

P-96

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 26 1997

Signature M. Conch
AUDITOR
H1560

RECORDED FOR RECORD
at 10:54 A.M.
March 26, 1997
PLAT BOOK P. 72
BETTINGER & ASSOCIATES
VANDERBURGH COUNTY
CPL# 0033

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 state of Indiana Flood Insurance Map for Vanderburgh County, Indiana, Community Panel Number 180256 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: Lots 52 thru 57 and Outlot "A" shall not access Seb Road.

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.
- 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 plot of this subdivision.
- 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.
- The foregoing obligation for Drainage maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.

BSD 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, Bidders 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 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.

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. 0023".

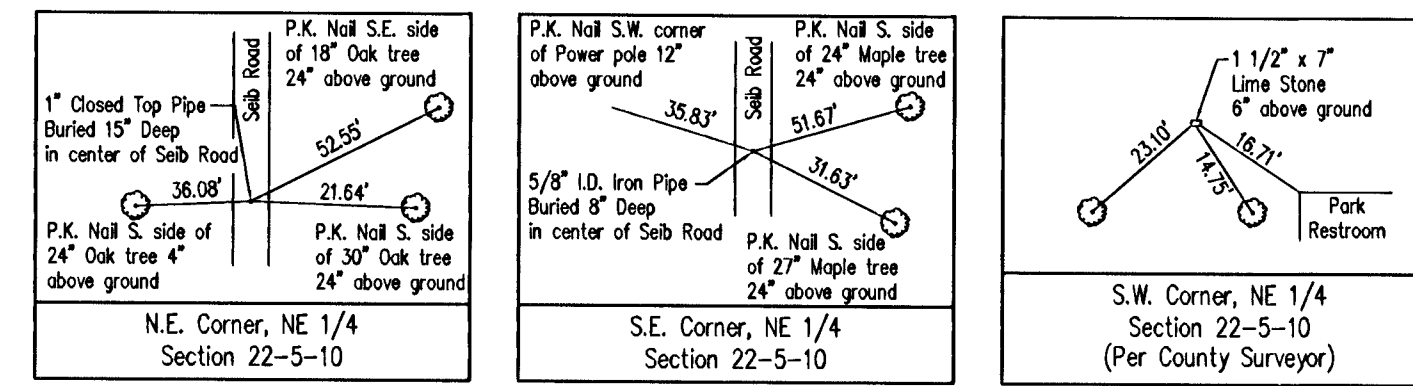
Bench Mark Data: Reference Bench Mark - USGS Bench Mark V-316. Elevation = 415.898. Brass Monument set in top of concrete headwall on the southeast headwall of box culvert on S.R. 57.

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. 8.

BM #3 - R/R spike set 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.

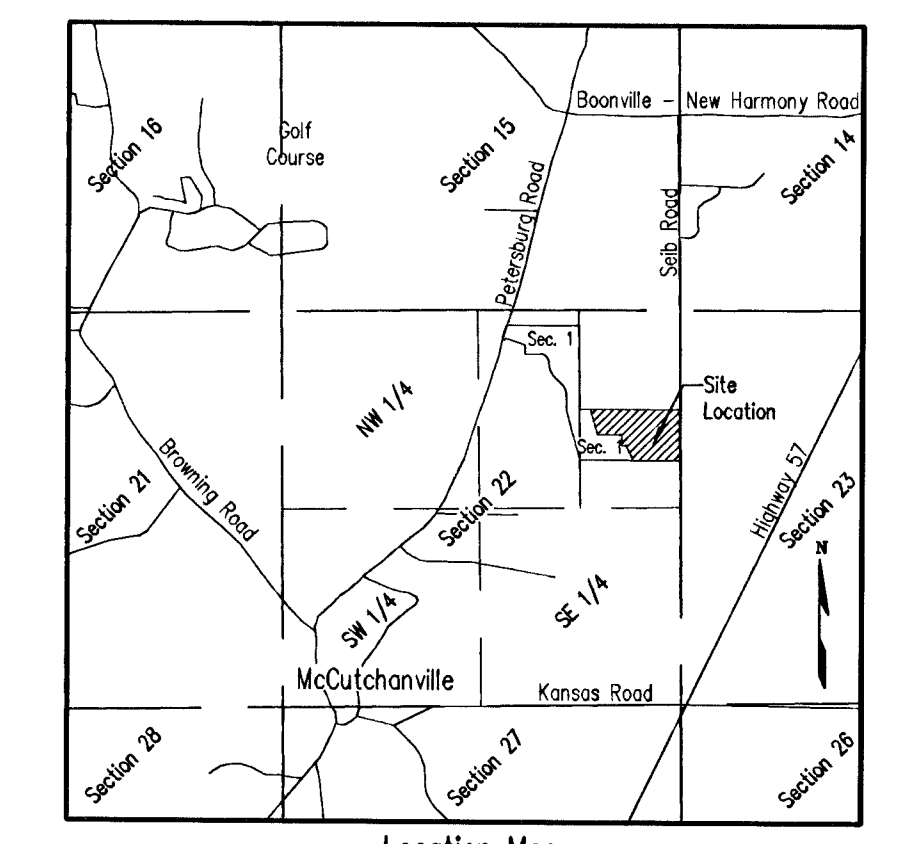
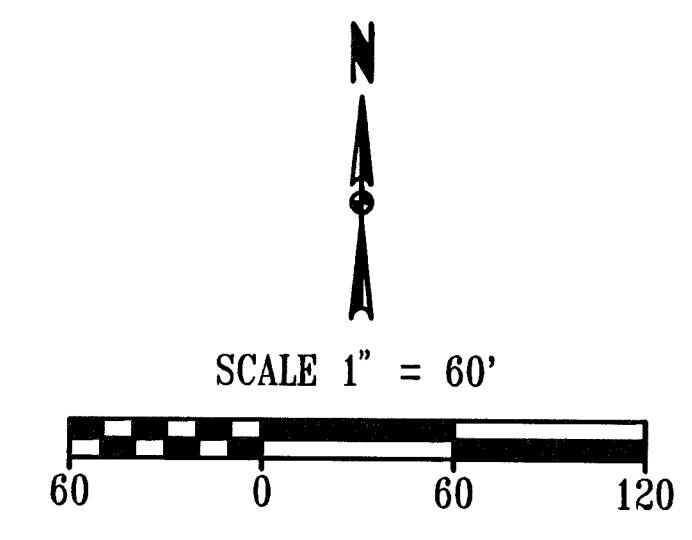
STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: January 8, 1996.

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: December 26, 1996.



CURVE TABLE					
NUMBER	Delta Angle	Chord Direction	Tangent	Radius	Arc Length
Curve 1	43°41'50"	N 42°49'24" E	18.04	45.00	34.32
Curve 2	90°00'00"	S 44°56'59" E	45.00	45.00	70.69
Curve 3	90°00'00"	S 44°56'59" E	45.00	45.00	70.69
Curve 4	25°22'42"	S 77°21'40" W	4.50	20.00	8.86

TANGENT TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 10°48'12" W	40.00'
L2	N 83°51'14" W	40.00'
L3	S 62°37'04" W	40.00'
L4	S 14°33'46" W	40.00'
L5	N 29°08'50" W	40.00'
L6	N 89°56'59" W	40.00'
L7	S 25°10'17" W	40.00'



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 Subdivision 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 "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.&UG.P.U.E." (Drainage & Underground Public Utility 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.

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.

BSD DEVELOPMENT CO., LLC
By: *Dan J. Schatz*
Dan J. Schatz, General Manager
10350 Petersburg Road
Evansville, IN. 47711
(812) 887-7714

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 the voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 14th day of February, 1997.
My Commission Expires: 9-16-98
Deborah J. Masterson
Notary Public

Notary Resides in Vanderburgh County, Indiana
Deborah J. Masterson
(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. 6, 1995.

Signature
Attest: Executive Director
Secondary Plat complies with the Ordinance and is released for Recording.
Signature
Executive Director
PLAT RELEASE DATE: March 26, 1997

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

HsB2	- Hosmer Silt Loam, 2 to 6 percent slopes, eroded
HsB3	- Hosmer Silt Loam, 2 to 6 percent slopes, severely eroded
HsC3	- Hosmer Silt Loam, 6 to 12 percent slopes, severely eroded
B4	- Birds Silt Loam
W4	- Wabasha Silt Loam

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

Boundary Description
Part of the North Half of the Southeast Quarter of the Northeast Quarter of Section 22, Township 5 South, Range 10 West in Vanderburgh County, Indiana being more particularly described by metes and bounds as follows:

Commencing at the southeast corner of the northeast quarter of said section 22; thence along the east line thereof North 00 degrees 25 minutes 08 seconds west 660.85 feet to the southeast corner of said half quarter quarter section, said point being the point of beginning; thence along the south line thereof North 89 degrees 50 minutes 00 seconds West 621.79 feet to the southeast corner of Eagle Crossing Section 1 as recorded in Plat Book P, page 72 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line thereof North 25 degrees 19 minutes 41 seconds West 211.95 feet to the point of curvature of a curve to the right concave to the northwest having a central angle of 25 degrees 22 minutes 42 seconds and a radius of 20.00 feet from which the chord bears South 77 degrees 21 minutes 40 seconds West 8.79 feet; thence along the arc of said curve and the east line of said Eagle Crossing Subdivision Section 1 8.86 feet; thence continue along said subdivision North 89 degrees 56 minutes 59 seconds West 46.23 feet; thence continue along said subdivision North 00 degrees 03 minutes 01 seconds East 140.00 feet; thence continue along said subdivision North 89 degrees 56 minutes 59 seconds West 319.79 feet; thence continue along said subdivision North 15 degrees 25 minutes 02 seconds West 342.40 feet to a point on the north line of said half quarter quarter section; thence along the north line thereof South 89 degrees 56 minutes 59 seconds East 1173.13 feet to the northeast corner of said half quarter quarter section; thence along the east line thereof South 00 degrees 25 minutes 08 seconds East 660.85 feet to the point of beginning Containing 13.918 acres (608283 sq.ft.).

I, Danny K. Leek, hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further that this plat correctly represents a survey completed by me on November 20, 1995 and that all monuments exist at locations as noted.

Witness my hand and seal this 14th day of February, 1997.

Signature
Attest: Executive Director
Secondary Plat complies with the Ordinance and is released for Recording.
Signature
Executive Director
PLAT RELEASE DATE: March 26, 1997

