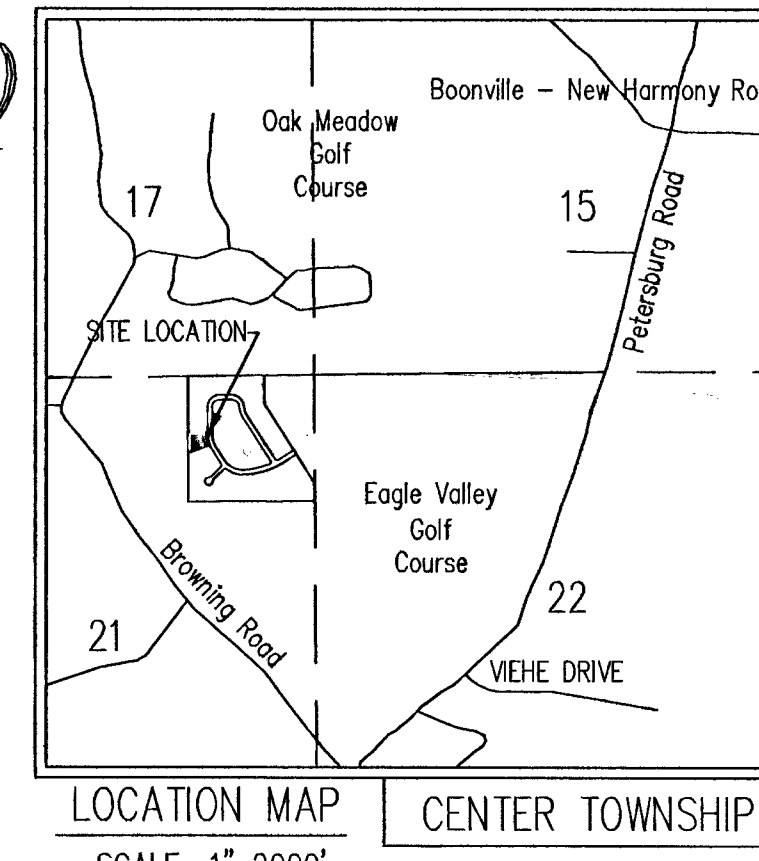


1" IRON PIPE
NW COR., NE 1/4
NE 1/4, SEC. 21-5-10

EAGLE RIDGE ESTATES-SECTION TWO SECONDARY PLAT



DAILY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

APR 07 2005

Sw. J. H. H. Auditor
#2173

RECEIVED FOR RECORD
DATE 04-07-05 3:32 PM
PLAT BOOK R-158
PAGE 158
INSTR # 200500010363
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plot and subdivide said real estate as shown and designates the same as Eagle Ridge Estates Section Two. 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 a 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.

Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E." (Sanitary Sewer Easement), are hereby dedicated to the sanitary sewer utility for the installation, maintenance, operation, enlargement, and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer 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 the sanitary sewer utility without liability in the use of said easements by said utility.

THE MAPLE LEAF GROUP

William L. Danner, Partner
WILLIAM L. DANNER, PARTNER
P.O. BOX 112
INGLEFIELD IN. 47618

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 Owners and Subdividers 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 4th day of April, 2005

My Commission Expires: June 14, 2007

Kristina Sanders
Notary Public
Kristina Sanders
(typed or printed name)

STORM DRAINAGE PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON: February 23, 2004

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON: March 22, 2004

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON: February 17, 2004

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the acts of 1981, public law #100-203, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on January 7, 2005.

Mark Foster
President
Billy E. Mill
Attest Executive Director

A.P.C. DOCKET NO. 22-S-2003

SECONDARY PLAT complies with the Ordinance and is released for recording.

Billy E. Mill
Executive Director

PLAT RELEASE DATE: Apr. 7, 2005

SITECON, Inc.
Engineers-Surveyors

R-158 10335 Hedden Rd. Suite 2
Evansville, Indiana 47725
(812) 868-0877

DATE: 04-01-05; PROJECT: 505-05-1; FILE: SECONDARY PLAT SECTION TWO.DWG

GENERAL NOTES

- Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data: Flood Insurance Rate Map (FIRM) Community Panel 180258 0025 C, dated August 5, 1991 shows that a portion of this subdivision lies within Zone A, as said property plots by acre.
- Lot Drainage: Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
- Lot Access: All lots must access internal streets only.
- Road Grades: Maximum road grades will not exceed 10.5%.
- Temporary Erosion Control: (During construction)
 - Slopes of 1% - 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, with forty-five (45) days of disturbance of soil, which must remain in place until final grading and seeding.
 - Slopes of more than 6% shall be mulched and seeded and shall have 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% - 2% shall be mulched and seeded with forty-five (45) days of disturbance.
 - Slopes of 2% - 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
 - Slopes over 6% require rip-rap 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 currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007".
- Drainage Facility Maintenance: The individual Lot Owner shall be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and Drainage Easements (DE), which exist on his or her property in working order including:
 - Mowing grass, controlling weeds, and maintaining the designed cover for 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 and bottoms of waterways 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 pipes or joint 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.
- 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.
- Special Measures: Special measures are required to provide extra crowd space protection due to ground elevations. Special measures may include waterproofing, installing sump pumps, yard slopes in excess of code minimums, etc.
- 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 being certified on the site grading plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on the soil conditions.

LEGEND

- DE --- DRAINAGE EASEMENT
- TSE --- TEMPORARY SANITARY SEWER EASEMENT
- TPE --- TEMPORARY PUBLIC UTILITY EASEMENT

These temporary easements cover installed infrastructure. They expire when the section of the subdivision that they are in is recorded and the proper easements are granted in the newly recorded section(s).

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 5 South, Range 10 West of the Second Principal Meridian, lying in Center Township, Vanderburgh County, Indiana, more particularly described as follows:

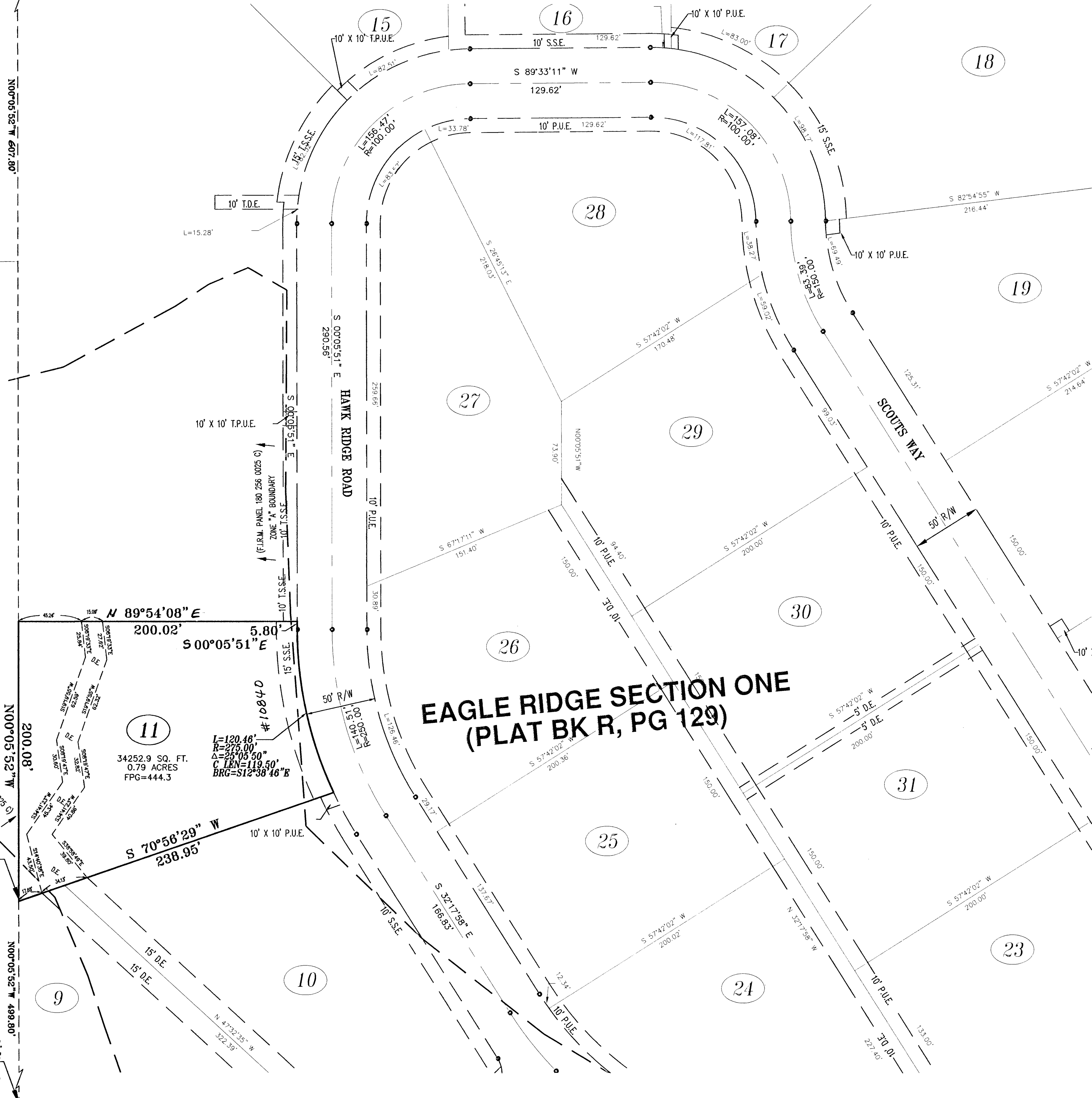
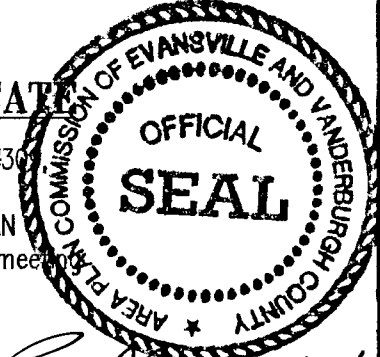
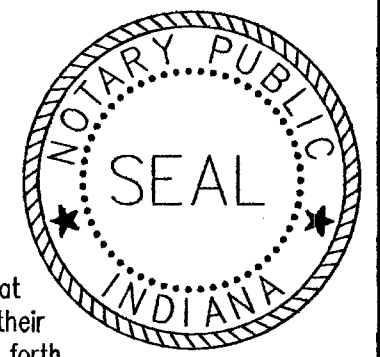
Commencing at the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 21, thence along the West line thereof, North 00 degrees 05 minutes 52 seconds East 499.80 feet to the Northwest corner of lot 10, Eagle Ridge Section One as per plat thereof recorded in Plat Book R, Page 129 in the office of the Recorder of Vanderburgh County, Indiana, said point also being the POINT OF BEGINNING, thence continue North 00 degrees 05 minutes 52 seconds East 200.08 feet; thence leaving West line, North 09 degrees 54 minutes 08 seconds East 200.02 feet; thence South 00 degrees 05 minutes 52 seconds East 5.80 feet; thence Southeast 119.50 feet along an arc to the left having a radius of 275.00 feet and subtended by a long chord having a bearing of South 12 degrees 38 minutes 46 seconds East and a length of 119.50 feet, said point being the Northeast corner of said lot 10, 238.95 feet to the point of beginning containing 0.798 acres more or less.

SURVEYOR'S CERTIFICATE

I, Steven A. Sherwood, 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 on SEPT. 20, 2003, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 4 day of APRIL, 2005

Steven A. Sherwood
Steven A. Sherwood, L.S.
Indiana Registration No. 900007



34252.9 SQ. FT.
0.79 ACRES
FPG=444.3

L=120.46'
R=275.00'
Δ=26°05'50"
C LEN=119.50'
BRG=S12°38'46"E

P.O.C.
1 1/2" IRON PIPE
SW COR., NE 1/4
NE 1/4, SEC. 21-5-10