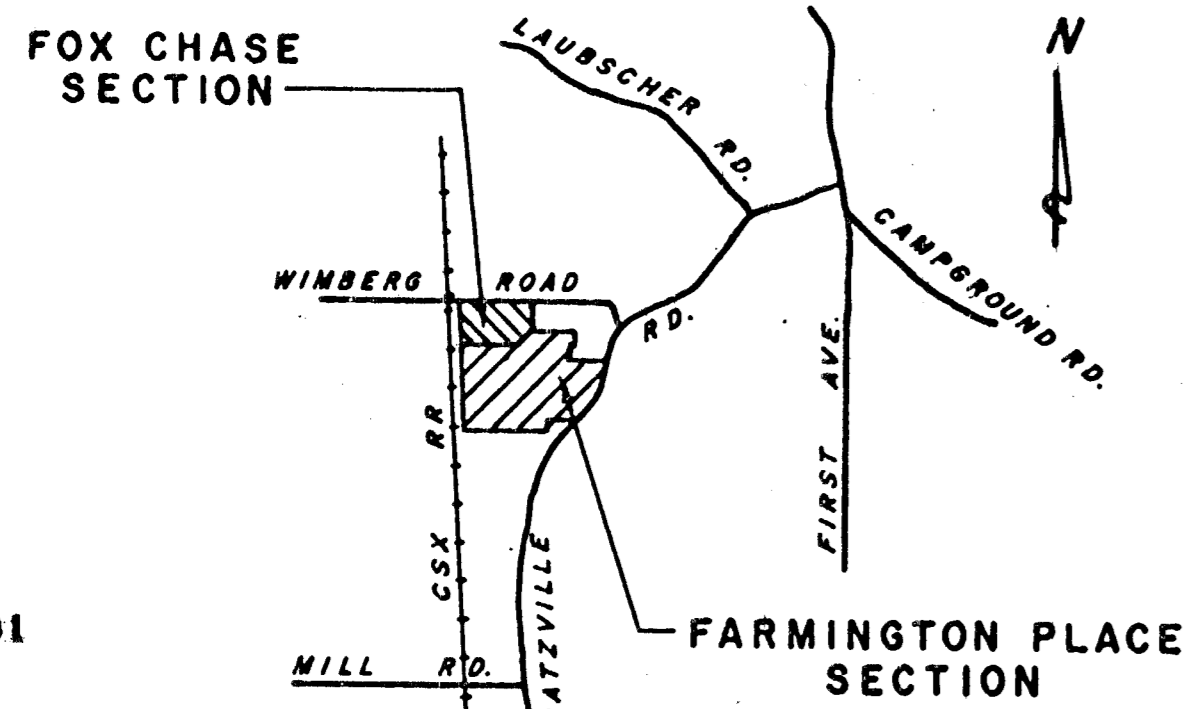
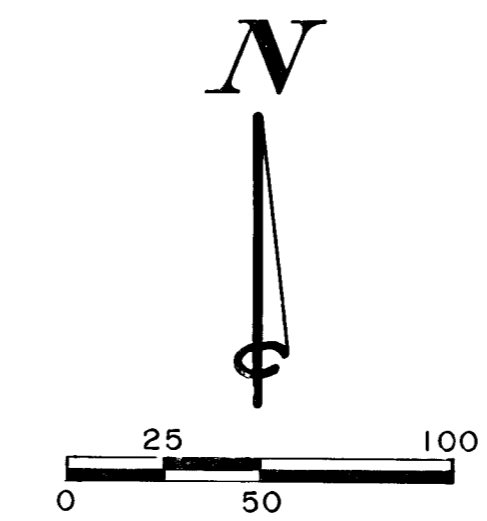


FARMINGTON PLACE

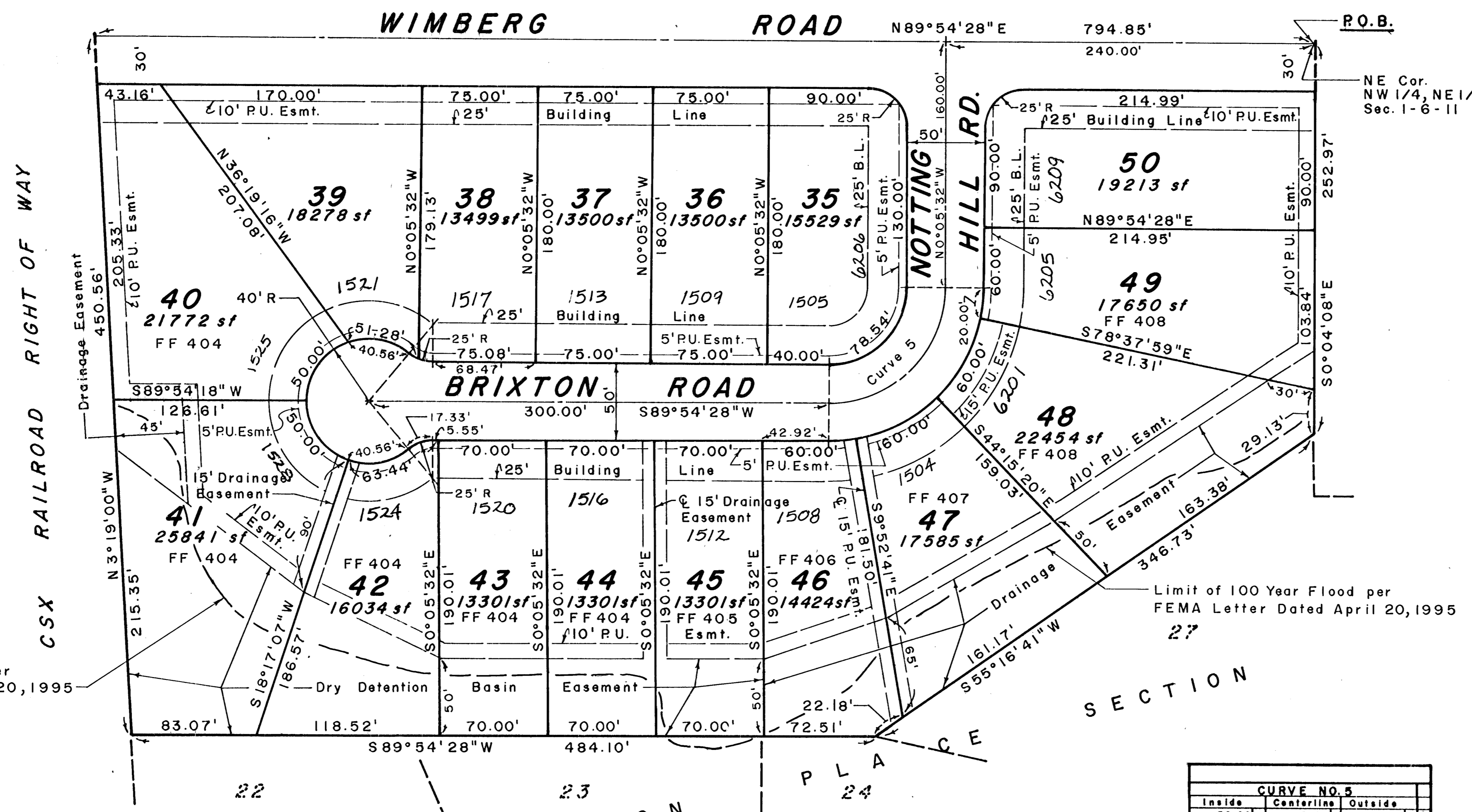
FOX CHASE SECTION



2:33 PM
SEPTEMBER 11, 1995
P
23



A subdivision of part of the Northwest Quarter of the Northeast Quarter of Section 1, Township 6 South, Range 11 West, Vanderburgh County, Indiana described as follows:
Beginning at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 1-6-11, thence South 0 degrees 04 minutes 08 seconds East a distance of 252.97 feet, thence South 55 degrees 16 minutes 41 seconds West a distance of 346.73 feet, thence South 89 degrees 54 minutes 28 seconds West a distance of 484.10 feet to the East right of way of the CSX Railroad (formerly NYC), thence North 3 degrees 19 minutes 00 seconds West along said East right of way line a distance of 450.56 feet to the North line of the Northwest Quarter Northeast Quarter of said Section 1, thence North 89 degrees 54 minutes 28 seconds East along said North line 794.85 feet to the place of beginning, containing 7.435 acres more or less.



OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as FARMINGTON PLACE, FOX CHASE SECTION. All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground marked "P. U. easement" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "drainage easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected for maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lots.

SIGNATURE DEVELOPMENT GROUP, INC.
Anthony W. Arvin - Pres.
Anthony W. Arvin, President
4300 Bergdolt Road
Evansville, Indiana 47711

NOTARY CERTIFICATE

STATE OF INDIANA }
COUNTY OF VANDERBURGH } SS
Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.
Witness my hand and seal this 1st day of June, 1995
My commission expires 3/12/96 Notary Public *Barbara A. Runyon*
Resident of Vanderburgh County Printed *Barbara A. Runyon*

A.P.C. CERTIFICATE

Under the authority provided by Acts of 1981, Public Law No. 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 on SEPTEMBER 13, 1994

Plat Release SEPT. 11, 1995
President *Barbara A. Runyon*
Executive Director *Barbara A. Runyon*
Executive Director *Barbara A. Runyon*

SURVEYOR'S CERTIFICATE

I, Billy T. Nicholson, 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 as noted, that this survey was made in accordance with Title 864, Article 1.1, Chapter 8 Section 1 through 34 of the Indiana Administration Code and accordingly under by supervision. This is a class B survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson Date 3/22/95
Billy T. Nicholson IN No. 7964
Evansville, IN

CURVE NO. 5		
Inside	Centerline	Outside
50.00'	75.00'	100.00'
90°00'00"	90°00'00"	90°00'00"
50.00'	75.00'	100.00'
114.59156°	76.39437°	57.29580°
78.54'	117.81'	157.08'

NOTES

Erosion control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
All corners marked with iron pin except as noted.

All utilities available at site by extension
All lots must access interior streets only.

Dry Detention Basin Easement: The dry detention basin is designed to provide stormwater detention. Top of dam elevation, basin bottom elevation, and pipe spillway flow line elevation must be maintained as constructed. The owners of lots 41, 42, 43, 44, and 45 shall be responsible for the maintenance of said detention basin.

Street plans have been approved by the City of Evansville Board of Public Works on OCTOBER 5, 1994

Storm drainage plans have been approved by the City of Evansville Board of Public Works on OCTOBER 5, 1994

Minimum Finished Floor is shown on all lots adjoining the 100 Year Flood Limit (example: FF 405)

Strips of ground, of the width shown on this plat and marked "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 obstruction. No structure other than such utility facility shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities, and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.