

RECEIVED FOR RECORD

at 1:32 P.M.

Sept. 17 1996

Plat Book

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BETTY J. HERMANN RECORDER

VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 17 1996

Signature of Auditor

5238

Eagle Crossing Subdivision Section 1

OWNERS 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 Eagle Crossing Section 1 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 installed within said areas of land and any fence located within said areas of land is subject to removal by the public utility without liability in the use of said easements.

Strips of land marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface drainage pipes, 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 easement. No structures other than such utility facilities or drainage pipes shall be erected within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or public utility without liability in the use of said easements.

Strips of ground marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface drainage pipes provided, that such facilities are not placed in such manner as to impede the flow of water. 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 to and from the easements for access to facilities for installation, maintenance, operation, enlargement, repair or reconstruction. The party exercising such rights of ingress and egress will use all diligence to not disturb property and will be responsible for any direct damages it causes outside the easements.

BSH-DEVELOPMENT CO., LLC
By: *Dart G. Schultz*
General Manager
10350 Petersburg Road
Evansville, IN 47711
(812) 867-1572



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 22nd day of August, 1996
My Commission Expires: 9-16-98
Deborah J. Masterson
Notary Public

Notary Resides in: *Deborah J. Masterson*
County, Indiana (typed or printed name)

AREA PLAN COMMISSION CERTIFICATE

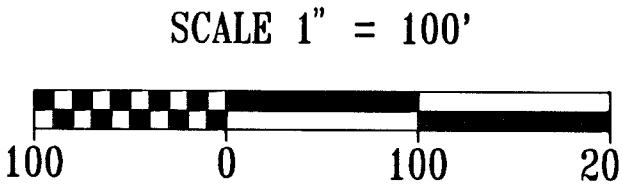
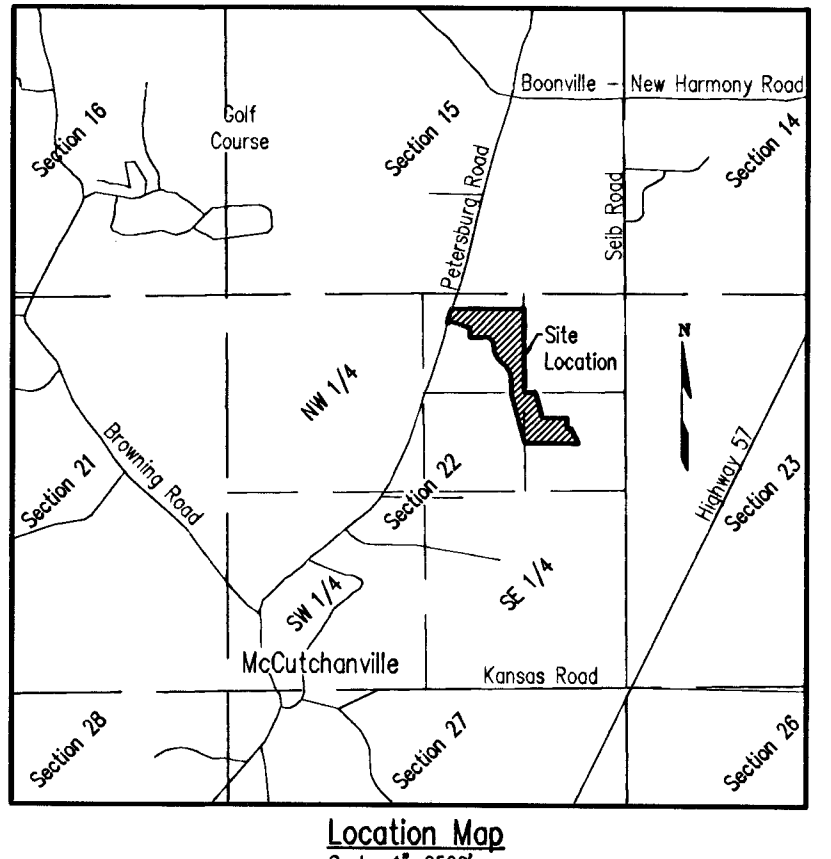
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on DEC. 2, 1995

President: *Danny K. Leek*
Attest: Executive Director
Barbara L. Cunningham

Secondary Plat complies with the Ordinance and is released for Recording.
Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: Sept. 17, 1996

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Soil Types per USDA - SCS Soil Survey Vanderburgh County, June 1976

- H6R2 - Hosmer Silt Loam, 2 to 5 percent slopes, eroded.
- H6R3 - Hosmer Silt Loam, 2 to 5 percent slopes, severely eroded.
- H6C3 - Hosmer Silt Loam, 6 to 12 percent slopes, severely eroded.
- Wd - Birds Silt Loam
- Bd - Winkland Silt Loam

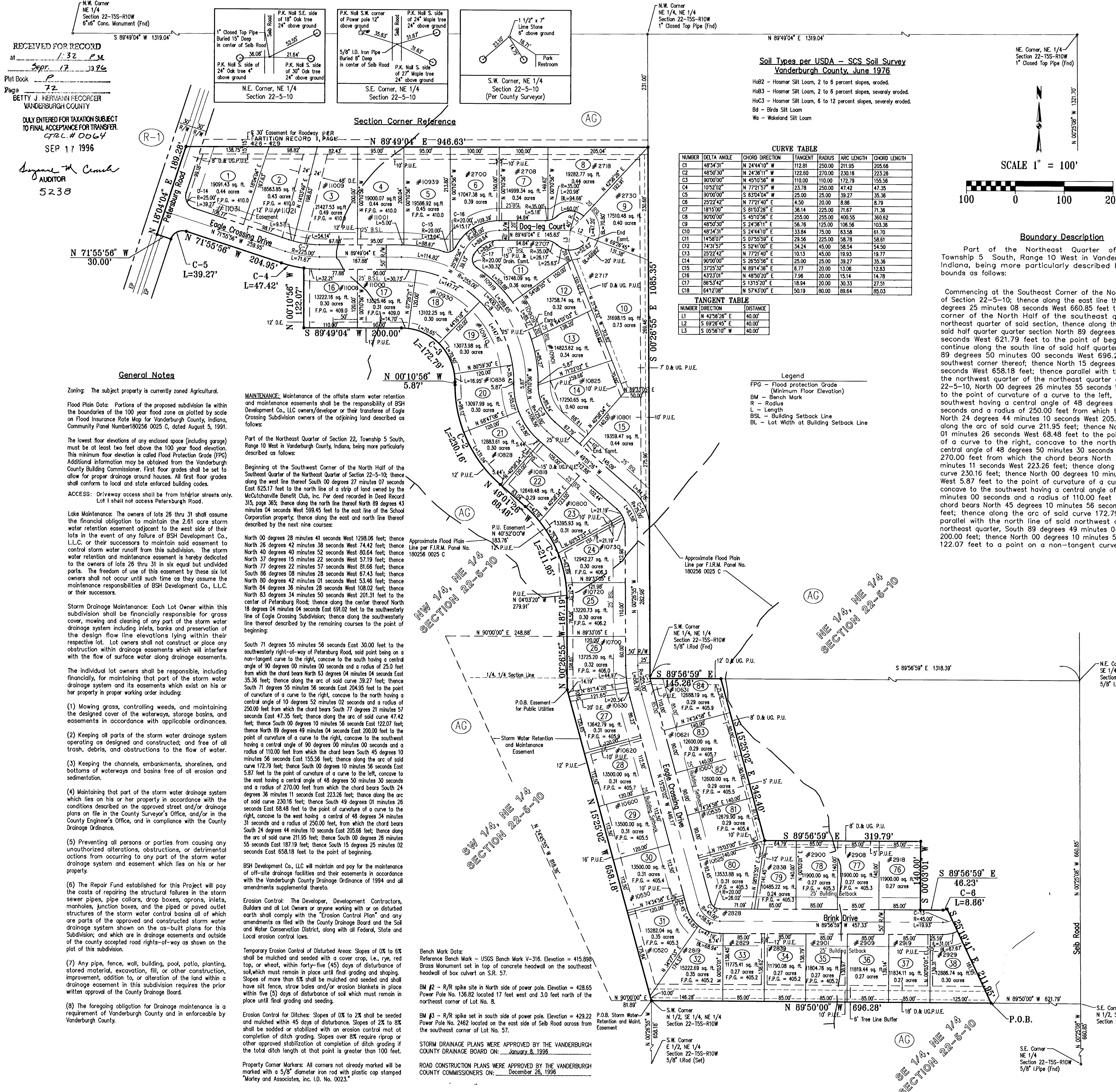
CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	48°34'31"	N 24°44'10" W	112.81	250.00	211.55	205.66
C2	48°50'30"	N 24°36'11" W	122.60	270.00	230.16	223.26
C3	90°00'00"	N 45°10'56" W	110.00	110.00	172.79	155.56
C4	10°52'02"	N 77°21'57" W	23.78	250.00	47.42	47.35
C5	90°00'00"	S 45°10'56" W	110.00	110.00	172.79	155.56
C6	29°22'42"	N 77°21'57" E	4.50	20.00	8.86	8.79
C7	18°15'00"	S 81°03'28" E	38.14	225.00	71.67	71.36
C8	90°00'00"	S 45°10'56" E	225.00	225.00	400.55	360.62
C9	48°50'30"	S 24°36'11" E	96.76	125.00	108.56	103.36
C10	82°54'31"	S 24°44'10" E	133.84	75.00	83.58	81.70
C11	14°58'07"	S 07°55'59" E	23.56	225.00	58.78	58.81
C12	74°31'57"	S 52°41'00" E	34.24	45.00	54.54	54.50
C13	29°22'42"	N 77°21'57" E	10.15	45.00	19.93	19.77
C14	90°00'00"	S 45°10'56" E	25.00	25.00	39.27	35.36
C15	37°25'32"	S 24°44'10" E	8.77	20.00	13.06	12.83
C16	43°23'01"	N 48°50'30" E	7.96	20.00	15.14	14.78
C17	86°57'42"	S 15°15'20" E	18.94	20.00	30.33	27.51
C18	64°27'08"	N 57°43'00" E	50.19	80.00	89.64	85.03

TANGENT TABLE

NUMBER	DIRECTION	DISTANCE
T1	N 42°58'28" E	42.00
T2	S 89°29'45" E	40.00
T3	S 05°58'10" W	40.00

- #### Legend
- FPG - Flood protection Grade (Minimum Floor Elevation)
 - BM - Bench Mark
 - R - Radius
 - L - Length
 - BSL - Building Setback Line
 - BL - Lot Width at Building Setback Line



General Notes

Zoning: The subject property is currently zoned Agricultural.

Flood Plain Data: Portions of the proposed subdivision lie 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 90258 0025 C, dated August 5, 1991.

The lowest floor elevations of any enclosed space (including garage) 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. All first floor grades shall conform to local and state enforced building codes.

ACCESS: Driveway access shall be from interior streets only. Lot 1 shall not access Petersburg Road.

Lake Maintenance: The owners of lots 28 thru 31 shall assume the financial obligation to maintain the 2.61 acre storm water retention easement adjacent to the west side of their lots in the event of any failure of BSH Development Co., LLC, or their successors to maintain said easement to control storm water runoff from this subdivision. The storm water retention and maintenance easement is hereby dedicated to the owners of lots 28 thru 31 in six equal but undivided parts. The freedom of use of this easement by these six lot owners shall not occur until such time as they assume the maintenance responsibilities of BSH Development Co., LLC, or their successors.

Storm Drainage Maintenance: Each Lot Owner within this subdivision shall be financially responsible for grass cover, mowing and cleaning of any part of the storm water drainage system including inlets, banks and preservation of the design flow line elevations lying within their respective lot. Lot owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.

The individual lot owners shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exist on his or her property in proper working order including:

- Mowing grass, controlling weeds, and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
- Keeping all parts of the storm water drainage system operating as designed and 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.

(6) The Repair Fund established for this Project will pay the costs of repairing the 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) Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to or alteration of the land with a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

(8) The foregoing obligation for Drainage maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.

MAINTENANCE: Maintenance of the off-site storm water retention and maintenance easements shall be the responsibility of BSH Development Co., LLC owners/developer or their transferee of Eagle Crossing Subdivision owners of the adjoining land described as follows:

Part of the Northeast Quarter of Section 22, Township 5 South, Range 10 West in Vanderburgh County, Indiana, being more particularly described as follows:

Beginning of the Southwest Corner of the North Half of the Southeast Quarter of the Northeast Quarter of Section 22-5-10, thence along the west line thereof South 00 degrees 27 minutes 07 seconds East 825.17 feet to the north line of a strip of land owned by the McCutchanville Benefit Club, Inc. Per deed recorded in Deed Record 315, page 365, thence along the east line thereof North 89 degrees 41 minutes 04 seconds West 598.45 feet to the east line of the School Corporation property, thence along the east and north line thereof described by the next nine courses:

North 00 degrees 28 minutes 41 seconds West 1298.06 feet; thence North 26 degrees 42 minutes 38 seconds West 74.42 feet; thence North 40 degrees 40 minutes 52 seconds West 80.64 feet; thence North 37 degrees 15 minutes 22 seconds West 57.19 feet; thence North 77 degrees 22 minutes 27 seconds West 81.68 feet; thence South 88 degrees 08 minutes 28 seconds West 67.43 feet; thence North 80 degrees 42 minutes 01 seconds West 53.48 feet; thence North 24 degrees 36 minutes 28 seconds West 108.02 feet; thence North 84 degrees 34 minutes 50 seconds West 201.31 feet to the center of Petersburg Road; thence along the center thereof North 18 degrees 04 minutes 04 seconds East 691.02 feet to the southwestern line of Eagle Crossing Subdivision; thence along the southwestern line thereof described by the remaining courses to the point of beginning:

South 71 degrees 55 minutes 56 seconds East 30.00 feet to the southwestern right-of-way of Petersburg Road, said point being on a non-tangent curve to the right, concave to the south having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 25.0 feet from which the chord bears North 53 degrees 04 minutes 04 seconds East 35.36 feet; thence along the arc of said curve South 77 degrees 21 minutes 57 seconds East 47.42 feet to the arc of said curve 47.42 feet; thence South 00 degrees 10 minutes 56 seconds East 122.07 feet; thence North 89 degrees 49 minutes 04 seconds East 200.00 feet to the point of curvature of a curve to the right, concave to the southwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 110.00 feet from which the chord bears South 45 degrees 10 minutes 56 seconds East 155.56 feet; thence along the arc of said curve 172.79 feet; thence South 00 degrees 10 minutes 56 seconds East 5.87 feet to the point of curvature of a curve to the east having a central angle of 48 degrees 50 minutes 30 seconds and a radius of 270.00 feet from which the chord bears South 24 degrees 36 minutes 11 seconds East 223.26 feet; thence along the arc of said curve 230.16 feet; thence South 49 degrees 01 minutes 26 seconds East 68.48 feet to the point of curvature of a curve to the right, concave to the west having a central angle of 48 degrees 34 minutes 31 seconds and a radius of 250.00 feet, from which the chord bears South 24 degrees 44 minutes 10 seconds East 205.66 feet; thence along the arc of said curve 211.95 feet; thence South 10 degrees 26 minutes 55 seconds East 187.19 feet; thence South 15 degrees 25 minutes 02 seconds East 658.18 feet to the point of beginning.

BSH Development Co., LLC will maintain and pay for the maintenance of off-site drainage facilities and their easements in accordance with the Vanderburgh County Drainage Ordinance of 1994 and all amendments supplemental thereto.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or on 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, along with all Federal, State and Local erosion control laws.

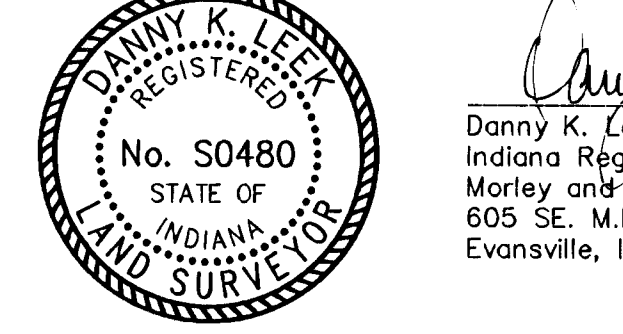
Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 8% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 8% shall be mulched and seeded 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.

Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% 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. 0021."

Bench Mark Data:
Reference Bench Mark - USGS Bench Mark V-316. Elevation = 415.898
Bench Mark set in top of concrete headwall on the southeast headwall of box culvert on S.R. 57.
BM #2 - R/R spike site in North side of power pole. Elevation = 428.65
Power Pole No. 136.82 located 17 feet west and 3.0 feet north of the northeast corner of Lot No. 5.
BM #3 - R/R spike site in south side of power pole. Elevation = 429.22
Power Pole No. 2462 located on the east side of Seb Road across from the southeast corner of Lot No. 57.

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: January 8, 1996
ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: December 28, 1996



Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, INC.
805 SE. McLain Blvd.
Evansville, Indiana 47713