number	Data	Angle	Chord	Direction	Tangent	Radius	Arc Length	Chord Length
C1	90°29'59"	N 43°53'35" W	45.39	45.00	71.08	83.92		
C2	05°48'50"	S 87°57'01" W	25.39	500.00	50.74	50.71		
C3	05°31'17"	N 88°05'48" E	25.32	525.00	50.59	50.57		

LOCATION OF FLOODWAY LINE AS PARCEL PLOTS BY SCALE ON TOPOGRAPHIC MAP PROVIDED BY THE INDIANA DEPARTMENT OF NATURAL RESOURCES DATED DEC. 16, 2002

OWNERS CERTIFICATE

The undersigned owners of the real estate shown and described herein do hereby plot and subdivide said real estate as shown and designate the same as Bridlewood Subdivision, Section Six B. 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 "L.M. & S.D.E." (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. 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.

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.

Strips or areas of land, of the dimensions shown on this plat and marked "D.A.U.G.P.U.E." (Drainage and 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.

BOUNDARY DESCRIPTION

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

Commencing at the northeast corner of the Northeast Quarter of said Section 14, thence along the east line thereof South 01 degrees 12 minutes 53 seconds West 1314.12 feet to the southeast corner of the northeast quarter of said Section 14, said point being the southeast corner of Bridlewood Subdivision Section Six A as per plat recorded in Plat Book R, page 73 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line thereof North 88 degrees 43 minutes 43 seconds West 985.95 feet to the southwest corner of said section Six A, said point being the point of beginning; thence continuing along the south line of said quarter, quarter section North 88 degrees 43 minutes 43 seconds West 317.75 feet to the southwest corner of said quarter, quarter section; thence along the west line thereof, North 01 degrees 09 minutes 51 seconds East 848.00 feet to a corner of said Section Six A, said point being the point of curvature of a non-tangent curve to the right having a central angle of 05 degrees 31 minutes 17 seconds and a radius of 525.00 feet from which the chord bears North 88 degrees 05 minutes 48 seconds East 50.57 feet; thence along the arc of said curve and Section Six A, 50.59 feet; thence continuing along said Six A the remaining call, North 00 degree 51 minutes 28 seconds East 130.00 feet; thence South 89 degrees 08 minutes 34 seconds East 281.25 feet; thence South 01 degree 21 minutes 25 seconds West 313.90 feet; thence South 88 degrees 38 minutes 35 seconds East 4.00 feet; thence South 01 degree 21 minutes 25 seconds West 138.17 feet; thence North 88 degrees 38 minutes 35 seconds West 14.00 feet; thence South 01 degree 21 minutes 25 seconds West 530.77 feet to the point of beginning containing 7.18 acres (312031 sq.ft.).

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 affecting said easement is approved by the Vanderburgh County Area Plan Commission and recorded in the office of the Recorder of Vanderburgh County, Indiana:

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDEBURGH) 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 acknowledged 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 25th day of AUGUST, 2005

My Commission Expires: MAY 21, 2010

Shane Clements
Notary Public
GERALD H. WITKROW
(typed or printed name)

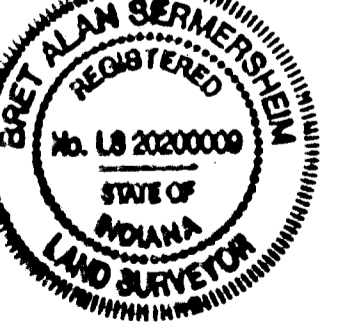
Notary Residing in
VANDEBURGH
County, Indiana

SURVEYOR'S CERTIFICATE

I, Bret Alan Sarnashah, 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 31st day of August, 2005.

Bret Alan Sarnashah
Bret Alan Sarnashah, P.L.S.
Indiana Registration No. LS2020009
Morley and Associates, Inc.
600 SE Sixth Street
Evansville, IN 47715
(812) 464-9585



R-173

Secondary Plat

Designed By: J.E. Wood
Job Number: 5527
Drawn By: J.E. Wood
Date: 9/1/05
Filename: Sec6B-plat.dwg

Morley and Associates Inc.
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