

Clear Brooke Manor, P.U.D.

RECEIVED
APR 12 2004
AREA PLAN COMMISSION

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 PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on,

President _____
Attest Executive Director _____
Secondary Plat complies with the Ordinance and is released for Recording.
Executive Director _____
PLAT RELEASE DATE: _____

Curve Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	82°10'19"	N 13°39'56" W	30.15	30.00	54.26	51.63
C2	173°41'5"	S 8°26'05" W	42.50	275.00	84.33	84.00
C3	165°54'3"	S 8°45'21" E	37.20	250.00	73.87	73.60
C4	151°11'31"	S 8°13'27" E	30.01	225.00	59.66	58.48
C5	151°11'32"	S 8°13'28" E	48.01	300.00	79.55	78.31
C6	165°54'5"	S 8°45'22" E	41.28	277.25	81.92	81.62
C7	90°00'00"	N 45°46'48" E	50.50	50.50	79.33	71.42
C8	90°00'00"	S 44°13'14" E	40.50	40.50	63.62	57.28

Boundary Description

Part of the Northwest Quarter of the Northwest Quarter and all of the North Half of the Northwest Quarter of the Northwest Quarter of Section 13, Township 5 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, more particularly described as follows:
Beginning at the Northwest Corner of the Northwest Quarter of said Section; thence along the east line of said Quarter Section, South 100 degrees 39 minutes 52 seconds West 85.31 feet to the Southeast Corner of the North Half of the Northwest Quarter of the Northwest Quarter of said Section; thence along the south line of said Half Quarter Quarter Section and along the north line of Eastside Industrial Park, Replat of Lots 32, 33, 34, and 35, recorded in Plat Book N, page 133 of the Office of the Recorder of Vanderburgh County, Indiana, North 89 degrees 12 minutes 37 seconds West 1324.55 feet to the Southeast Corner of said Half Quarter Quarter Section; thence along the west line of the Northwest Quarter of the Northwest Quarter of said Section 13, North 00 degrees 18 minutes 46 seconds East 127.83 feet to a point located 50 feet south and perpendicular to the south line of Lot 8 in B.C.H. Commercial Subdivision, recorded in Plat Book P, page 158 in the Office of the Recorder; thence parallel with the south line of said Lot 8, North 89 degrees 13 minutes 13 seconds West 383.04 feet to a point on the east right-of-way of Galaxy Drive and being the beginning of a curve to the left having a central angle of 62 degrees 10 minutes 19 seconds and a radius of 50.00 feet, from which the chord bears North 13 degrees 39 minutes 56 seconds West 31.63 feet; thence along said right-of-way and along the arc of said curve 54.26 feet to a corner of said Lot 6; thence along the south line of said Lot 6, South 89 degrees 13 minutes 13 seconds East 38.51 feet to a point on the west line of the Northwest Quarter of the Northwest Quarter of said Section 13, thence along said west line, North 00 degrees 18 minutes 46 seconds East 485.25 feet to the northwest corner thereof; thence along the north line of the Northwest Quarter of the Northwest Quarter of said Section 13, South 89 degrees 13 minutes 14 seconds East 1326.61 feet to the point of beginning and containing a gross area of 20.622 Acres.

Subject to a 100-foot wide easement in favor of Southern Indiana Gas and Electric Company. The center of said easement being located 1 foot west of the west line of the Northwest Quarter of the Northwest Quarter of said Section 13.
Subject to all other easements and rights-of-way of record.

Surveyor's Certificate

I, Scott D. Buebel, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that the plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.
Witness my hand and seal this 8th day of March, 2004.



Scott D. Buebel, P.L.S.
Indiana Registration No. 29900331
Morley and Associates, Inc.
600 SE Sixth Street
Evansville, IN 47713
(812) 464-9585

General Notes Continued

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbing 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 clover, 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 a fence or 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 are marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023".

There are no prior plans for this site which are being superseded.

Final Drainage Plans Were Approved By the Vanderburgh County Drainage Board on _____

Road Construction Plans Were Approved By the Vanderburgh County Commissioners on _____

Owner's Certificate

The undersigned owner of the real estate shown and described herein do hereby plot and subdivide said real estate as shown and designate the same as Clear Brooke Manor, P.U.D.
All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for purposes of roadways and public utilities.

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (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 the Drainage Board or 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 & 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 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.

Owner's Certificate Continued

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Five foot wide side yard maintenance easement for the zero setback line side of the house on the adjoining lot are dedicated as shown by _____

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

Jogco Land Corporation

By: Michael Taylor (Vice-President)
P.O. Box 23019
Owensboro, KY 42304

Notary Certificate

I, _____, Notary Public, do hereby certify that before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, Michael Taylor

who acknowledge the execution of the foregoing plat with the dedications and restrictions herein expressed to be his voluntary act and deed for the uses and purposes therein set forth.

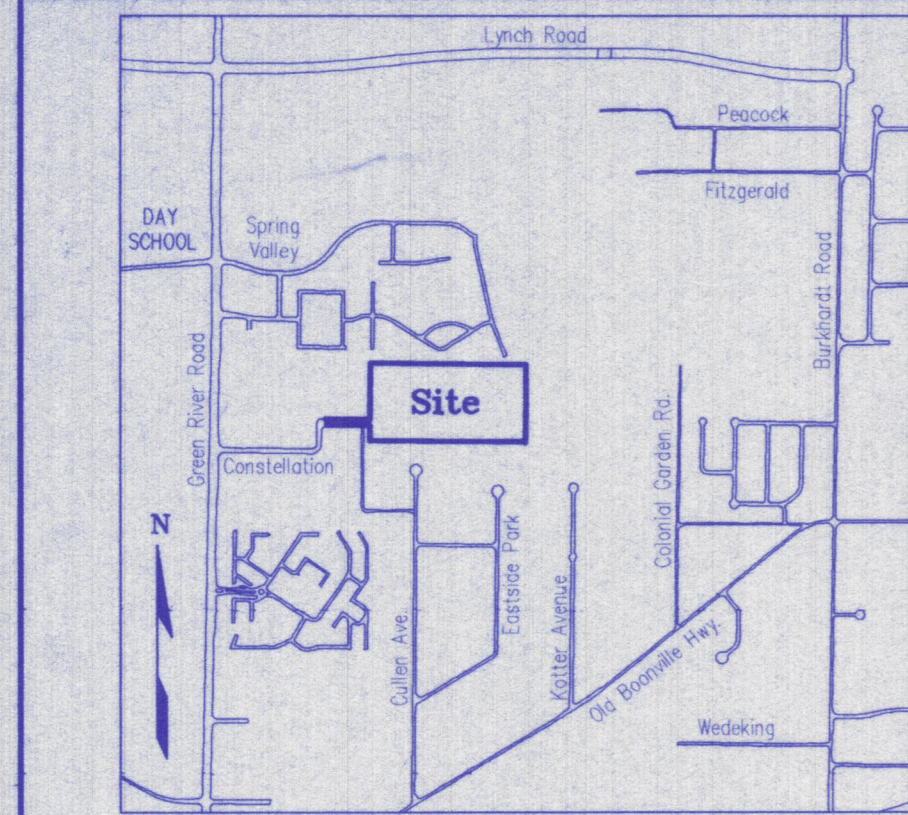
Witness my hand and seal this _____ day of _____, 2004.

My Commission Expires: _____

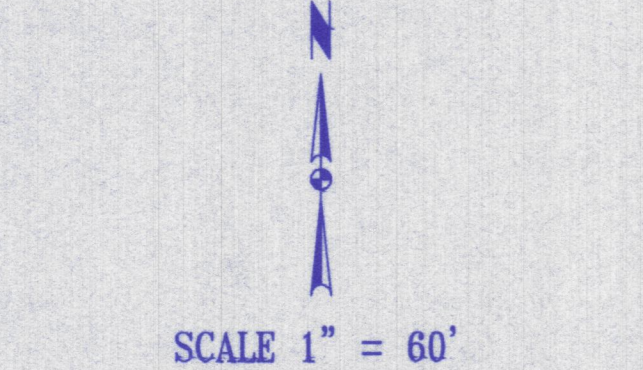
Notary Public _____

Notary Resides in _____ (typed or printed name)

County, _____

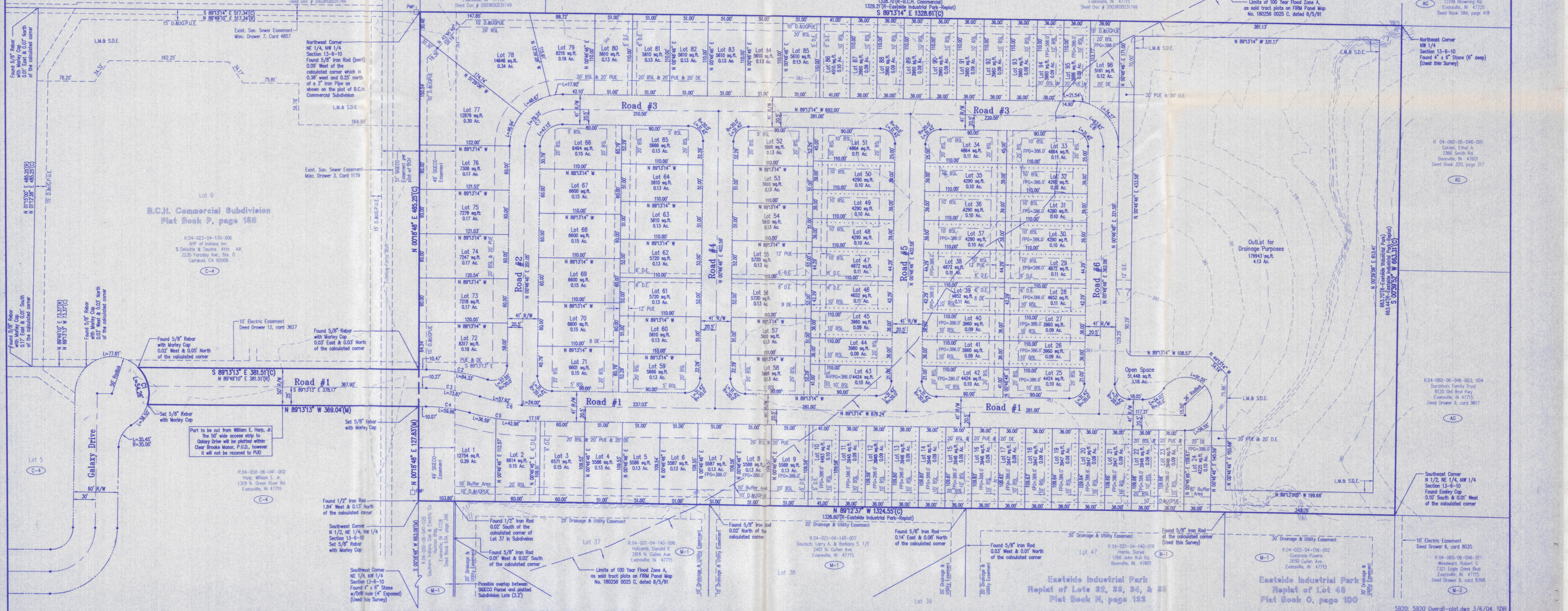


Location Map
No Scale



Legend
60 0 60 120

FPD - Flood Protection Grade (Minimum Floor Elevation)
R - Radius
L - Length
BL - Lot width at Building Setback Line
BSL - Building Setback Line
----- 5' Side Yard Maintenance Easement



B.C.H. Commercial Subdivision
Plat Book P, page 158

Eastside Industrial Park
Replat of Lots 32, 33, 34, & 35
Plat Book N, page 193

Eastside Industrial Park
Replat of Lot 46
Plat Book O, page 100