

(Corrected Plat of) Carrington Meadows Section 2

Radial Line Table

NUMBER	DIRECTION	DISTANCE
R1	N 59'09"05" E	40.00'
R2	N 01'43"08" E	40.00'
R3	N 54'24"07" W	40.00'
R4	S 8'18"23" E	50.00'
R5	S 26'57"55" E	50.00'
R6	S 27'03"43" W	50.00'
R7	S 76'22"37" W	50.00'
R8	N 52'10"25" W	50.00'
R9	S 68'35"38" E	40.00'
R10	S 07'43"08" E	40.00'
R11	S 67'54"33" W	40.00'

Road Centerline Curve Data

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	109'23"28"	S 56'24"51" W	494.24	350.00	568.23	571.28
C2	18'45"24"	N 11'05"48" E	70.19	425.00	138.13	138.51
C3	11'45"11"	N 07'41"47" E	44.49	425.00	88.64	88.90
C4	11'37"11"	N 07'41"47" E	54.98	425.00	109.53	109.33
C5	73'18"28"	N 34'55"05" W	74.37	100.00	127.89	119.35

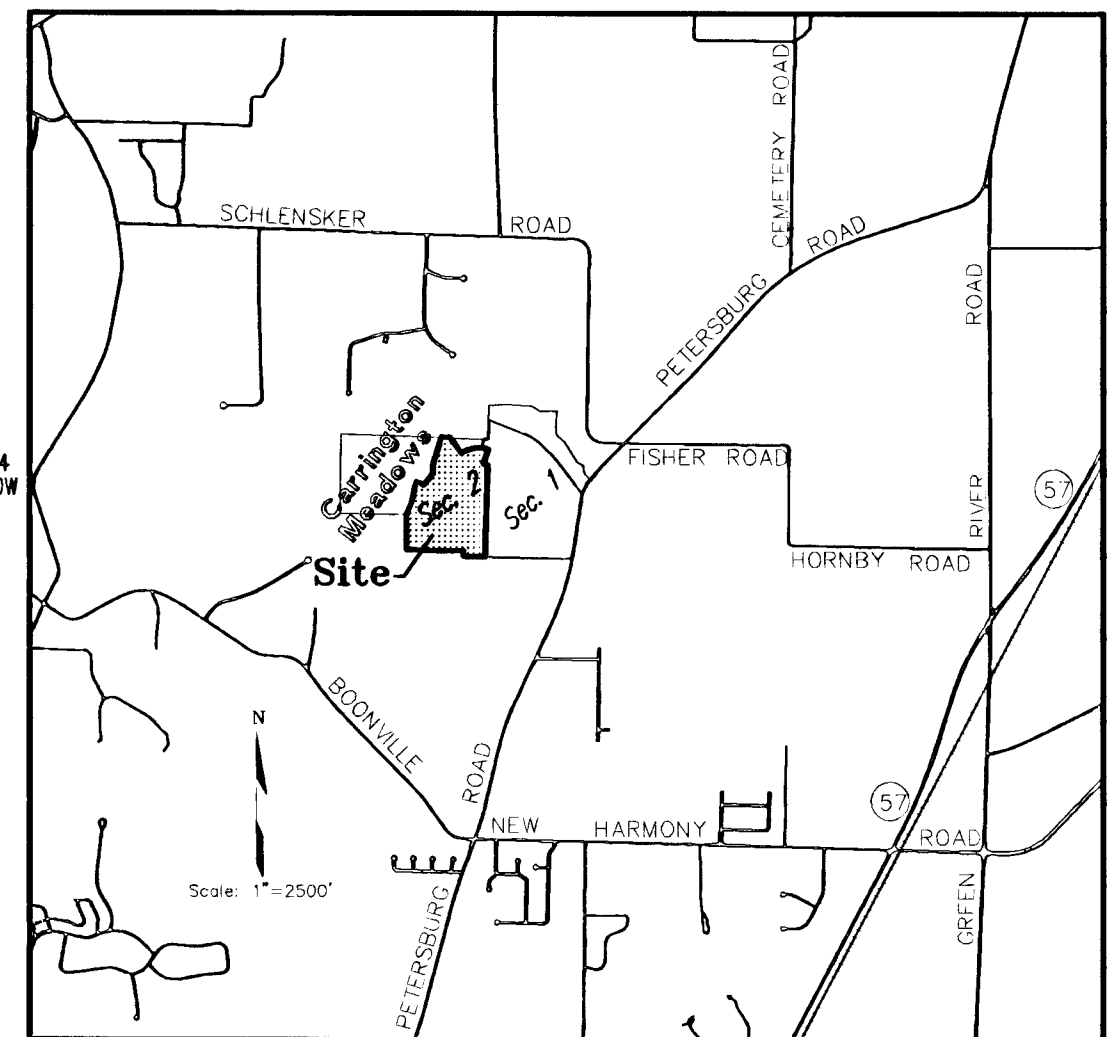
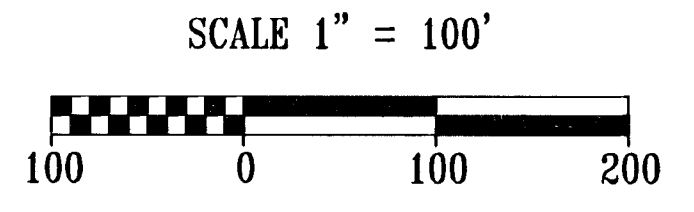
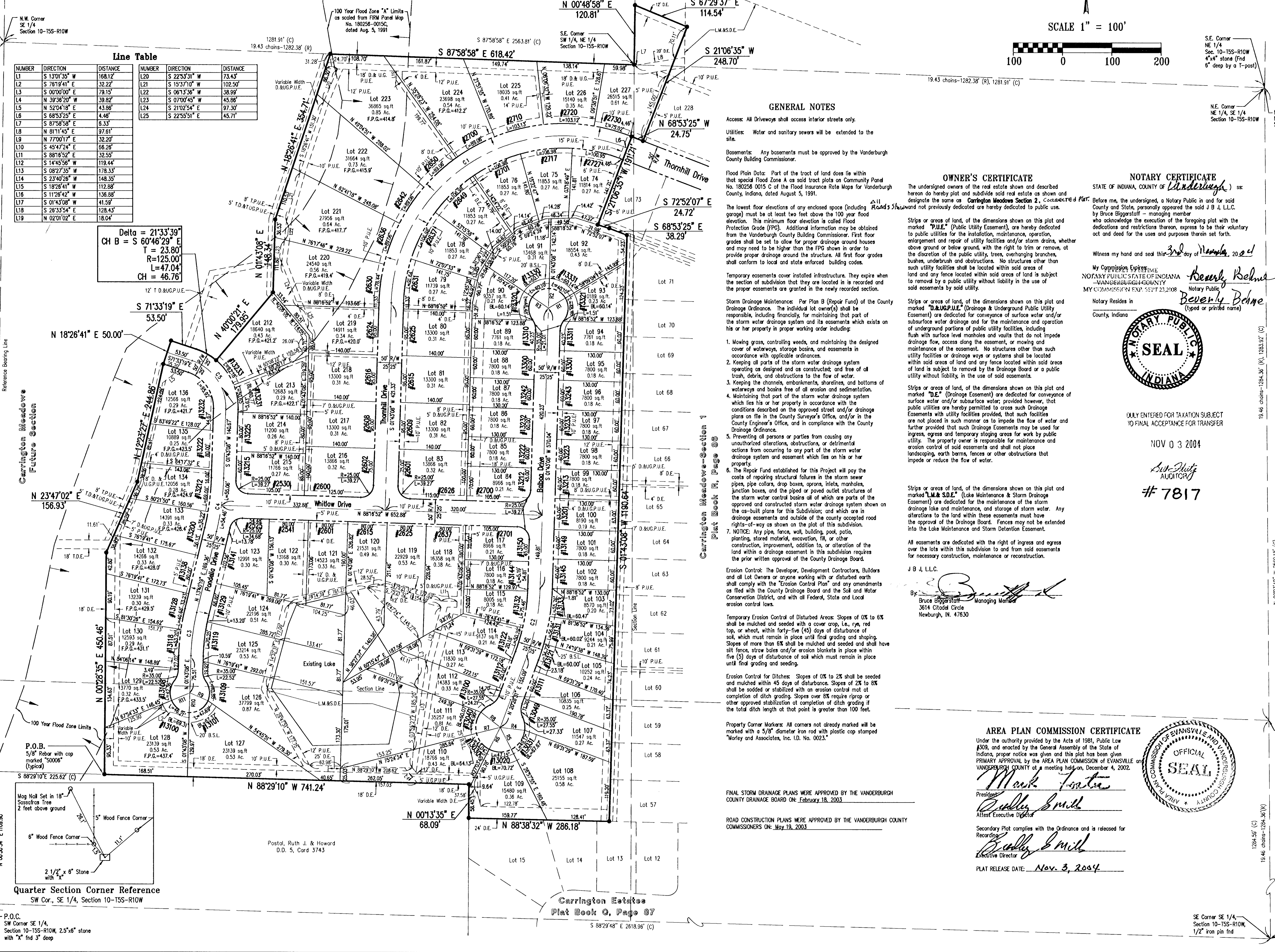
LEGEND

L.M. - Lake Maintenance	P.O.B. - Point of beginning
S.D. - Storm Drainage	P.O.C. - Point of commencement
D. - Drainage	N - North
P.U. - Public Utility	S - South
E. - Easement	E - East
T. - Temporary	W - West
R - Radius	Center line
R ₂ - Radius Line	Right-of-way line
L - Length	Easement line
BL - Lot width at Building Setback Line	BSL - Building setback line
BSL - Building Setback Line	Boundary line

Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 13'01"35" E	168.12'
L2	S 76'19"41" E	32.22'
L3	S 00'00"00" E	78.15'
L4	N 39'36"20" E	39.82'
L5	N 52'04"18" E	43.86'
L6	S 65'53"25" E	4.46'
L7	S 87'58"58" E	6.33'
L8	N 81'11"45" E	97.61'
L9	N 77'00"17" E	32.20'
L10	S 42'47"24" E	66.26'
L11	S 88'16"52" E	32.55'
L12	S 14'45"56" W	119.44'
L13	S 05'27"35" W	178.33'
L14	S 22'40"28" W	148.35'
L15	S 18'26"41" W	112.88'
L16	S 11'26"42" W	136.88'
L17	S 01'43"08" E	41.59'
L18	S 26'33"54" E	128.43'
L19	N 02'01"02" E	18.04'

Delta = 21'33"39"
CH B = S 60'46"29" E
T = 23.80'
R = 125.00'
L = 47.04'
CH = 46.76'



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.

Flood Plain Data: Part of the tract of land does lie within that special Flood Zone A as said tract plots on Community Plan No. 180226-0015 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

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 and may need to be higher than the FPG shown in order to provide proper drainage around the structure. All first floor grades shall conform to local and state enforced building codes.

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:

- 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, 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 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 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 all fences, stone piles 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".

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 18, 2003.

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 Carrington Meadows Section 2, Corrected Plat No. 2004R0038794 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

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 and/or storm drains, 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 public utility.

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 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. 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 and from easements for necessary construction, maintenance or reconstruction.

J B J, L.L.C.

Bruce J. Jorgensen
3614 Citadel Circle
Newburgh, IN 47630
Managing Member

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 J B J, L.L.C., by Bruce Jorgensen - managing member 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 3rd day of November, 2004.

My Commission Expires: _____
NOTARY PUBLIC STATE OF INDIANA
-VANDERBURGH COUNTY-
MY COMMISSION EXPIRES: 05/27/2008
Notary Public
Beverly Bohne
(Typed or printed name)

Notary Resides in _____
County, Indiana



DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

NOV 03 2004

Sub-Plat
AUGUST
7817

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 ON VANDERBURGH COUNTY at a meeting held on, December 4, 2002.

Mark Foster
President

Rudley Smith
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for recording.

PLAT RELEASE DATE: Nov. 3, 2004



SUBDIVISION DESCRIPTION

Part of the Northeast Quarter and part of the Southeast Quarter of Section 10, Township 5 South, Range 10 West, Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at a 2 1/2" x 6" stone with a chiseled "x" at the Southwest corner of the Southeast Quarter of said section; thence along the west line of said Quarter Section, North 00 degrees 50 minutes 34 seconds East 1109.90 feet to the Northwest corner of a tract of land conveyed to Ruth J. & Howard Postel, as recorded in Deed Dwyer 5, Card 3743, in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line, South 88 degrees 29 minutes 10 seconds East 225.82 feet to the Point of Beginning; thence North 00 degrees 28 minutes 35 seconds East 450.46 feet; thence North 23 degrees 47 minutes 02 seconds East 159.83 feet; thence North 12 degrees 23 minutes 27 seconds East 248.86 feet; thence North 18 degrees 26 minutes 41 seconds East 50.00 feet; thence South 71 degrees 33 minutes 19 seconds East 533.50 feet to the point of curvature of a curve to the right, concave to the southwest, having a central angle of 21 degrees 33 minutes 39 seconds and a radius of 125.00 feet from which a chord bears South 60 degrees 48 minutes 29 seconds East 48.76 feet; thence along the arc of said curve 47.04 feet; thence North 40 degrees 00 minutes 21 seconds East 179.95 feet; thence North 01 degree 43 minutes 08 seconds East 148.14 feet; thence North 18 degrees 26 minutes 41 seconds East 354.71 feet to the north line of said Southeast Quarter of Section 10, Township 5 South, Range 10 West; thence along said north line, South 87 degrees 58 minutes 53 seconds East 618.42 feet to the Southeast corner of the Southeast Quarter of said section; thence South 87 degrees 58 minutes 53 seconds East 120.81 feet; thence South 87 degrees 29 minutes 10 seconds East 114.54 feet to a corner of Carrington Meadows Section 1 as recorded in Plat Book R, Page 86; thence the following 6 calls along said Carrington Meadows - Section 1: (1) South 21 degrees 06 minutes 35 seconds West 191.71 feet; (4) thence South 72 degrees 52 minutes 07 seconds East 24.72 feet; (5) thence South 68 degrees 53 minutes 25 seconds East 38.25 feet; (6) thence South 01 degree 43 minutes 08 seconds West 190.64 feet to the corner of said Carrington Meadows Section 1; thence North 58 degrees 38 minutes 32 seconds West 286.18 feet; thence North 00 degrees 13 minutes 35 seconds East 68.09 feet to the north line of said Postel tract; thence along the north line of the tract, North 88 degrees 29 minutes 10 seconds East 741.24 feet to the Point of Beginning, containing 30.42 acres.

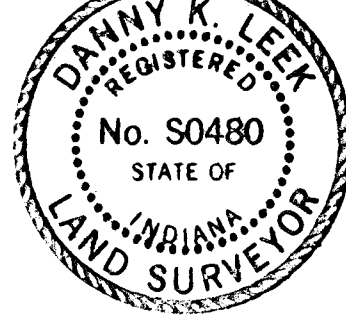
Subject to all easements and rights-of-way of record.

SURVEYOR'S CERTIFICATE

I, Danny K. Look, 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 November, 2004.

Danny K. Look
Indiana Registration No. 35880
Morley and Associates Inc.
600 SE Sixth Street
Evansville, IN 47713
(812) 464-9585



R-139

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

Secondary Plat

5403 Corrected-5403ae2-plat.dwg 11/2/04 M.W.B.
R-139 AP-16-S-2002