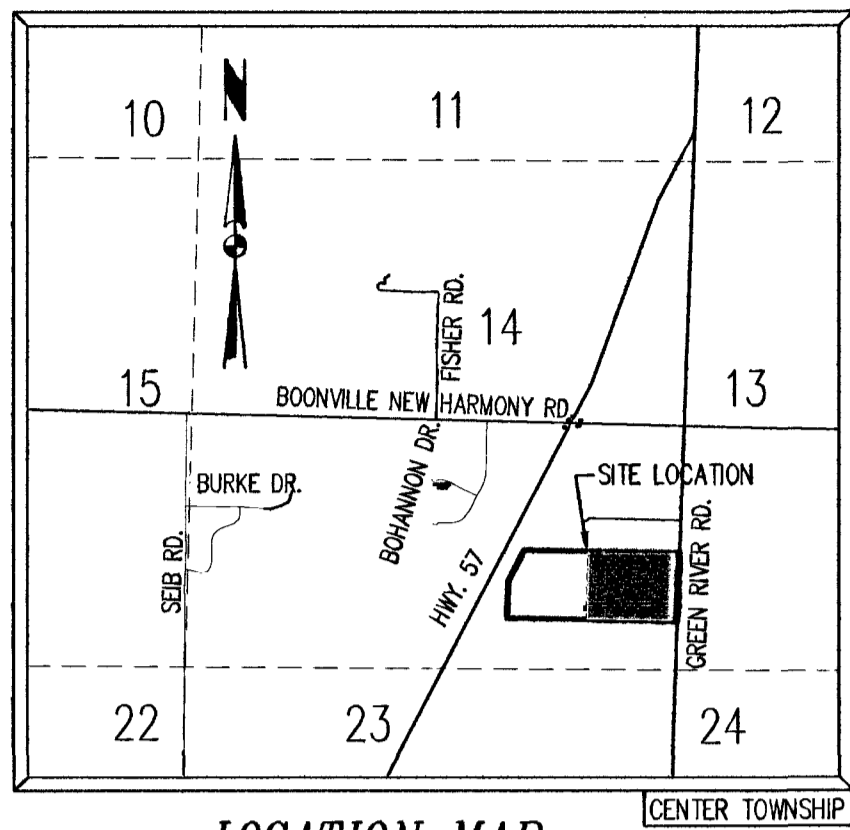
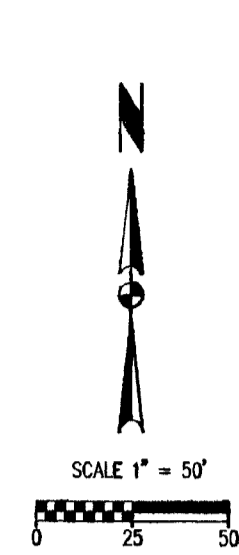


# FALCON RIDGE ESTATES SECTION ONE

## SECONDARY PLAT

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	38.87'	35.07'	N 44°32'51" E	89°04'54"	24.60'
C2	20.00'	31.42'	28.28'	S 45°54'42" E	90°00'00"	20.00'
C3	35.00'	12.80'	12.73'	S 09°34'06" W	20°57'36"	6.47'
C4	35.00'	9.72'	9.69'	S 28°00'12" W	15°54'36"	4.89'
C5	40.00'	43.71'	41.57'	S 03°58'59" W	64°15'49"	25.12'
C6	40.00'	43.71'	41.57'	S 57°47'06" W	62°36'23"	24.32'
C7	40.00'	44.88'	42.55'	S 03°49'35" W	64°15'49"	25.12'
C8	40.00'	44.88'	42.55'	S 59°36'30" W	62°36'23"	24.32'
C9	35.00'	9.72'	9.69'	S 29°49'36" E	15°54'36"	4.89'
C10	35.00'	12.80'	12.73'	S 11°23'30" E	20°57'36"	6.47'
C11	20.00'	31.42'	28.28'	N 45°54'42" W	90°00'00"	20.00'
C12	20.00'	31.42'	28.28'	N 45°54'42" W	90°00'00"	20.00'
C13	35.00'	12.80'	12.73'	S 09°34'06" W	20°57'36"	6.47'
C14	35.00'	9.72'	9.69'	S 28°00'12" W	15°54'36"	4.89'
C15	40.00'	44.88'	42.55'	S 03°49'35" W	64°15'49"	25.12'
C16	40.00'	43.71'	41.57'	S 59°36'30" W	62°36'23"	24.32'
C17	40.00'	43.71'	41.57'	S 57°47'06" W	62°36'23"	24.32'
C18	40.00'	44.88'	42.55'	S 03°58'59" W	64°15'49"	25.12'
C19	35.00'	9.72'	9.69'	S 29°49'36" E	15°54'36"	4.89'
C20	35.00'	12.80'	12.73'	S 11°23'30" E	20°57'36"	6.47'
C21	20.00'	31.42'	28.28'	S 44°05'18" W	90°00'00"	20.00'
C22	20.00'	31.42'	28.28'	N 45°54'42" W	90°00'00"	20.00'
C23	35.00'	12.80'	12.73'	S 09°34'06" W	20°57'36"	6.47'
C24	35.00'	9.72'	9.69'	S 28°00'12" W	15°54'36"	4.89'
C25	40.00'	44.88'	42.55'	S 03°49'35" W	64°15'49"	25.12'
C26	40.00'	43.71'	41.57'	S 59°36'30" W	62°36'23"	24.32'
C27	40.00'	43.71'	41.57'	S 57°47'06" W	62°36'23"	24.32'
C28	40.00'	44.88'	42.55'	S 03°58'59" W	64°15'49"	25.12'
C29	35.00'	9.72'	9.69'	S 29°49'36" E	15°54'36"	4.89'
C30	35.00'	12.80'	12.73'	S 11°23'30" E	20°57'36"	6.47'
C31	20.00'	31.42'	28.28'	S 44°05'18" W	90°00'00"	20.00'
C60	25.00'	39.67'	35.64'	S 45°27'09" E	90°55'06"	25.40'

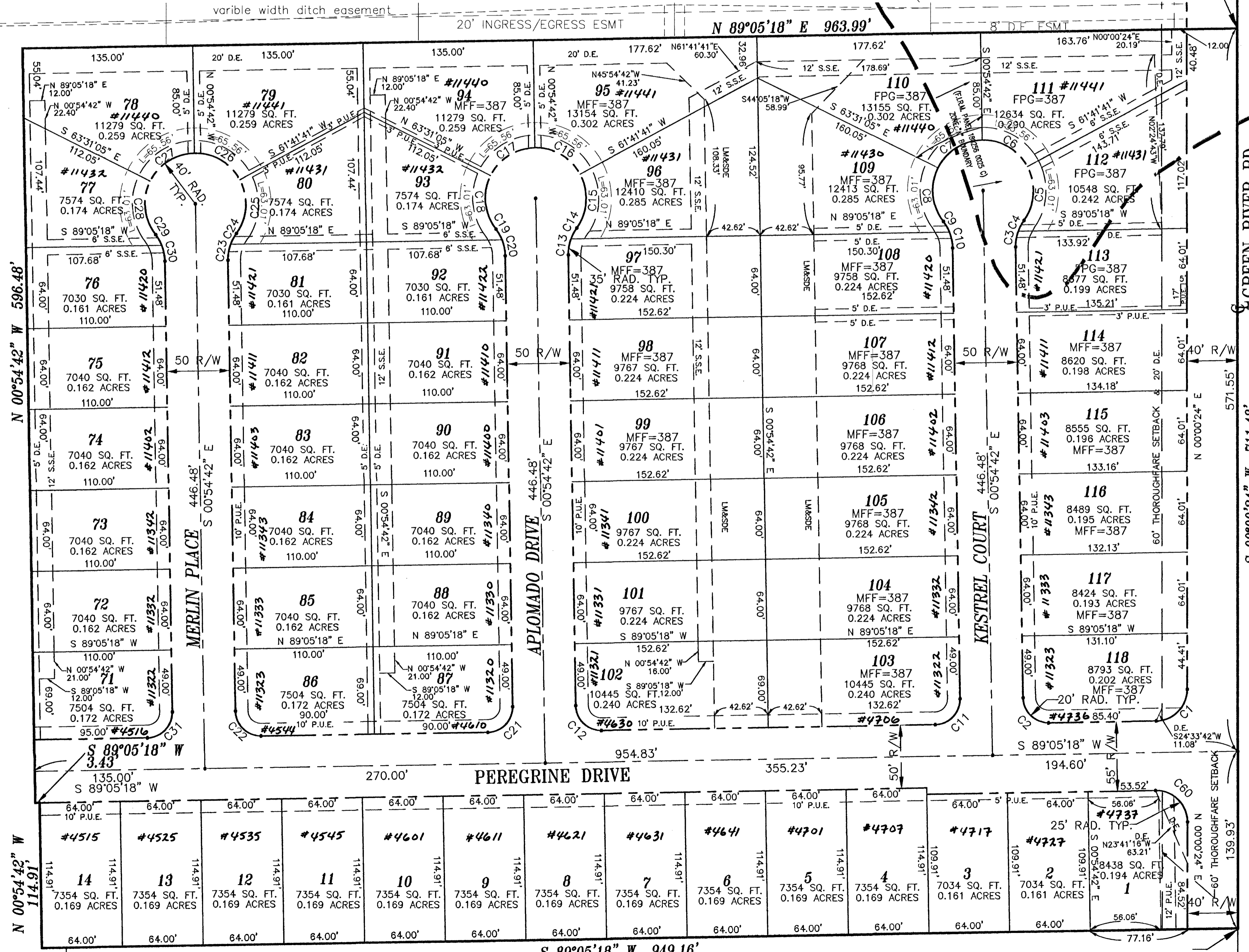


RECEIVED FOR RECORD  
DATE DEC 22 2005 3:52 P.M.  
PLAT BOOK R  
PAGE 189  
INSTR # 2005 R000 40102  
BETTY KNIGHT-SMITH RECORDER  
VANDERBURGH COUNTY

DAYLIGHT INDUSTRIAL PARK  
(PLAT BK Q, PG-160)

P.O.C.  
NE COR., SE 1/4  
SEC. 14-5-10

P.O.B.



### OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described herein, does hereby plot and subdivide said real estate as shown and designates the same as FALCON RIDGE ESTATES SECTION ONE. 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 "Public Utility (P.U.) Easement", are hereby dedicated 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 erected 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 marked "LM&SDE" (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance & Storm Detention Easement.

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.

### GENERAL NOTES

- Utilities: Sanitary sewer, water, gas, electric, and telephone are available by extension.
- Flood Plain Data: A portion of this property lies within the 100 year flood zone (Zone A) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991.  
At the time of recording of this plat, the Building Commissioner has determined the MFF elevation to be 387'. Prior to the placement of any structures on lots within this subdivision, the Building Commissioner's Office must be contacted to confirm that the MFF shown has not modified based on new or updated hydraulic information. Actual first floor elevations may need to be higher in order to provide proper drainage around the structure.
- Special Measures: Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installing sump pumps, yard slopes in excess of code minimums, etc.
- Composition Certification: Within Flood Zone "A", a soils engineer shall certify the composition, 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.
- 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.
- Road Grades: Maximum road grades will not exceed 5.00%
- Temporary Erosion Control: (during construction)  
- Slopes of 0% - 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 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 within forty-five (45) days of disturbance.  
- Slopes of 2% - 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 currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "R.L.S. 900007."
- Storm Drainage Maintenance: Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system, including inlets, banks and preservation of the design flowline 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.
- Lot Access: All lots must access internal streets only.
- Fill: Portions of this site have been filled in accordance with acceptable industry standards, and houses may be placed on this fill.
- 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:  
(A) Mowing grass, controlling weeds, and maintaining the designed cover for the waterways, storage basins, and easements in accordance with applicable ordinances.  
(B) 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.  
(C) Keeping the channels and bottoms of waterways free of all erosion and sedimentation.  
(D) 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 of all erosion and sedimentation.  
(E) 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.  
(F) 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 accepted road rights-of-way as shown on the plat of this subdivision.  
(G) NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.
- Lots 1 & 111 thru 118 are not considered Double Frontage for the purpose of placing fences along N. Green River Road.

Charles L. Murphy, President  
Murphy Homes, Inc.  
Charles L. Murphy, President  
P.O. Box 275  
Harrisburgh, IL 62946-0275

### BOUNDARY DESCRIPTION

Part of Lots 7 and 8 of the Subdivision of the Southeast Quarter of the Southeast Quarter and the part of the Southwest Quarter of the Southeast Quarter of Section 14, Township 5 South, Range 10 West and the Northwest Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northwest Quarter of Section 23, Township 5 South, Range 10 West of the Second Principal Meridian as per plat thereof, recorded in Partition Record 2, Pages 81, 82 & 83 in the office of the Recorder of Vanderburgh County, Indiana, lying in Scott Township, more particularly described as follows:

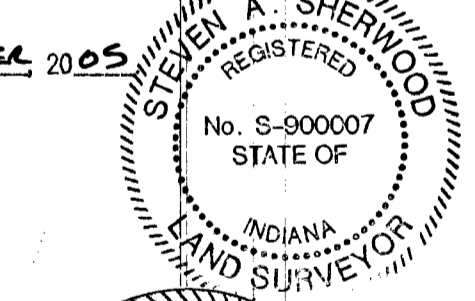
Commencing at the Northeast corner of the Southeast Quarter of said Section 14; thence along the East line thereof, South 00 degrees 00 minutes 24 seconds West 1316.04 feet to the Southeast corner of Daylight Industrial Park, as per plat thereof, recorded on Plat Book Q, Page 160 in the office of the Recorder of Vanderburgh County, Indiana, said point being the POINT OF BEGINNING; thence continue along said East line, South 00 degrees 00 minutes 24 seconds West, a distance of 711.48 feet, to the Southeast corner of said Lot 7; thence along the South line thereof, South 89 degrees 05 minutes 18 seconds West, a distance of 949.16 feet; thence North 00 degrees 54 minutes 42 seconds West, a distance of 114.91 feet; thence South 89 degrees 05 minutes 18 seconds West, a distance of 3.43 feet; thence North 00 degrees 54 minutes 42 seconds West, a distance of 596.48 feet, to the South line of said Daylight Industrial Park; thence along said South line, North 89 degrees 05 minutes 18 seconds East, a distance of 963.99 feet, to the Point of Beginning, containing 15.641 acres, more or less.

Subject to all easement and rights-of-way of record.

### 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 JULY 29, 2004 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 2<sup>nd</sup> day of November, 2005  
Steven A. Sherwood, L.S.  
Indiana Registration No. 900007



### 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 3<sup>rd</sup> day of November, 2005  
My Commission Expires: 1/26/08  
Notary Public  
Kristina M. Proster  
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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on JULY 7, 2004.

Mark Foster, President  
Bobby Smith, Attest Executive Director

A.P.C. DOCKET #6-S-2004  
SECONDARY PLAT complies with the Ordinance and is released for recording.

PLAT RELEASE DATE: Dec. 22, 2005  
Executive Director

DATE	S-NUMBER
AUG. 23, 2005	JUNE 28, 2005
AUG. 25, 2004	S-1119

# R-189

NE COR., SE 1/4  
SEC. 14-5-10