

# BROADLAWN ESTATES Section I

## General Notes

Noise sensitive note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

Utilities: Water and sanitary sewers will be extended to the site.

Road Grades: Maximum road grades will not exceed 10.0%.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Zoning: The subject property is currently zoned Ag

Flood Plain Data: No 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 180256 0025 C, dated August 5, 1991.

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). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on all lots near the flood plain.

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 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 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.

6. 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, inlets, 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 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.

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.

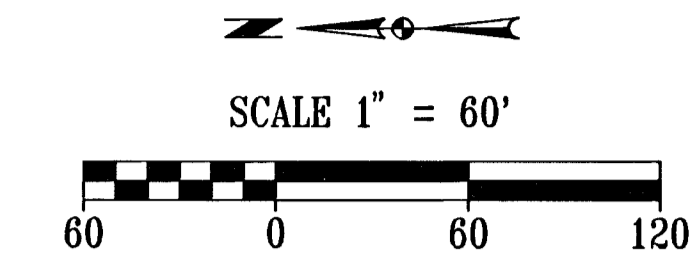
Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded 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 and Associates, Inc. I.D. No. 0023."

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: February 28, 1994

PRIMARY APPROVAL BY THE EVANSVILLE-VANDERBURGH COUNTY AREA PLAN COMMISSION ON: March 2, 1994



96-22530  
RECEIVED FOR RECORD  
at 12:03 PM  
September 3, 1996  
Plat Book P  
Page 69  
BETTY J. HEPMANN RECORDER  
VANDERBURGH COUNTY  
072L # 0086

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 03 1996

Suzanne M. Morley  
AUDITOR  
#4717

### OWNER'S CERTIFICATE

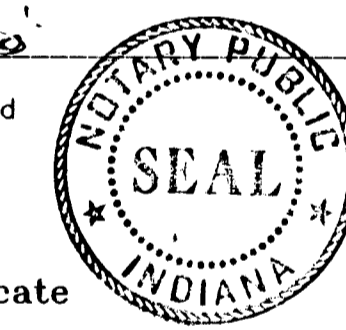
The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as "Broadlawn Estates Section I". All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this 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 trees or other things 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.

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. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

Whetstone Homes, Inc.  
By: Roy Michael Whetstone  
1984 North Burkhardt Road  
Evansville, IN. 47715



### 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), 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 29th day of August, 1996

My Commission Expires: 2-25-97

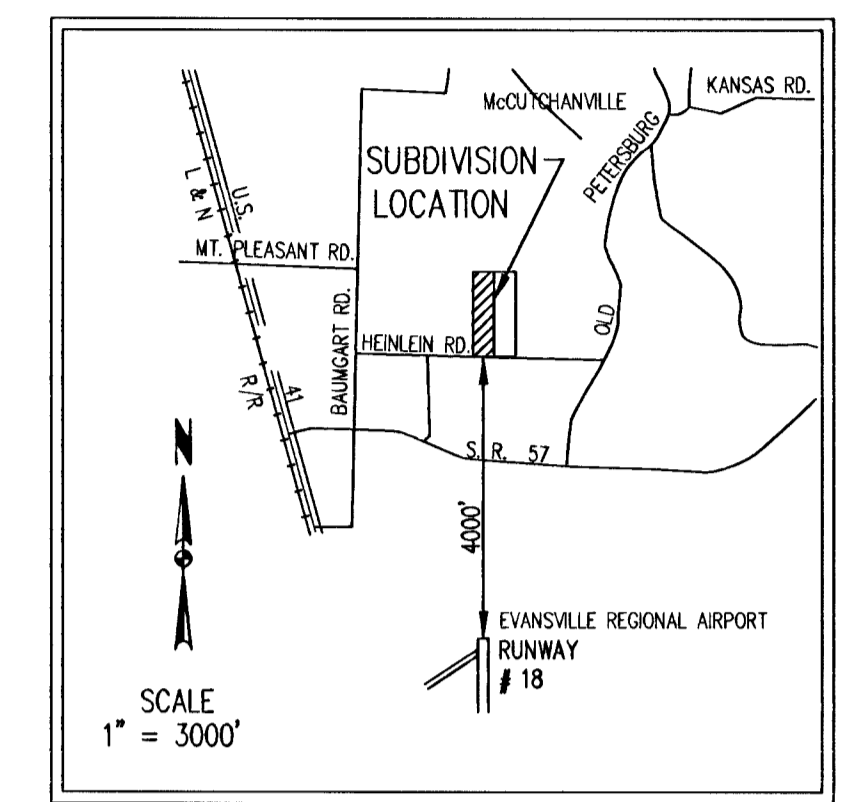
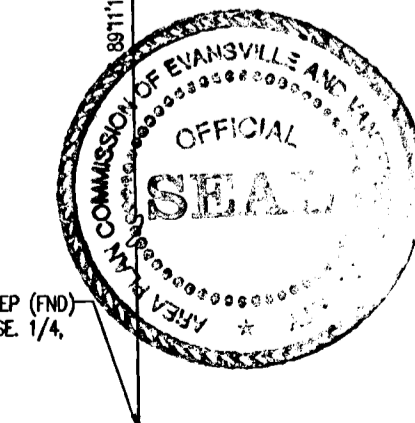
Joan M. Morley  
Notary Public  
Joan M. Morley  
(typed or printed name)

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, March 2, 1994.

Barbara L. Cunningham  
Attest Executive Director  
Barbara L. Cunningham  
Executive Director  
Secondary Plat complies with the Ordinance and is released for Recording.  
PLAT RELEASE DATE: SEPTEMBER 3, 1996



LOCATION MAP

### Boundary Description

The East Half of the Northwest Quarter of the Southeast Quarter of Section 28, Township 5 South, Range 10 West in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at a stone marking the northeast corner of the northwest quarter of the southeast quarter of Section 28, Township 5 South, Range 10 West; thence along the north line thereof south 89 degrees 42 minutes 20 seconds west a distance of 341.00 feet to the true point of beginning; thence South 00 degrees 27 minutes 17 seconds West 470.36 feet to the point of curvature of a curve to the right, concave to the West and having a central angle of 05 degrees 42 minutes 38 seconds and a radius of 1000.00 feet from which a chord bears South 03 degrees 18 minutes 36 seconds West 99.63 feet; thence along the arc of said curve 99.67 feet; thence South 06 degrees 09 minutes 55 seconds West 101.12 feet to the point of curvature of a curve to the left, concave to the East, having a central angle of 11 degrees 25 minutes 16 seconds and a radius of 500.00 feet from which a chord bears South 00 degrees 27 minutes 17 seconds West 99.50 feet; thence along the arc of said curve 99.67 feet; thence along the arc of curvature of a curve to the right, concave to the West and having a central angle of 05 degrees 42 minutes 38 seconds and a radius of 1000.00 feet from which a chord bears South 02 degrees 24 minutes 02 seconds East 99.63 feet; thence along the arc of said curve 99.67 feet; thence South 00 degrees 27 minutes 17 seconds West 342.10 feet to a point on the south line of said quarter quarter section; thence along the south line thereof south 89 degrees 57 minutes 12 seconds West a distance of 324.01 feet to a 5/8" iron rod marking the southeast corner of the east half of the northwest quarter of the southeast quarter; thence along the west line thereof north 00 degrees 27 minutes 17 seconds east a distance of 1310.81 feet to a 5/8" iron rod marking the northwest corner of the east half of the northwest quarter of the southeast quarter; thence along the north line thereof north 89 degrees 42 minutes 20 seconds east a distance of 324.03 feet to the point of beginning, containing 9.66 acres. (420,929 sq. ft.)

### Surveyor's Certificate

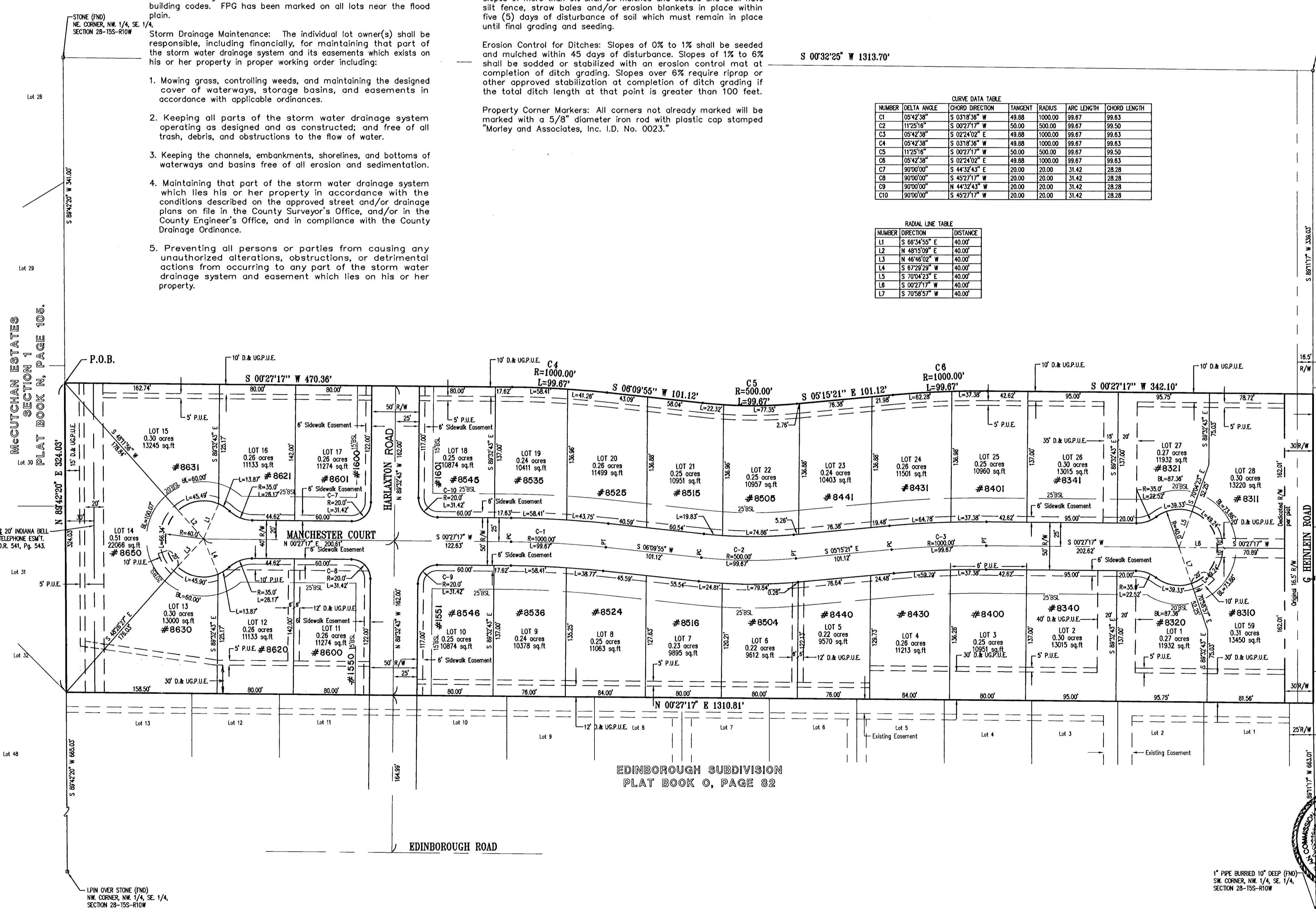
I, Danny K. Leek, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 29th day of August, 1996.



Danny K. Leek, R.L.S.  
Indiana Registration No. S0480

P.69



CURVE DATA TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	05°42'38"	S 031°38' W	48.88	1000.00	99.67	99.63
C2	11°25'16"	S 002°17' W	50.00	500.00	99.67	99.50
C3	05°42'38"	S 022°40' E	48.88	1000.00	99.67	99.63
C4	05°42'38"	S 031°38' W	48.88	1000.00	99.67	99.63
C5	11°25'16"	S 002°17' W	50.00	500.00	99.67	99.50
C6	05°42'38"	S 022°40' E	48.88	1000.00	99.67	99.63
C7	90°00'00"	S 44°32'43" E	20.00	20.00	31.42	28.28
C8	90°00'00"	S 45°27'17" W	20.00	20.00	31.42	28.28
C9	90°00'00"	N 44°32'43" E	20.00	20.00	31.42	28.28
C10	90°00'00"	S 45°27'17" W	20.00	20.00	31.42	28.28

RADIAL LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 85°34'55" E	40.00'
L2	N 48°15'09" E	40.00'
L3	N 48°46'02" W	40.00'
L4	S 87°29'29" W	40.00'
L5	S 70°49'23" E	40.00'
L6	S 00°27'17" W	40.00'
L7	S 70°58'57" W	40.00'

McCutchan Estates Section 1 Plat Book N, Page 106.

1" PIPE BURIED 10" DEEP (FND) SW CORNER, NW 1/4, SE 1/4, SECTION 28-155-R10W

EELFINGER SURVEYSON PLAT BOOK L, PAGE 112