

JUN 1 2002  
 #4153

# Final Plat of: Fawn Creek Estates Section "A"

**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 MARCH 6th, 2002.

President: *[Signature]*  
 Attest Executive Director: *[Signature]*

Secondary Plat complies with the Ordinance and is therefore regarded as a plat.

Executive Director: *[Signature]*  
 June 18, 2002  
 Plat Release Date

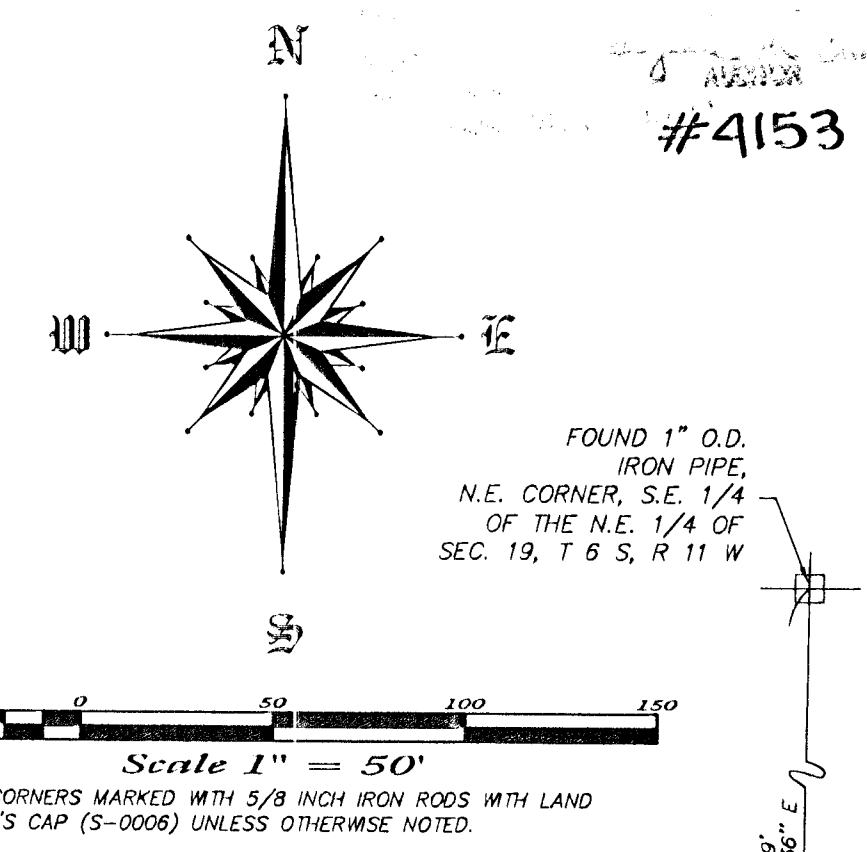
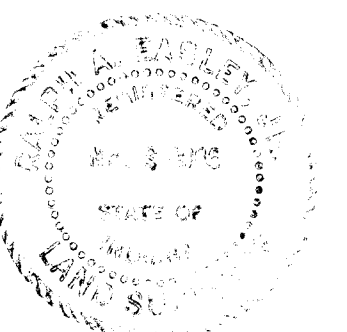
**Surveyor's Certificate:**

I, Ralph A. Easley, Jr., hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on APRIL 17th, 2002 and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 17th day of June, 2002

Ralph A. Easley, Jr. L.S.  
 Indiana Registration No. S-0006

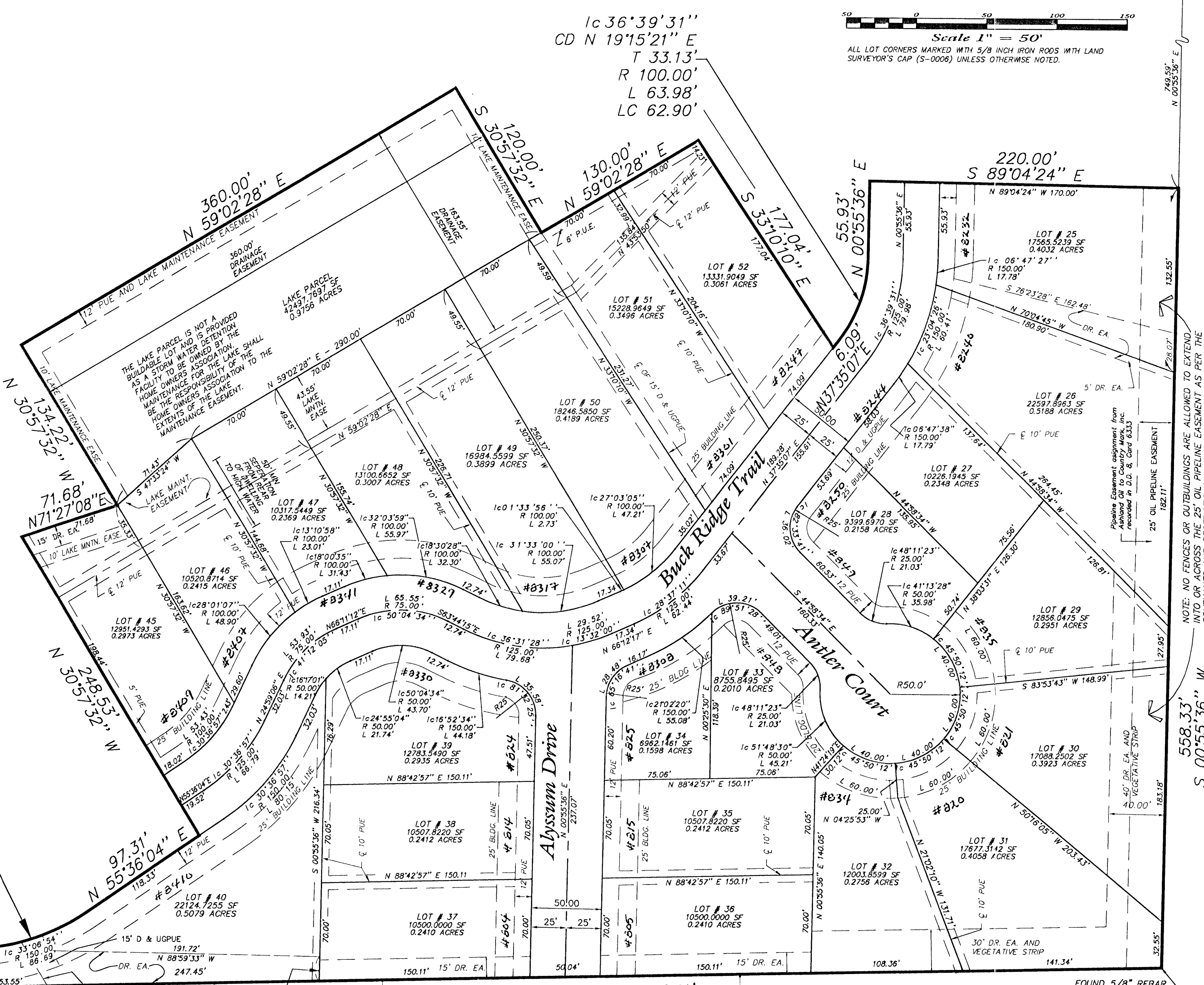
Andy Easley Engineering, Inc.  
 1133 West Mill Road  
 Evansville, IN, 47710



**Counts:**  
 Storm Drainage plans were approved by the Vanderburgh County Drainage Board on Monday, March 25, 2002.  
 Road Construction plans were approved by the Vanderburgh County Commissioners on Monday, April 22, 2002.

**LAND DESCRIPTION**

Part of the Southeast Quarter of the Northeast Quarter of Section 19, Township 8 South, Range 11 West in Perry Township, Vanderburgh County, Indiana, more particularly described as follows:  
 Beginning at a stone at the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 19; thence along the South line of said Quarter, Quarter Section North 88 Degrees 42 Minutes 57 Seconds East a distance of 446.80 feet to the TRUE Point of Beginning; thence:  
 1st: NORTH 01 DEGREES 17 MINUTES 03 SECONDS WEST 27.52 feet; thence  
 2nd: Around a curve to the left, through a central angle of 33 DEGREES 08 MINUTES 34 SECONDS with an arc distance of 68.69 feet, a chord bearing of NORTH 72 DEGREES 09 MINUTES 30 SECONDS EAST 85.49 feet; thence  
 3rd: NORTH 55 DEGREES 36 MINUTES 04 SECONDS EAST 97.31 feet; thence  
 4th: NORTH 30 DEGREES 57 MINUTES 32 SECONDS WEST 248.53 feet; thence  
 5th: NORTH 71 DEGREES 27 MINUTES 08 SECONDS EAST 71.68 feet; thence  
 6th: NORTH 30 DEGREES 57 MINUTES 32 SECONDS WEST 134.22 feet; thence  
 7th: NORTH 59 DEGREES 02 MINUTES 28 SECONDS EAST 360.00 feet; thence  
 8th: SOUTH 30 DEGREES 57 MINUTES 32 SECONDS EAST 130.00 feet; thence  
 9th: NORTH 59 DEGREES 02 MINUTES 28 SECONDS EAST 120.00 feet; thence  
 10th: SOUTH 33 DEGREES 10 MINUTES 10 SECONDS EAST 177.04 feet; thence  
 11th: NORTH 37 DEGREES 35 MINUTES 07 SECONDS EAST 8.09 feet; thence  
 12th: Around a curve to the left, through a central angle of 36 DEGREES 39 MINUTES 31 SECONDS with an arc distance of 83.98 feet, a chord bearing of NORTH 19 DEGREES 15 MINUTES 15 SECONDS EAST 82.90 feet; thence  
 13th: NORTH 00 DEGREES 55 MINUTES 36 SECONDS EAST 55.93 feet; thence  
 14th: SOUTH 89 DEGREES 04 MINUTES 24 SECONDS EAST 220.00 feet; thence  
 15th: SOUTH 00 DEGREES 55 MINUTES 36 SECONDS WEST 558.33 feet; thence  
 16th: SOUTH 88 DEGREES 42 MINUTES 57 SECONDS WEST 847.41 feet to the TRUE Point of Beginning and containing 428810.3762 square feet or 9.8441 acres more or less.



- General Notes:**
- Owner: Leosons Development Company, LLC; Tim Scheu; 9603 Hogue Road Evansville, IN 47712 - PH: 812-985-5567
  - Developer: Leosons Development Company, LLC; Tim Scheu; 9603 Hogue Road Evansville, IN 47712 - PH: 812-985-5567
  - Utilities: City of Evansville water and sewer services are to be available by extension. Southern Indiana Gas and Electric service are also available.
  - Erosion Control: Slopes 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 seeding. Slopes of 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, seeding and planting.
  - Flood Plain Data: A portion of the property is located in the 100 flood zone according to FIRM panel 180256-100B dated March 19, 1982 for Vanderburgh County, Indiana. No portion of any buildable lot is within said Area.
  - Soil Data: HoC3 - Hosmer Silt Loam 6% to 12% slopes, severely eroded. HoB2 - Hosmer Silt Loam 2% to 6% slopes, eroded. Wm - Wilbur Silt Loam. ZoD3 - Zanesville Silt Loam 12% to 18% slopes, severely eroded.
  - Zoned: AG, Adjacent property zoned AG.
  - Lot Access: All lots shall have access to interior streets only.
  - Storm Drainage Maintenance: "The Lot Owners' Association (FAWN CREEK ESTATES HOMEOWNERS' ASSOCIATION, INC.), which is an Indiana nonprofit corporation, shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system and its easements within or attached to this subdivision and outside of the county accepted road rights of way including:  
 (1) Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin and easements in accordance with applicable ordinances.  
 (2) Keeping all parts of the storm water drainage system operating at all times as designed and as constructed; free of all trash, debris and obstructions to the flow of water.  
 (3) Keeping the channel, embankments, shoreline, and bottom of basins and waterways free of all erosion and sediment.  
 (4) Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's office and/or the County Engineer's Office and in compliance with the County Drainage Ordinance.  
 (5) 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 easements within or attached to this subdivision.  
 (6) Notice: any pipe, fence wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

**Subdivision Plat Certifications**

**Owner's 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 FAWN CREEK ESTATES SECTION "A".

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility lines, 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 plat and marked "DSE" (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water, provided however, that public utilities as a 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 the 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 berm, fences or other obstructions that impede or reduce the flow of water.

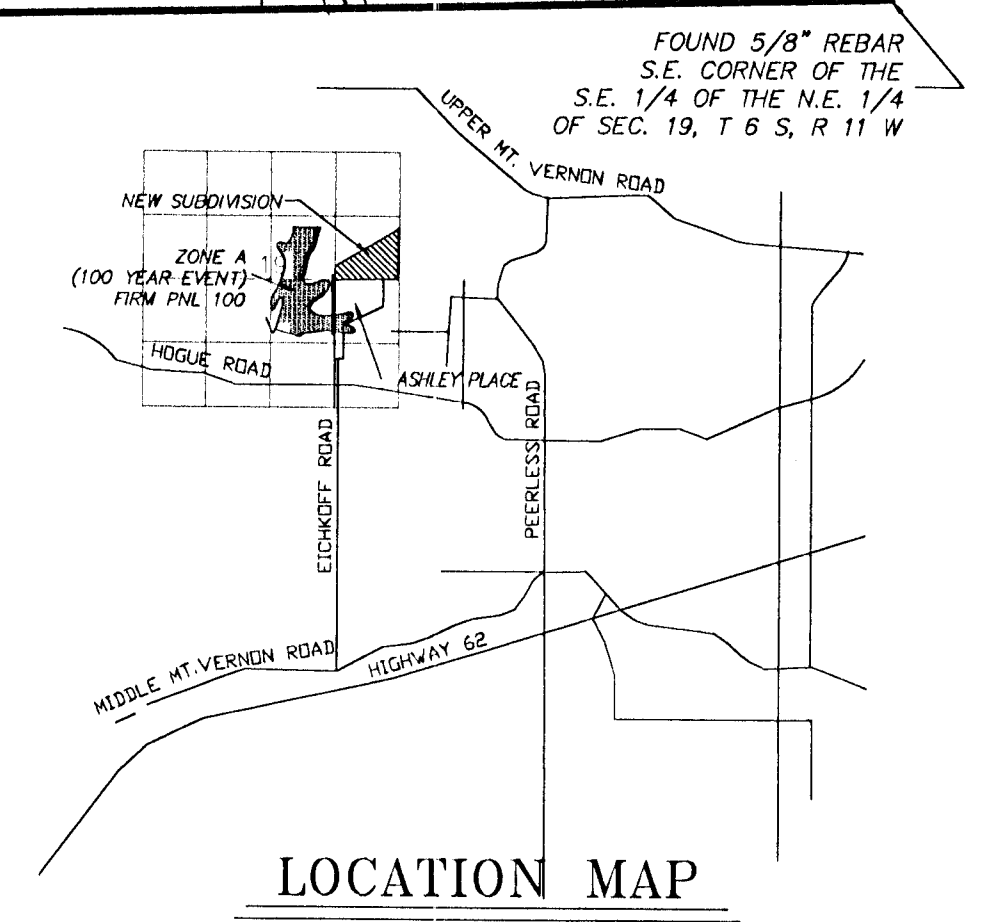
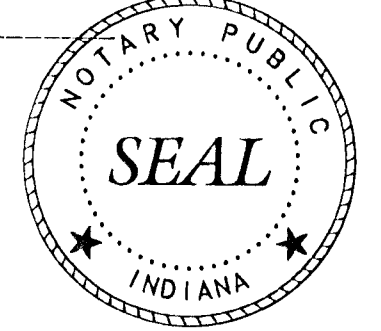
Strips or areas of land, of the dimensions shown on this plat and marked "LMS&D" (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Detention Easement.

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.

Owner / Developer: Leosons Development Company, LLC  
 Timothy A. Scheu  
 9603 Hogue Road  
 Evansville, Indiana 47712  
*[Signature]*

**Notary Certificate:**  
 STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:  
 Before me, the undersigned 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 declarations 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 17th day of June, 2002.  
 My Commission Expires: April 15th, 2008  
 Notary resides in Vanderburgh County, Indiana.  
*[Signature]*  
 Notary Public: JUDITH WOODALL  
 (typed or printed name)



POINT OF COMMENCEMENT  
 4" x 6" STONE  
 SOUTHWEST CORNER OF  
 THE SOUTHEAST QUARTER OF  
 SECTION 19,  
 TOWNSHIP 8 SOUTH  
 RANGE 11 WEST

ASHLEY PLACE  
 SECTION B;  
 PLAT BOOK P, PAGE 176

ASHLEY PLACE  
 SECTION C;  
 PLAT BOOK Q, PAGE 15

ASHLEY PLACE  
 SECTION D;  
 PLAT BOOK Q, PAGE 54

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