

Carrington Meadows Section 1

GENERAL NOTES

Access: All Driveways shall access interior streets only.
 Utilities: Water and sanitary sewers will be extended to the site.
 Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.
 Zoning: The subject property is currently zoned Ag.
 Flood Plain Data: The tract of land does not lie within that special Flood Zone A as said tract plots on Community Panel No. 180256 0015 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.
 Floodway Construction: Construction activity within the floodway will require permits from the Department of Natural Resources (DNR).
 All first floor grades shall conform to local and state enforced building codes. First floor grades shall be set to allow for proper drainage around houses.
 The lowest floor elevations of any enclosed space (including garages) 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.
 See Recorded Restrictions for information regarding Common Areas "A" & "B".
 Temporary easements cover installed infrastructure. They expire when the section of subdivision that they are located in is recorded and the proper easements are granted in the newly recorded section.

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:
 1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins and easements in accordance with applicable ordinances.
 2. 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.
 3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
 4. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with 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.
 5. 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, sumps, 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 a 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 materials, 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, L.L., ryegrass, 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.
 Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 6% shall be seeded 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".
 Developer to maintain Common Areas until such a time that Common Areas are turned over for maintenance to the Homeowner's Association per recorded restrictions.

OWNER'S 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 Carrington Meadows Section 1. 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 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.U.P.U.E." (Drainage & Underdrainage 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 works 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.

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 drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into 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.
 J B & L, LLC
 By: John J. Ebers, Jr. - Managing Member
 3614 Citadel Circle
 Newburgh, IN 47630

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH)
 Before me, the undersigned, a Notary Public in and for said County of Vanderburgh, personally appeared the said J B & L, LLC, by John J. Ebers, Jr., - managing member, who acknowledges 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 3rd day of DECEMBER 2003.
 My Commission Expires: MAY 21, 2010
 Notary Public: GERALD M. WITTHROW
 Notary Resides in: VANDERBURGH, Indiana



FINAL STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON FEBRUARY 18, 2003.

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON MAY 19, 2003.

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law 830, 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, December 4, 2002.

President: *Danley & Witt*
 Attest Executive Director: *Danley & Witt*
 Secondary Plat, complies with the Ordinance and is released for recording.
 Executive Director: *Danley & Witt*
 PLAT RELEASE DATE: Dec. 3, 2003

SURVEYOR'S CERTIFICATE

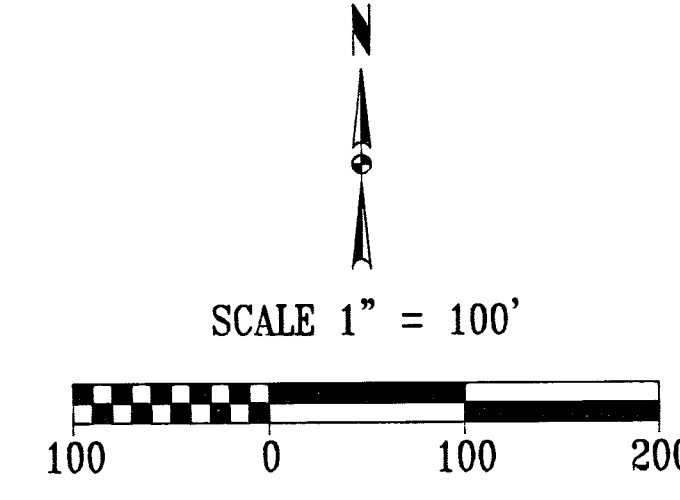
I, Danny K. Leek, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 3rd day of December 2003.
 Danny K. Leek, R.L.S.,
 Indiana Registration No. 53480
 Morley and Associates, Inc.
 600 SE Sixth Street
 Evansville, IN 47713
 (812) 464-9885

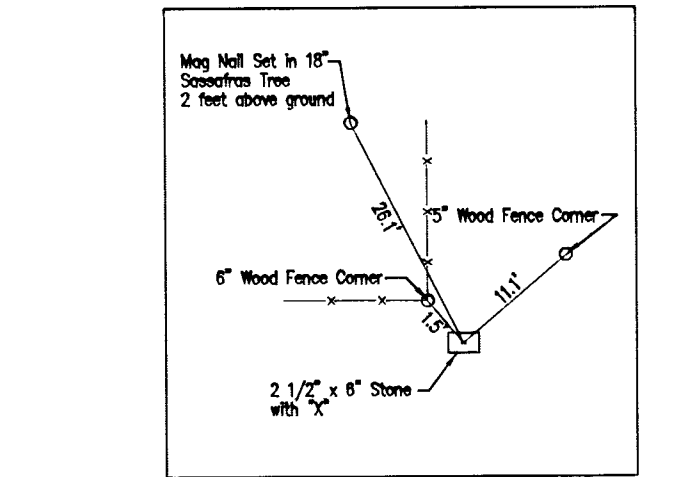


R-86

Morley and Associates, Inc.
 600 SE SIXTH STREET/EVANSVILLE, IN 47713
 PHONE: (812) 464-9585 FAX: (812) 464-2514
 Secondary Plat
 Proj. No.: 5403 Section 1 Plat.dwg 12/03/03 M.W.S.
 APC 16-S-2002



- Legend**
- W - Water
 - L.M. - Lake Maintenance
 - S.D. - Storm Drainage
 - S.S. - Sanitary Sewer
 - D - Drainage
 - P.U. - Public Utility
 - E - Easement
 - T - Temporary
 - R - Radius
 - L - Length
 - BSL - Building Setback Line
 - BL - Lot width at Building Setback Line
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - N - North
 - S - South
 - E - East
 - W - West
 - R# - Radius Line
 - M.F. - Minimum Finish Floor Elevation (2 feet above REC letter (N-18003 dated 11-27-02))
 The site is not currently in the 100-year flood zone.
 - Center line
 - Right-of-way line
 - Easement line
 - BSL - Building setback line
 - Boundary line
 - Approx. Edge of Water

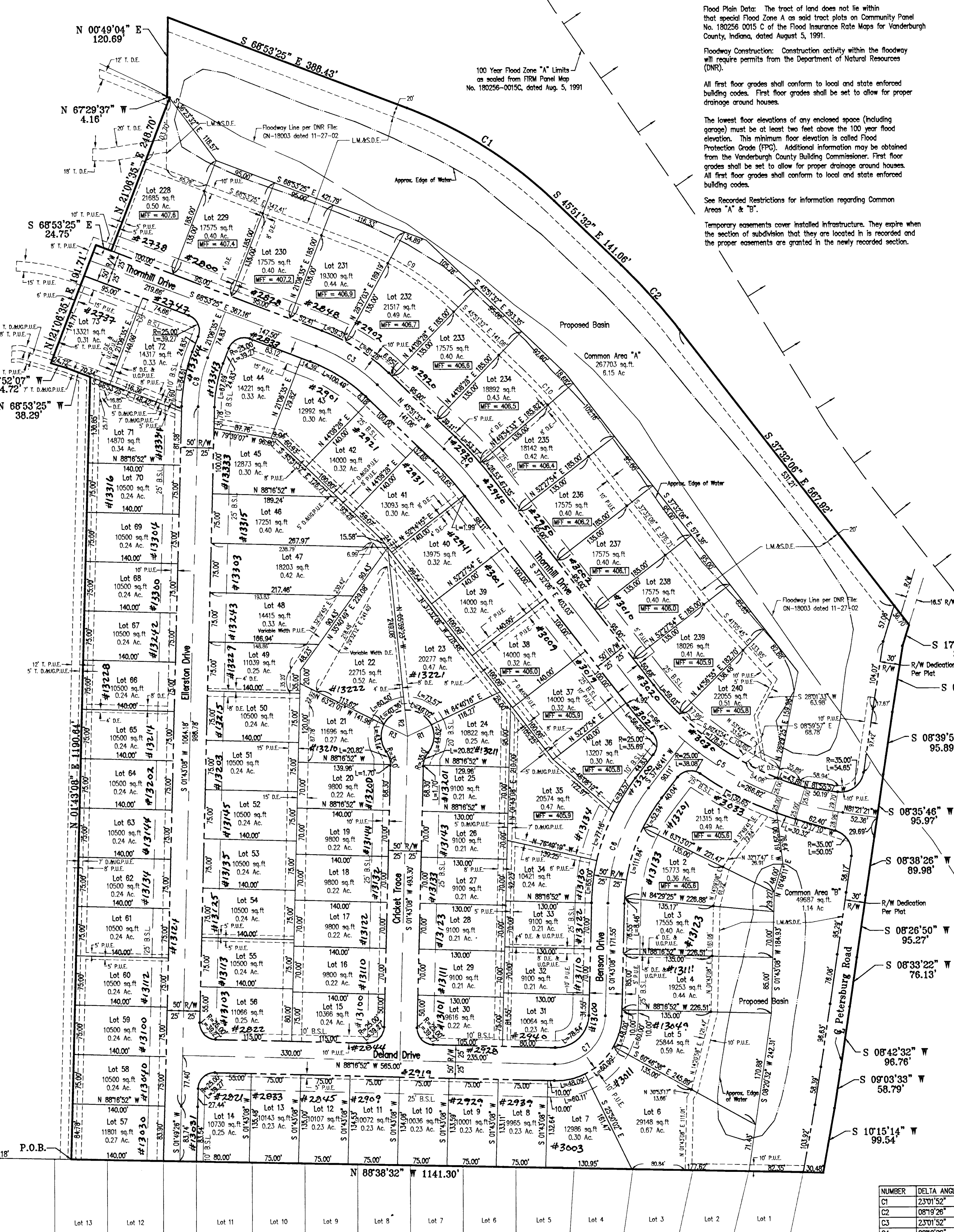


NW Corner, NE 1/4, Section 10-T5S-R10W
 2" O.D. pipe (3" deep)
 Vanderburgh County Surveyor
 Field Notes Call for a Stone
 in 1985 However References Check

1" O.D. Pipe
 0.25 N & 7.10' W
 of Calc. Cor.
 S 88°29'10" E 966.86'

NW Corner
 Ruth J. & Howard Postel
 D.D. S. Card 3743
 S 00°15'34" E 1103.90'

P.O.C.
 SW Corner SE 1/4,
 Section 10-T5S-R10W, 2.5"x6" stone
 with "x" ind 3" deep



Radius Data Chart

NUMBER	BEARING	DISTANCE
R1	N 84°40'18" E	40.00'
R2	N 05°32'34" W	40.00'
R3	N 63°21'01" W	40.00'

Curve Data Chart

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	23°01'52"	S 57°22'29" E	134.87	662.00	266.10	264.32
C2	08°19'28"	S 41°41'49" E	86.36	972.00	132.49	132.38
C3	22°01'52"	S 41°41'49" E	86.03	275.00	110.54	109.90
C4	08°19'28"	S 41°41'49" E	38.20	525.00	76.27	76.20
C5	43°49'15"	S 99°28'44" E	191.05	475.00	363.29	354.50
C6	36°05'33"	S 19°45'54" W	97.74	300.00	188.98	185.87
C7	90°00'00"	S 46°43'08" W	75.00	75.00	117.81	106.07
C8	19°23'28"	N 11°24'51" E	38.44	225.00	76.15	75.79
C9	23°01'52"	S 57°22'29" E	90.86	445.00	178.88	177.68
C10	08°19'28"	S 41°41'49" E	50.57	695.00	100.97	100.88

Carrington Estates
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