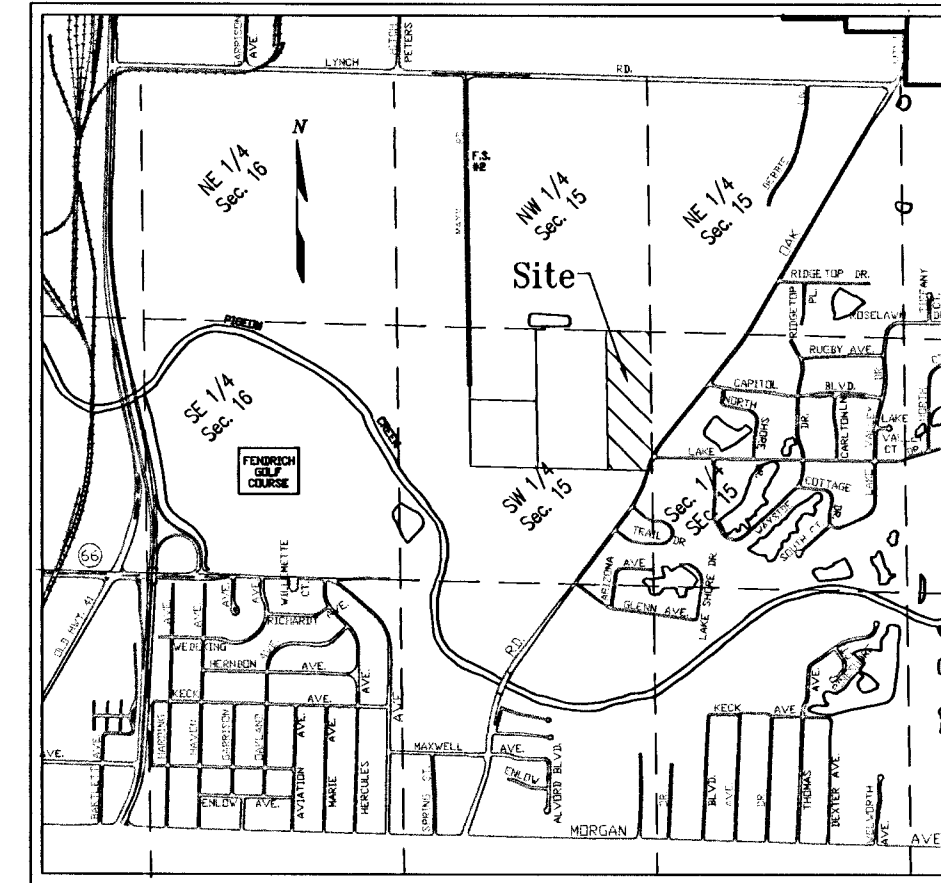


# Crown Pointe Subdivision Secondary Plat



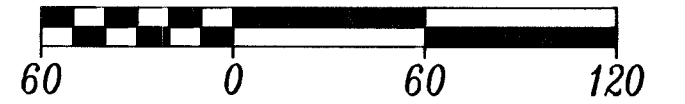
LOCATION MAP  
SCALE 1" = 2000'

FILED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 25 1998

*Suzanne M. Crouch*  
ALLOTOR  
#5913

SCALE 1" = 60'



## Boundary Description

Part of the Northwest Quarter of Section 15, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of Section 15-6-10; thence along the east line thereof, South 00 degrees 31 minutes 23 seconds East 1357.73 feet to a point on the centerline of Oak Hill Road; thence along the centerline thereof, South 20 degrees 07 minutes 11 seconds West 29.27 feet; thence continue along said centerline South 17 degrees 10 minutes 53 seconds West 55.29 feet; thence continue along said centerline South 15 degrees 39 minutes 55 seconds West 3.19 feet to the south line of the tract of land conveyed to Southern Indiana Properties, Inc. by Correction Warranty Deed recorded in Deed Drawer 8, Card 3053 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line thereof, North 89 degrees 57 minutes 00 seconds West 432.00 feet; thence parallel with the east line of said quarter section, North 00 degrees 31 minutes 23 seconds West 1441.13 feet to the north line of said quarter section; thence along the north line thereof, South 89 degrees 57 minutes 00 seconds East 460.02 feet to the true point of beginning, containing 15.19 acres (661,703.6 sq.ft.).

Subject to the 50 foot wide right-of-way in favor of Southern Indiana Gas and Electric Company as recorded in Deed Record 302, page 164.

Subject to the 75 foot wide right-of-way in favor of Southern Indiana Gas and Electric Company as recorded in Deed Drawer 11, card 1072.

## 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 22<sup>nd</sup> day of July, 1998



*Danny K. Leek*  
R.L.S.  
Indiana Registration No. S0480  
Morley and Associates, Inc.  
600 SE. Sixth Street  
Evansville, IN. 47713

# P-168

## 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 **Crown Pointe Subdivision**. 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.

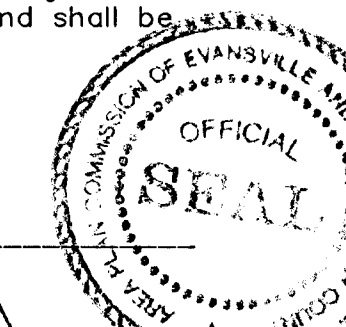
Strips or areas of land, of the dimensions shown on this plat and marked "L.M. & S.D.E." (Lake Maintenance & Storm Detention Easement) are dedicated for the conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, 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.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for the 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 and from said easements for necessary construction, maintenance or reconstruction. The Board of Public Works or utility exercising such right of ingress and egress shall take care not to disturb property and shall be liable for any direct damages outside the easements.

Crown Pointe Development Corp.

By: *Scott Railey*  
Scott Railey  
4841 E. Virginia  
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 22<sup>nd</sup> day of July, 1998

My Commission Expires: 4-11-99

Notary Resides in Vanderburgh County, Indiana

*Sharon J. Burks-Maier*  
Notary Public  
*Sharon J. Burks-Maier*  
(typed or printed name)



## 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 November 5, 1997.

*Robert H. Boney, Jr.*  
President  
*Sharon R. Cunningham*  
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.  
*Sharon R. Cunningham*  
Executive Director

PLAT RELEASE DATE: Aug 25, 1998

## General Notes

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.

Access: All Lots must access onto interior roadways.

Flood Plain Data: No portion of the proposed subdivision lies 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.

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.
- 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.
- 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 Board of Public Works.

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 Board of Public Works and with all Federal, State and Local erosion control laws.

Private Lake: The private lake shown hereon is for the benefit of the owners of lots 18 thru 24.

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."

Bench Mark Data:  
Reference Bench Mark - N.G.S. #W-356  
Round top pin in recessed pot at the southeast corner of the intersection of U.S. 41 and Lynch Road. Elev. = 384.69

TBM #1 - 5/8" Iron Rod #1005. Elevation = 429.53  
TBM #2 - 5/8" Iron Rod #1006. Elevation = 412.60  
TBM #3 - 5/8" Iron Rod #1002. Elevation = 416.48  
TBM #4 - 5/8" Iron Rod #1000. Elevation = 393.00

Number	Direction	Distance
L1	S 00°31'23" E	40.00'
L2	S 89°57'01" E	40.00'
L3	N 00°31'23" W	40.00'
L4	S 00°31'23" E	40.00'
L5	S 89°57'01" E	40.00'
L6	N 00°31'23" W	40.00'
L7	S 82°46'11" E	40.00'
L8	N 00°31'23" W	40.00'
L9	S 75°34'23" W	40.00'

Number	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C-1	031°14'	N 88°17'24" W	14.49	500.00	28.98	28.97
C-2	89°25'38"	N 45°14'12" W	49.50	50.00	78.04	70.36
C-3	90°34'22"	N 44°45'48" E	50.50	50.00	79.04	71.06
C-4	90°34'22"	N 44°45'48" E	75.75	75.00	118.58	106.59

## Legend

BM - Bench Mark  
R - Radius  
L - Length  
BSL - Building Setback Line  
BL - Lot width at building setback line

Final drainage plans were approved by the City of Evansville Board of Public Works on: October 29, 1997

Street construction plans were approved by the City of Evansville Board of Public Works on: March 25, 1998