

Crowne Ridge Section 2

CURVE DATA

No.	Date	Angle	Chord	Direction	Radius	Arc Length	Chord Length
C1	9/30/00	S 47°22'12" W	50.00		50.00	78.54	70.71
C2	9/30/00	N 47°22'12" E	75.00		75.00	117.81	106.07
E1	2/8/04	N 47°51'16" E	35.14		135.00	68.75	68.01
E2	2/7/04	N 47°45'03" W	33.54		135.00	65.75	65.10
E3	9/13/00	N 46°36'09" E	20.54		20.00	31.95	28.68

RADIAL LINE DATA

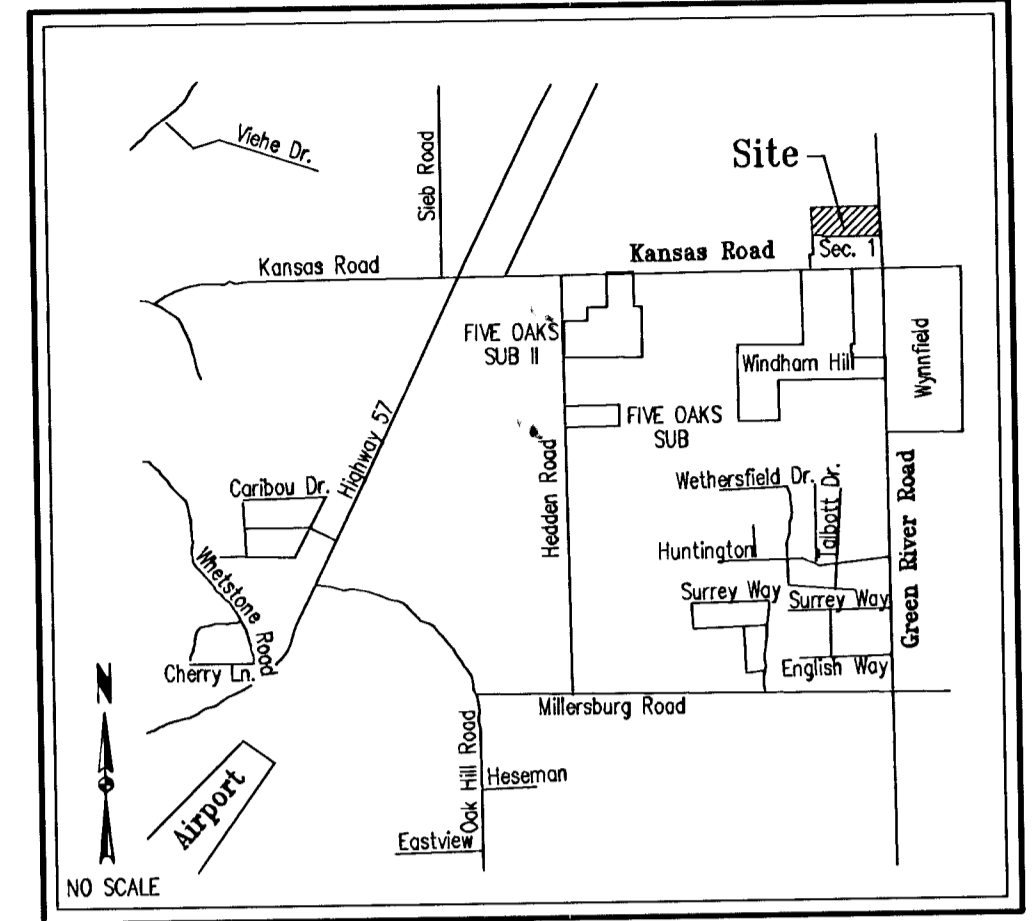
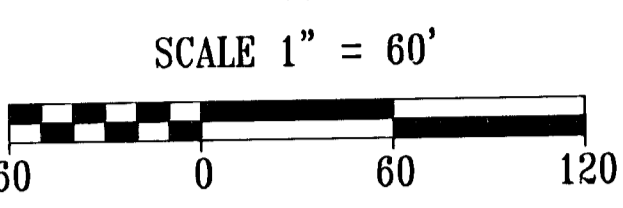
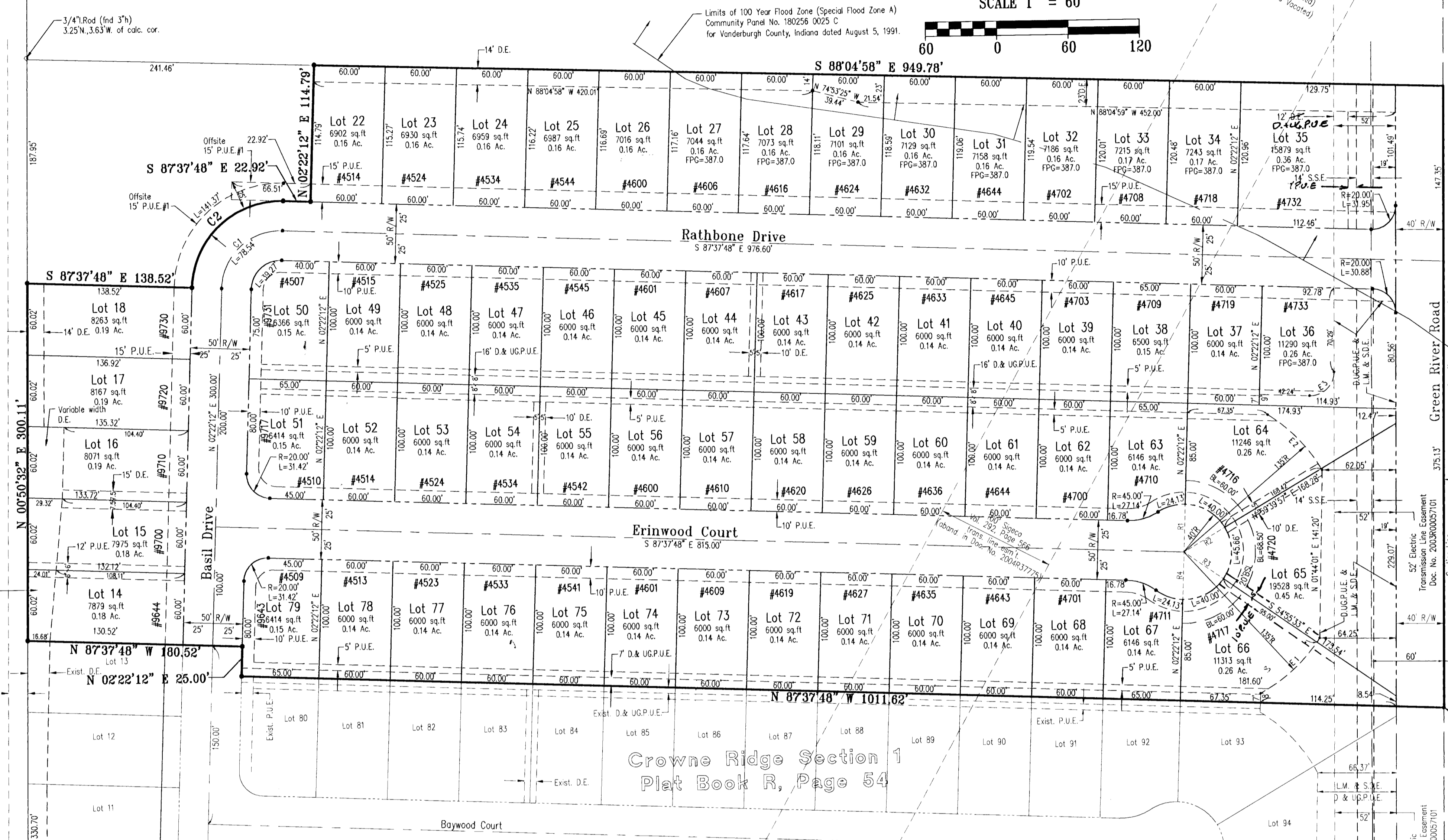
No.	Direction	Distance
R1	S 02°22'12" W	40.00'
R2	N 59°39'57" E	40.00'
R3	N 54°55'33" W	40.00'
R4	S 02°22'12" W	40.00'

LEGEND

LM - Lake Maintenance
 SD - Storm Drainage
 D - Drainage
 P.U. - Public Utility
 E - Easement
 R - Radius
 L - Length
 BL - Lot Width at Building Line
 F - Record
 m - Measured
 c - Calculated
 P.O.B. - Point of Beginning
 P.O.C. - Point of Commencement

Center line
 Right-of-way line
 Easement line
 Building setback line

AC - Acres
 sq.ft. - Square Foot
 R/W - Right-of-way
 CT - Curve Number
 FPG - Flood Protection Grade



OWNER'S CERTIFICATE

The undersigned owners of the real estate shown on this plat and heretofore subdivided and sold real estate as shown and designated the same as **Crowne Ridge Section 2**. 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 "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 obstructions, earth banks, 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 "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, 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 and 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.

Strips or areas of land, of the dimensions shown on this plat and marked "L.M. & S.D.E." (Lake Maintenance & Storm Drainage 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 Drainage Easement.

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.

Baywood Development, LLC
 P.O. Box 149
 Newburgh, IN. 47629

By: *Robert F. Hatfield*
ROBERT F. HATFIELD

LOCATION MAP

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JAN 11 2005

Asst. City Clerk
#263

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 23, Township 5 South, Range 10 West in Vanderburgh County, Center Township, Indiana, being more particularly described by metes and bounds as follows:

Beginning at the southeast corner of the southeast quarter of said section 23, said point is also the intersection of Green River Road and Kansas Road; thence along the east line thereof North 00 degrees 50 minutes 24 seconds East 562.20 feet to the northeast corner of Crowne Ridge Subdivision Section 1 on per plat thereof recorded in Plat Book R, page 54 in the office of the Recorder of Vanderburgh County, Indiana, said point also being the point of beginning; thence along the north line of said section 1 North 87 degrees 37 minutes 48 seconds West 1011.62 feet; thence North 02 degrees 22 minutes 12 seconds East 25.00 feet; thence North 87 degrees 37 minutes 48 seconds West 180.52 feet; thence North 00 degrees 50 minutes 24 seconds East 300.11 feet; thence South 87 degrees 37 minutes 48 seconds East 138.52 feet to the point of curvature of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 75.00 feet from which a chord bears North 47 degrees 22 minutes 12 seconds East 108.07 feet; thence along the arc of said curve 117.81 feet; thence South 87 degrees 37 minutes 48 seconds East 22.92 feet; thence North 02 degrees 22 minutes 12 seconds East 114.79 feet; thence South 88 degrees 04 minutes 58 seconds East 349.78 feet to a point on the east line of said quarter section; thence along the east line thereof South 00 degrees 50 minutes 24 seconds East 522.49 feet to the point of beginning containing 13.16 acres (573261 sq.ft.).

Subject to a 40 foot right-of-way along the entire east side for Green River Road.

Also the following off-site easements to remain in full force and effect for so long as and until such a time that the next section affecting record is approved by the Vanderburgh County Area Plan Commission and recorded in the office of the Recorder of Vanderburgh County, Indiana.

1. A 15 foot Public Utility Easement adjacent to and west of the road right-of-way between lots 18 and 22.
2. A 15 foot Public Utility Easement extending 66.51' west of the west line of lot 22.

Subject to all easements and rights-of way of record

SURVEYOR'S CERTIFICATE

I, Bret Alan Semarsheim, 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 by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 10th day of January, 2005

Bret Alan Semarsheim
Bret Alan Semarsheim, R.L.S.
 Indiana Registration No. LS 2020009
 Morley and Associates Inc.
 600 S. Sixth Street
 Evansville, IN. 47713
 (812) 464-9585

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 8, 2002.

President: *William J. ...*
 Attest Executive Director: *Buddy B. Mill*

Secondary Plat complies with the Ordinance and is released for Recording.
 Executive Director: *Buddy B. Mill*

P.O.C.
 PK Nail (formerly located)
 SE. cor. SE. 1/4,
 Section 23-155-R10W
 1/4 S. 1/4 found 0.34' W.
 & 0.01' S. of corner.

R-150

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

Secondary Plat

Proj. No.: 5425 8ac2-plat.dwg 1/01/05 J.E.Wood
 APL # 15-3-2002

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.

Access: All Lots shall access interior streets only. Lots shall not have driveway access onto Green River Road.

Double Frontage: Lots adjacent to Green River Road shall not be considered double frontage lots.

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: A 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.

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.

Compaction Certification: Within Flood Zone "A", a soils engineer shall certify the compaction, methods and suitability of fill in the area of building pads and shall delineate lot numbers for those building lots which are certified. In addition to, or alteration of the lot which is certified, the site grading plan, further, the soils engineer will provide special footing and foundation requirements, if any, based on the soil conditions.

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:

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 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.
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, 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.

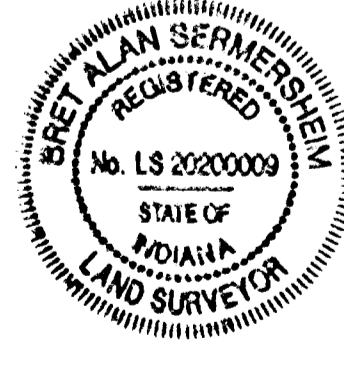
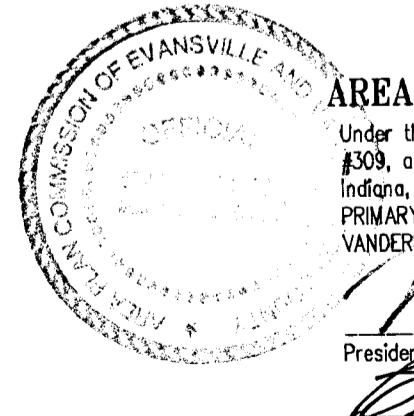
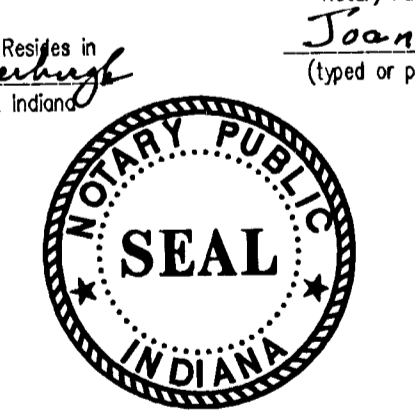
Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023".

Bench Mark Data: Reference Bench Mark - Vanderburgh STC Survey disk at the entrance to the Vanderburgh Sheriff's Training Center on Kansas Rd. ELEV=377.62

Final Storm Drainage Plans were approved by the Vanderburgh County Drainage Board on December 23, 2003.

Road Construction Plans were approved by the Vanderburgh County Commissioners on February 3, 2003.

Sanitary Sewer Plans were approved by the Evansville Water and Sewer Utility Board on April 8, 2004.



PLAT RELEASE DATE: Jan 11, 2005