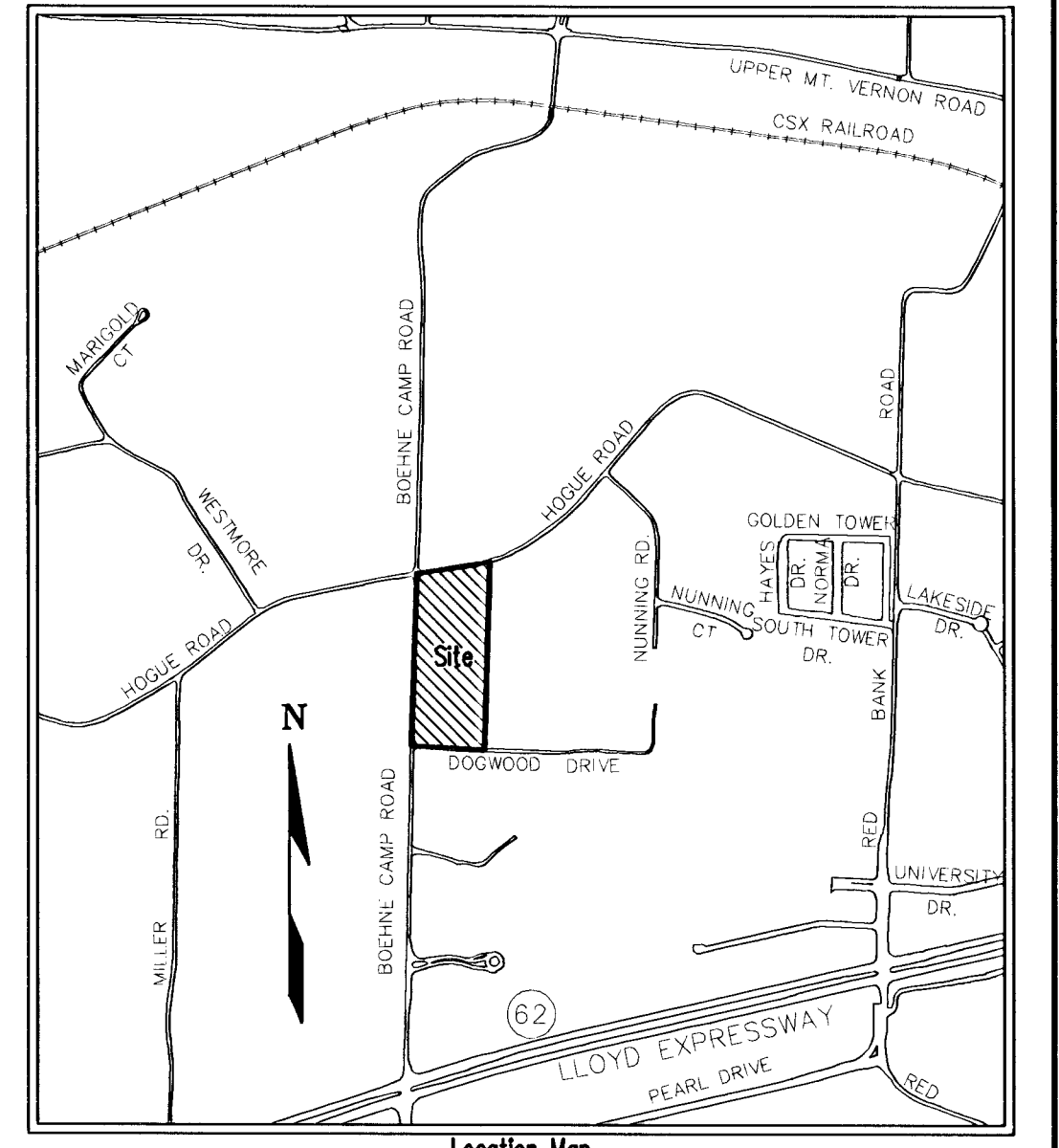
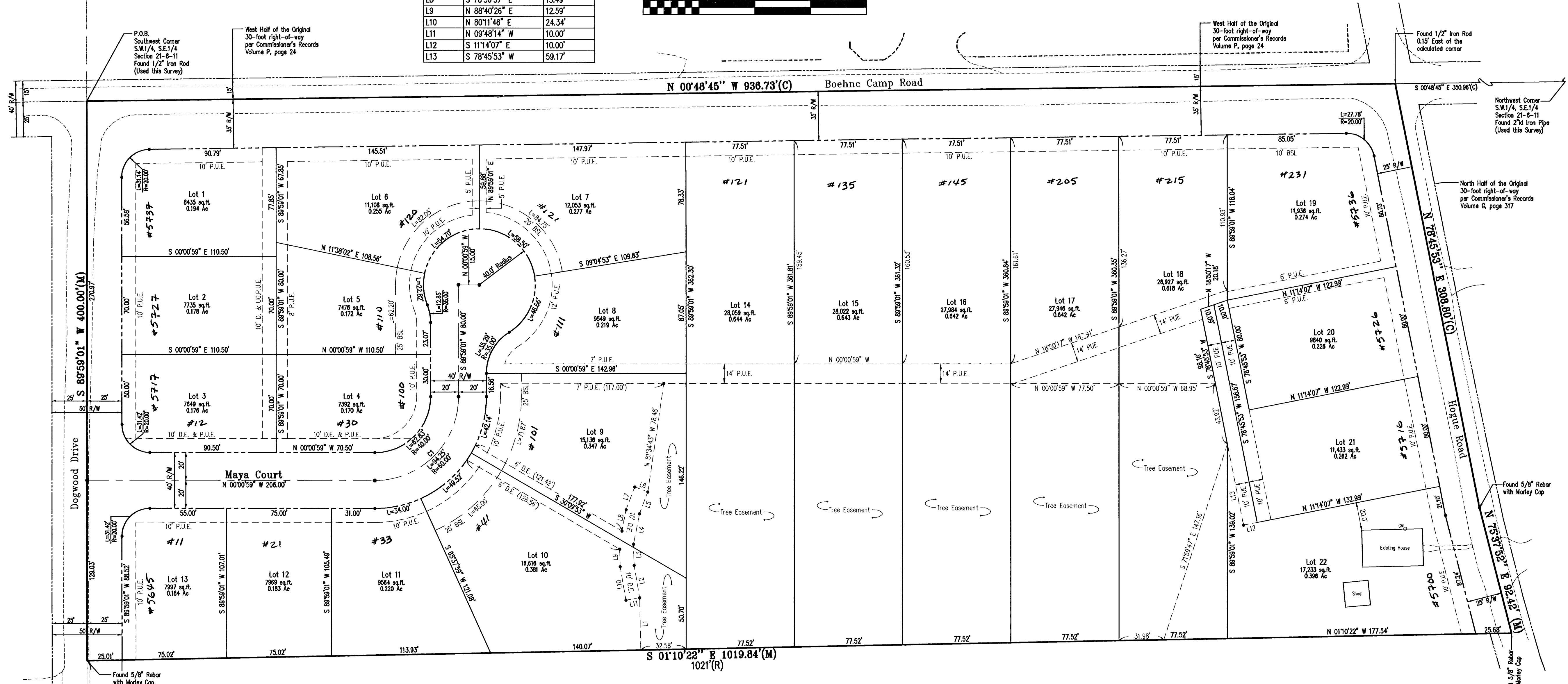
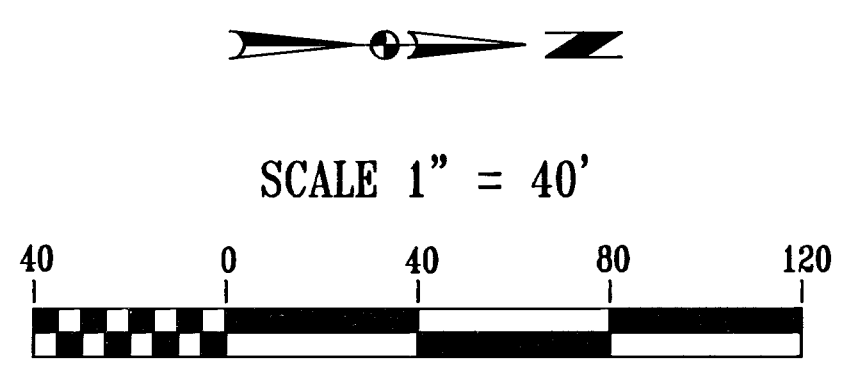


Dawnridge

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 05/30/06
 BILL FLUTY AUDITOR
 # 3458
 RECEIVED FOR RECORD
 DATE 05/30/06 10:34 AM
 PLAT BOOK S-9
 PAGE 9
 INSTR# 2006R.00019004
 BETTY KNIGHT SMITH RECORDER
 VANDERBURGH COUNTY

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	N 45°00'59" W	60.00	60.00	94.25	84.85

Number	Bearing	Distance
L1	S 88°49'38" W	37.24'
L2	S 80°11'46" W	23.60'
L3	S 88°40'26" W	15.12'
L4	N 78°56'37" W	22.26'
L5	N 69°04'01" W	16.59'
L6	S 20°55'34" W	10.00'
L7	S 69°01'45" E	17.41'
L8	S 78°56'37" E	15.49'
L9	N 88°40'26" E	12.59'
L10	N 80°11'46" E	24.34'
L11	N 09°48'14" W	10.00'
L12	S 11°14'07" E	10.00'
L13	S 78°45'53" W	59.17'



Boundary Description
 Part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 6 South, Range 11 West, in Perry Township, Vanderburgh County, Indiana, more particularly described as follows:
 Beginning at the Southwest Corner of said quarter section; thence along the west line thereof, North 00 degrees 48 minutes 45 seconds West 936.73 feet to a point in the center of Hogue Road; thence along the center of Hogue Road, North 73 degrees 45 minutes 53 seconds East 308.80 feet; thence along the center of said road, North 75 degrees 37 minutes 52 seconds East 92.42 feet; thence South 01 degree 10 minutes 22 seconds East 1019.84 feet to a point on the south line of said quarter section; thence along said south line South 89 degrees 59 minutes 01 second West 400.00 feet to the point of beginning and containing a gross area of 8.895 acres.
 Subject to all other easements and rights-of-way of record.

Surveyor's Certificate
 I, Scott D. Buedel, 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.

Date: 4-17-06
 Scott D. Buedel, PLS
 Indiana Registration No. 2990031

Area Plan Commission Certificate
 Under the authority provided by the Acts of 1981, Public Law 4309, 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, October 1, 2003.

President: *Bridley B. Mill*
 Attest Executive Director: *Bridley B. Mill*
 Secondary Plat complies with the Ordinance and is released for Recording.
 Executive Director: *Bridley B. Mill*
 PLAT RELEASE DATE: May 30, 2006

General Notes

- Utilities: Water, sanitary sewers, gas and electric will be extended to the site.
- Access: Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12 shall access interior streets only. Lot 1 and 2 shall access Dogwood Lane only and the driveway on Lot 1 will be located along the east side of said Lot.
- Lot 3 and 13 shall access either Dogwood Lane or the interior street.
- Lots 14, 15, 16, 17 and 18 shall access Boehne Camp Road only and they shall be required to have a turn around on the Lot to prevent backing onto said road.
- Lots 20, 21 and 22 shall access Hogue Road only and they shall be required to have a turn around on the Lot to prevent backing onto said road.
- Lot 19 shall access either Boehne Camp Road or Hogue Road and the driveway on Lot 19 will be located along the south side of the east side of said Lot. Also, Lot 19 shall be required to have a turn around on said Lot to prevent backing onto either road.
- Lots 6 and 7 are not considered double frontage lots for the purpose of placing fences along Boehne Camp Road.
- Flood Plain Data: No part of the proposed subdivision lies within the limits of the 100 year Flood zone as plotted by scale on the Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0100 B, dated March 19, 1982.
- 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.
- 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 in drainage easements and outside of the county adopted road rights-of-way as shown on the plat of this subdivision.
- 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.
- Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.
- First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.
- Road Grades: Maximum road grades will not exceed 10.0%.
- 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. 00023."
- Storm drainage plans were approved by the Vanderburgh County Drainage Board on: April 26, 2005
- Road construction plans were approved by the Vanderburgh County Commissioners on: April 19, 2005
- A Sidewalk Waiver was approved by the Vanderburgh County Commissioners on: April 26, 2005
- Sanitary Sewer plans were approved by the Evansville Water and Sewer Utility Board on: May 4, 2005
- This survey is based on a survey recorded in Surveyor's Plat Drawer 1, card 1344 in the office of the Recorder of Vanderburgh County, Indiana.

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 DAWNDRIDGE
 All road rights-of-way shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.
 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 buildings or similar structures, other than such utility facilities, can be located within said areas of land. 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.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 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 "T.E." (Tree 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.

The area of land, of the dimensions shown on this plat and marked "Tree Easement" is hereby set aside as an area in which existing trees are to remain in place and be protected from removal. Fences, structures and other improvements are permitted in this area provided, that existing trees will not be removed. The property owner is responsible for maintenance of this easement on this lot, which includes the removal of dead or fallen trees.

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.

Developer & Owner:
 Pharaoh Development, LLC
 751 & Rimrock Dr.
 Evansville, IN 47711
Brian Murphy
 Brian Murphy, Wandering 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 Owner and Subdivider, Brian Murphy
 who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.
 Witness my hand and seal this 17th day of April, 2006.

My Commission Expires: 9-21-09
 Notary Resides in Vanderburgh County, Indiana
Kristy M. Sawyer
 Notary Public
 (Typed or printed name)

Secondary Plat
 Prepared by:
 Morley and Associates
 4800 Rosebud Lane
 Newburgh, IN 47630
 (812) 484-9585
 Job Number: 4115
 2:4115\plot-eplan2.dwg
 Date: April 13, 2006



S-9