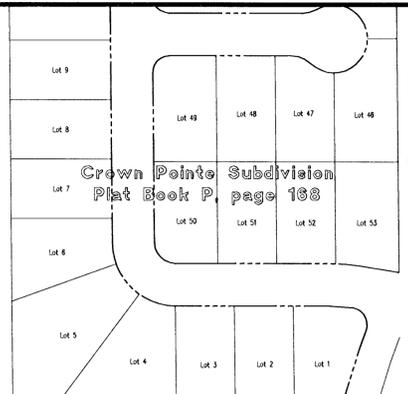


# Ellington Ridge



DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 06 2005

*Sik-Hut*  
 AUDITOR  
 8127

**OWNER'S CERTIFICATE**  
 The undersigned owners of the real estate shown and described hereon do hereby certify that the real estate so shown and designated as Ellington Ridge is not a public utility and not previously dedicated as hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plot 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 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 plot and marked "D.U.P.U.E." (Drainage & Underground Public Utility Easement) are hereby dedicated for the 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 moving 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 a public utility without liability in the use of said easements by said utility.

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.

Oak Hill Development, LLC  
 3814 Citadelle Circle  
 Newburgh, IN 47850

By: *John J. Elpers Jr.*, Member

Date: Dec 5 2005

**NOTARY CERTIFICATE**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ ) ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, *John J. Elpers Jr.*

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 5th day of December, 2005.

My Commission Expires: Sept 23, 2008

*Beverly Behne*  
 Notary Public  
*Beverly Behne*  
 (typed or printed name)



**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 completed by me, and that all monuments shown exist at locations

Witness my hand and seal this 5th day of December, 2005.  
*Bret Alan Semarsheim*  
 Bret Alan Semarsheim, P.L.S.  
 Indiana Registration No. LS2020009  
 Morley and Associates, Inc.  
 4800 Rosebud Lane  
 Newburgh, IN 47850  
 (812) 464-5656

**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 June 9, 2005

*Mark L. ...*  
 President  
*Bully B. Mill*  
 Attest Executive Director  
 Secondary Plat complies with the Ordinance and is released for Recording  
*Bully B. Mill*  
 Executive Director  
 PLAT RELEASE DATE: Dec. 6, 2005

**R-186**

Erosion Control: The Developer, Development Contractors, Builders and all Old Owners or anyone working with or on the property shall comply with the Erosion Control Plan and all other requirements 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. 6% to 15% shall be topsoiled, mulched and seeded with a cover crop. 15% to 25% shall be topsoiled, mulched and seeded with a cover crop. 25% to 35% shall be topsoiled, mulched and seeded with a cover crop. 35% to 45% shall be topsoiled, mulched and seeded with a cover crop. 45% to 60% shall be topsoiled, mulched and seeded with a cover crop. 60% to 75% shall be topsoiled, mulched and seeded with a cover crop. 75% to 90% shall be topsoiled, mulched and seeded with a cover crop. 90% to 100% shall be topsoiled, mulched and seeded with a cover crop.

Property Corner Markers: All corners not already marked will be marked with a 3/4" diameter steel rod with plastic cap stamped "Morley & Assoc. ID #0023".  
 O - Denotes a may not with water stamped "Morley & Assoc. ID#0023"

For that portion of Maxx Road which lies between Lots 1 through 14 and is shown on the drawing as being a 20' wide easement for access to the property to the north.  
 Improvements within this right-of-way, north of Ellington Ridge Drive and south of the north property line of this subdivision, will not be constructed as a part of Ellington Ridge Subdivision. Until the time that road improvements are constructed within this right-of-way, the adjoining lots will be responsible for maintenance of the east 30 feet of the right-of-way.

**Morley and Associates Inc.**  
 4800 ROSEBUD LANE/NEWBURGH, IN. 47850  
 PHONE: (812) 464-9585 FAX: (812) 464-2514

Secondary Plat

Proj. No. 6273 6213platchg 12/05/05 B.A.S.

**Easement Line Table**  
 Lots 1, 13, 14, 19-22, & 24-29

Number	Bearing	Distance
E1	N 19°41'11" E	22.48'
E2	S 85°40'09" W	24.48'
E3	N 60°14'47" E	18.88'
E4	N 80°28'47" E	18.95'
E5	S 87°43'09" W	122.25'
E6	S 82°21'48" E	108.48'
E7	S 82°21'48" E	114.40'
E8	N 89°51'01" W	28.88'
E9	S 35°51'13" W	28.08'
E10	N 59°58'47" W	10.00'
E11	S 89°51'01" W	23.12'
E12	N 30°28'08" E	24.53'
E13	N 89°51'01" W	28.01'
E14	N 00°10'00" W	10.00'
E15	S 89°51'01" W	23.12'
E16	N 30°28'08" E	24.53'
E17	N 89°51'01" W	33.97'
E18	N 89°51'01" W	23.81'
E19	N 54°31'38" W	111.26'
E20	N 58°51'48" W	120.12'
E21	S 35°28'22" W	5.00'
E22	S 35°28'22" W	5.92'
E23	S 37°58'38" W	218.36'
E24	S 54°31'38" W	115.40'
E25	S 60°13'38" W	98.73'
E26	S 35°28'22" W	13.53'
E27	S 84°21'07" W	100.84'

**Building Line Length Table**  
 All building lines are 20' from R/W line  
 L = Length of Building Line

Lot	L
1	100.86'
2	100.86'
3	100.86'
4	100.86'
5	100.86'
6	100.86'
7	100.86'
8	100.86'
9	100.86'
10	100.86'
11	100.86'
12	100.86'
13	100.86'
14	100.86'
15	100.86'
16	100.86'
17	100.86'
18	100.86'
19	100.86'
20	100.86'
21	100.86'
22	100.86'
23	100.86'
24	100.86'
25	100.86'
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31	100.86'
32	100.86'
33	100.86'
34	100.86'
35	100.86'
36	100.86'
37	100.86'
38	100.86'
39	100.86'
40	100.86'
41	100.86'
42	100.86'
43	100.86'
44	100.86'
45	100.86'
46	100.86'
47	100.86'
48	100.86'
49	100.86'
50	100.86'
51	100.86'
52	100.86'
53	100.86'

**Radial Line Table**

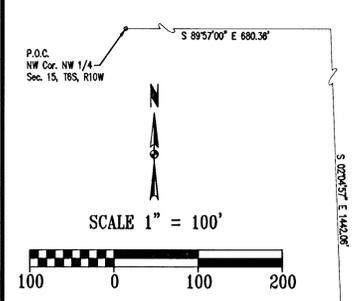
No.	Bearing	Distance
R1	N 50°19'52" E	40.00'
R2	S 72°22'23" E	40.00'
R3	S 15°04'38" E	40.00'
R4	S 45°37'15" W	40.00'
R5	N 10°45'11" E	40.00'
R6	N 76°14'54" E	40.00'
R7	S 49°10'24" E	40.00'
R8	S 11°10'24" W	40.00'
R9	N 44°20'08" E	40.00'
R10	S 59°58'30" E	40.00'
R11	S 10°40'45" E	40.00'
R12	S 64°58'21" W	40.00'
R13	N 31°41'51" E	40.00'
R14	S 87°32'40" E	40.00'

**Centerline Curve Data**

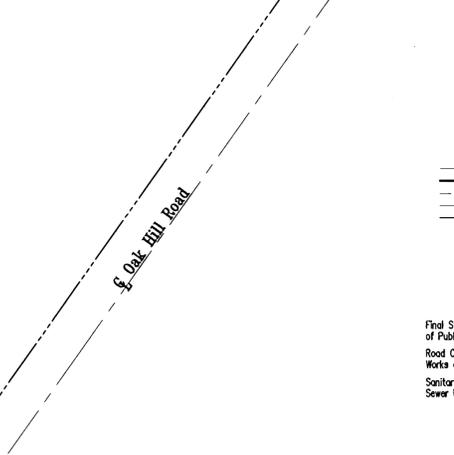
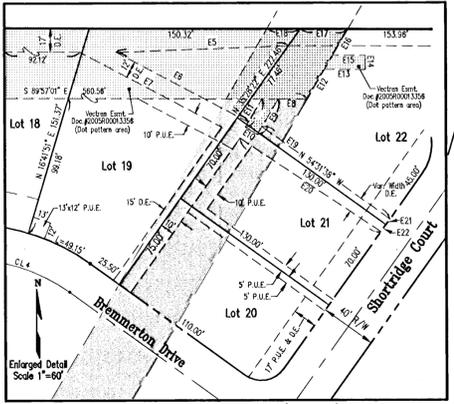
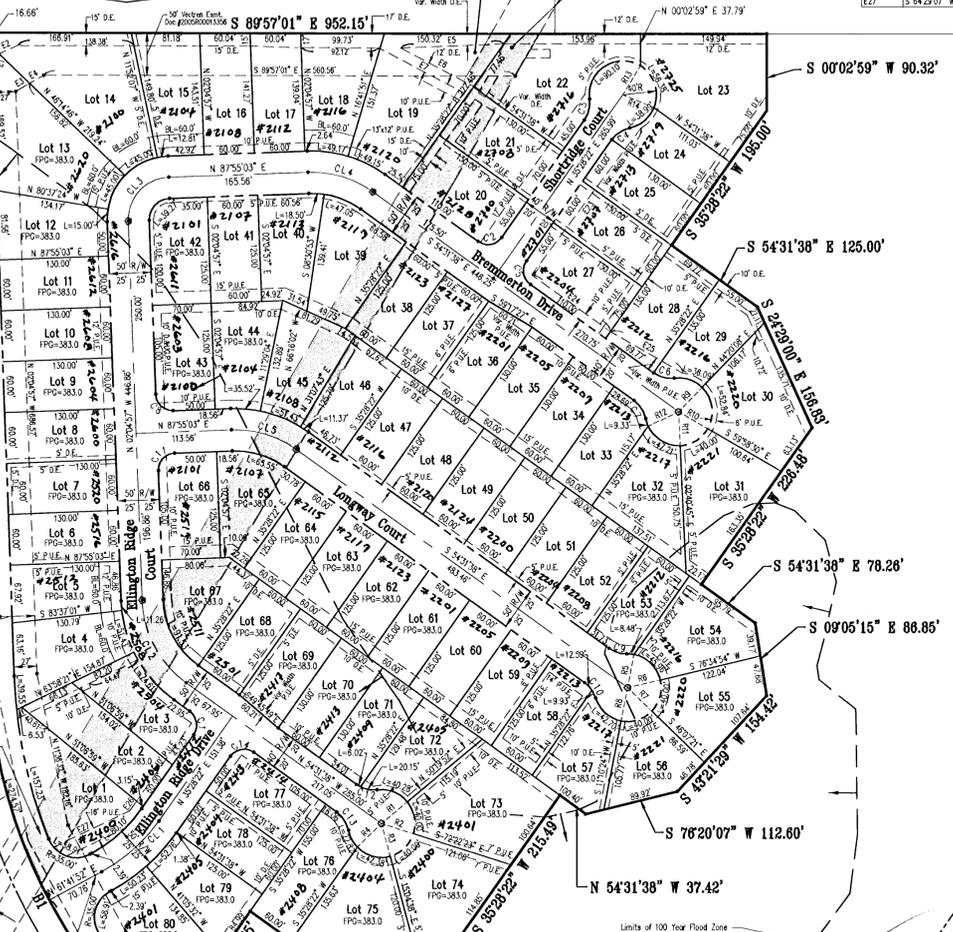
No.	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
CL1	28°13'57"	200.00	91.54	148.59	100.75	N 48°53'07" E
CL2	52°28'41"	125.00	114.42	61.57	110.46	N 28°18'18" W
CL3	90°00'00"	50.00	78.54	50.00	70.71	N 42°55'03" E
CL4	37°33'19"	125.00	81.93	42.50	80.47	S 73°18'18" E
CL5	37°33'19"	125.00	81.93	42.50	80.47	S 73°18'18" E

**Lot Line Curve Data**

No.	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	90°00'00"	20.00	31.42	20.00	28.28	N 09°31'38" W
C2	90°00'00"	20.00	31.42	20.00	28.28	N 80°28'22" E
C3	42°50'00"	35.00	28.17	13.73	25.56	N 14°03'22" E
C4	42°50'00"	35.00	28.17	13.73	25.56	S 85°37'25" W
C5	90°00'00"	20.00	31.42	20.00	28.28	S 09°31'38" W
C6	42°50'00"	35.00	28.17	13.73	25.56	S 75°58'38" E
C7	42°50'00"	35.00	28.17	13.73	25.56	N 33°08'38" W
C8	90°00'00"	20.00	31.42	20.00	28.28	S 47°04'57" E
C9	36°52'12"	35.00	22.52	11.67	22.14	S 72°57'44" E
C10	36°52'12"	35.00	22.52	11.67	22.14	N 38°05'32" W
C11	90°00'00"	20.00	31.42	20.00	28.28	S 42°55'03" W
C12	42°50'00"	35.00	28.17	13.73	25.56	S 75°58'38" W
C13	42°50'00"	35.00	28.17	13.73	25.56	N 33°08'38" W
C14	90°00'00"	20.00	31.42	20.00	28.28	S 80°28'22" W



Units of 100 Year Flood Zone (Flood Zone A9) as scaled from F.I.R.M. Community Panel No. 180258 0025 C for Vanderburgh County, Indiana dated August 5, 1991 and Panel No. 180258 0050 B for Vanderburgh County, Indiana dated March 19, 1982.



**LEGEND**

- Center Line
- Property Boundary Line
- Easement Line
- Building Setback Line
- Right-of-way Line
- Point of Commencement
- Point of Beginning
- Record Dimension
- Measured Dimension
- Dimension of Building Setback Line

Final Storm Drainage Plans were approved by the Board of Public Works on: June 30, 2005  
 Road Construction Plans were approved by the Board of Public Works on: July 14, 2005  
 Sanitary Sewer Plans were approved by the Evansville Water and Sewer Utility Board on: August 10, 2005

**Lot Acreage**

LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	13062	0.30	31	12297	0.28	61	7500	0.17
2	10172	0.23	32	10502	0.24	62	7500	0.17
3	9650	0.20	33	7638	0.18	63	7500	0.17
4	10584	0.24	34	7800	0.18	64	7500	0.17
5	8198	0.19	35	7800	0.18	65	9233	0.21
6	7800	0.18	36	7650	0.18	66	8664	0.20
7	7800	0.18	37	7500	0.17	67	9351	0.21
8	7800	0.18	38	7500	0.17	68	7500	0.17
9	7800	0.18	39	10788	0.25	69	7650	0.18
10	7800	0.18	40	8649	0.20	70	7800	0.18
11	7800	0.18	41	7500	0.17	71	7799	0.18
12	8897	0.20	42	8616	0.20	72	8106	0.19
13	15688	0.36	43	8664	0.20	73	15429	0.35
14	18376	0.42	44	8781	0.20	74	11752	0.27
15	9918	0.23	45	9377	0.22	75	13375	0.31
16	8543	0.20	46	7861	0.18	76	8917	0.20
17	8409	0.19	47	7500	0.17	77	8664	0.20
18	10696	0.25	48	7500	0.17	78	7500	0.17
19	18939	0.43	49	7500	0.17	79	8868	0.20
20	9664	0.22	50	7500	0.17	80	14273	0.33
21	9100	0.21	51	7500	0.17			
22	15290	0.35	52	7500	0.17			
23	16706	0.38	53	7385	0.17			
24	7100	0.16	54	10390	0.24			
25	7800	0.18	55	9865	0.23			
26	7800	0.18	56	8109	0.19			
27	9654	0.22	57	8294	0.19			
28	9418	0.22	58	7491	0.17			
29	8005	0.18	59	7500	0.17			
30	12611	0.29	60	7500	0.17			

**GENERAL NOTES**

- Powerline Location: That portion of the existing powerline easement shown on the drawing has been relocated by Vectran (SICED), per Doc. No. 2005R00022811.
- All approvals including Area Plan Commission, Drainage, Erosion Control, Roads and Utility Plans were granted under the name Showdown Subdivision.
- Access: All Lots shall access interior streets only. Lots shall not have driveway access onto Maxx Road.
- Double Frontage: Lots adjacent to Maxx Road shall not be considered double frontage lots for the purpose of zoning only.
- Road Grades: Maximum road grades will not exceed 10.0%.
- Easements: Any easements must be approved by the Vanderburgh County Building Commissioner.
- 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 180258 0025 C, dated August 5, 1991 and Panel Number 180258 0050 B, dated March 19, 1982.
- 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 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.
- 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:
  - 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.
  - 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.