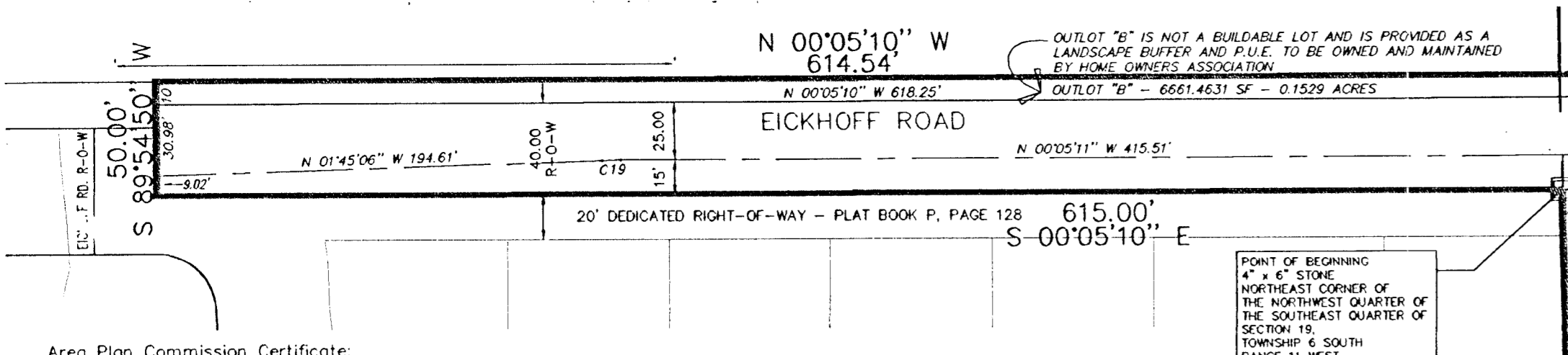
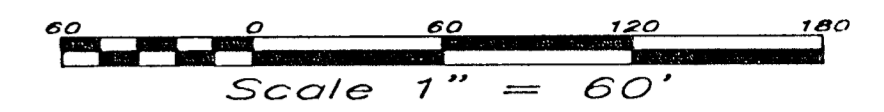


# Final Plat of: Fawn Creek Estates Section "B"



### 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 **FINAL APPROVAL** by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on **MARCH 6th, 2002**.

President: *[Signature]*  
 Vice President: *[Signature]*  
 At-Large Executive Director: *[Signature]*  
 Secondary Plat complies with the Ordinance and is released for recording.  
 Executive Director: *[Signature]*  
 July 2, 2004  
 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 24, 2004**, and that all monuments shown exist at the locations as noted.

Witness my hand and seal this THIRTE day of JULY, 2004.



Ralph A. Easley, Jr., L.S.  
 Indiana Registration No. S-0006  
 Andy Easley Engineering, Inc.  
 1133 West Mill Road  
 Evansville, IN 47710

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: March 25, 2002.

Road Construction plans were approved by the Vanderburgh County Commissioners on: April 22, 2002.

### General Notes:

- Owner: Leasons Development Company, LLC; Tim Scheu; 9603 Hogue Road Evansville, IN 47712 - PH: 812-985-5567
- Developer: Leasons Development Company, LLC; Tim Scheu; 9603 Hogue Road Evansville, IN 47712 - PH: 812-985-5577
- Utilities: City of Evansville water and sewer services are to be available by extension. Vectren 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 shaping. 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, shaping and seeding.
- Flood Plain Data: No portion of the property is located in the 100 flood zone according to FIRM panel 180256-1006 dated March 19, 1982 for Vanderburgh County, Indiana. No portion of any buildable lot is within said Area.
- Soil Data: HoC3 - Hosmer Silt Loom 6% to 12% slopes, severely eroded. HoB2 - Hosmer Silt Loom 2% to 6% slopes, eroded. Wm - Wilbur Silt Loom.
- Zoned: AG - Adjacent property zoned AG.
- Lot Access: All lots shall access to interior streets only.
- Storm Drainage Maintenance: "The Lot Owners' Association ("FAWN CREEK ESTATES HOMEOWNERS ASSOCIATION, INC.", which is an Indiana nonprofit corporation. This corporation was created on April 22, 2002, 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:
  - Mowing, grass, controlling weeds and maintaining the design of each of the waterway storage basin and easements in accordance with applicable ordinances.
  - Keeping all parts of the storm water drainage system operating at all times as designed on, or constructed, free of all trash, debris and obstructions to the flow of water.
  - Keeping the channel, embankments, shoreline, and bottom of basins and waterways free of all erosion and sediment.
  - 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.
  - 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.
- 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.

### BOUNDARY DESCRIPTION

- Part of the Southwest Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 19, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana, more particularly described as follows:
- 12th: South 00 Degrees 55 Minutes 36 Seconds West 578.03 feet to a point on the boundary of Fawn Creek Estates Section A, as recorded in Plat Book R, Page 4 in the Office of the Recorder of Vanderburgh County, Indiana, thence along the boundary of said Fawn Creek Estates Section A for the following 12 courses
  - 13th: North 89 Degrees 04 Minutes 24 Seconds West 220.00 feet, thence
  - 14th: South 00 Degrees 55 Minutes 36 Seconds West 55.93 feet to a point on a tangential curve, thence
  - 15th: Along said tangential curve convex towards the Southeast, having a central angle of 33 Degrees 39 Minutes 31 Seconds, a radius of 100.00 feet, an arc distance of 63.98 feet and a chord bearing of South 19 Degrees 15 Minutes 21 Seconds West 62.90 feet, thence
  - 16th: South 37 Degrees 35 Minutes 07 Seconds West 6.09 feet, thence
  - 17th: North 33 Degrees 10 Minutes 10 Seconds West 177.04 feet, thence
  - 18th: South 59 Degrees 02 Minutes 28 Seconds West 130.00 feet, thence
  - 19th: North 30 Degrees 57 Minutes 32 Seconds West 120.00 feet, thence
  - 20th: South 59 Degrees 02 Minutes 28 Seconds West 360.00 feet, thence
  - 21st: South 30 Degrees 57 Minutes 32 Seconds East 134.22 feet, thence
  - 22nd: South 71 Degrees 27 Minutes 08 Seconds West 71.68 feet, thence
  - 23rd: South 30 Degrees 57 Minutes 32 Seconds East 248.53 feet, thence
  - 24th: South 55 Degrees 36 Minutes 04 Seconds West 97.31 feet, to a point on a tangential curve, thence
  - 25th: Along said tangential curve convex towards the Southeast, having a central angle of 33 Degrees 06 Minutes 54 Seconds, a radius of 150.00 feet, an arc distance of 86.69 feet and a chord bearing of South 72 Degrees 09 Minutes 30 Seconds West 85.49 feet, thence
  - 26th: South 01 Degrees 17 Minutes 03 Seconds East 27.52 feet, thence departing from the boundary of said Fawn Creek Estates Section A
  - 27th: South 88 Degrees 42 Minutes 17 Seconds West 446.80 feet to the Point of Beginning and containing 14.62 acres more or less.

### LOT CURVE DATA

| NUMBER | CD       | T             | R    | L    | LC          |
|--------|----------|---------------|------|------|-------------|
| C1     | 8802'48" | N 44°13' E    | 2416 | 2500 | 38.42 34.75 |
| C2     | 3706'03" | N 19°31' E    | 2517 | 2500 | 48.56 42.72 |
| C3     | 2176'15" | N 45°24' E    | 1408 | 7500 | 27.84 27.68 |
| C4     | 4811'23" | S 34°56'46" W | 1118 | 2500 | 21.03 20.41 |
| C5     | 3971'01" | S 30°26'35" W | 1780 | 5000 | 34.19 33.53 |
| C6     | 6174'46" | N 75°51'00" E | 2422 | 5000 | 45.11 43.60 |
| C7     | 4906'38" | S 53°42'47" E | 2284 | 5000 | 42.86 41.56 |
| C8     | 4639'56" | S 05°50'01" E | 2156 | 5000 | 40.71 39.59 |
| C9     | 4938'13" | S 02°49'49" E | 926  | 2500 | 12.73 12.36 |
| C10    | 0732'31" | N 26°55'30" W | 1165 | 2500 | 3.29 3.29   |
| C11    | 3137'13" | S 14°53'10" E | 2124 | 7500 | 41.40 40.87 |
| C12    | 3137'13" | S 14°53'10" E | 1708 | 2500 | 13.80 13.62 |
| C13    | 3075'36" | S 25°49'44" E | 2511 | 2500 | 38.38 35.44 |
| C14    | 5822'18" | S 29°51'19" W | 1386 | 2500 | 25.47 24.38 |
| C15    | 9132'12" | S 45°18'27" E | 2687 | 2500 | 40.12 35.95 |
| C16    | 0932'54" | N 63°46'30" E | 1864 | 1000 | 12.25 12.25 |
| C17    | 2374'00" | N 67°13'04" E | 2056 | 1000 | 40.55 40.27 |
| C18    | 8848'07" | S 44°18'54" W | 2448 | 2500 | 38.75 34.98 |

### STREET CENTERLINE CURVE DATA

| NUMBER | CD       | T             | R     | L       | LC          |
|--------|----------|---------------|-------|---------|-------------|
| C19    | 0433'19" | N 02°22'50" W | 4.01  | 1000.00 | 8.01 8.01   |
| C20    | 8848'06" | N 44°18'53" E | 48.97 | 5000    | 22.49 69.97 |
| C21    | 5822'18" | S 29°51'19" W | 1293  | 5000    | 30.84 48.76 |
| C22    | 3137'32" | S 14°53'10" E | 1416  | 5000    | 27.60 27.25 |
| C23    | 3396'54" | S 22°09'30" W | 3716  | 1250.00 | 72.25 71.24 |

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL APPROVAL FOR TRANSFER

02 2004  
 # 4585  
 AUDITOR

### 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 "B"**.

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility 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 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 "DE" (Drainage Easement), are hereby 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 "D&U/PUE" (Drainage & Underground Public Utility Easement), are hereby dedicated for 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 the wing 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 the Drainage Board or a public utility without liability in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "LM&SDE" (Lake Maintenance & Storm Detention Easement), are hereby 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 Easements.

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.

*[Signature]*  
 Owner / Developer: Leasons Development Company, LLC  
 Tim Scheu -  
 9603 Hogue Road  
 Evansville, Indiana 47712

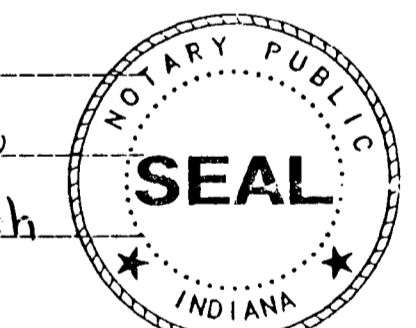
### Notary Certificate

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 Subdivisor(s), who acknowledge the execution of the foregoing plat and deed for the uses and purposes therein set forth.

Witness my hand and seal this 4th day of JUNE, 2004.

My Commission Expires: 11/30/04  
 Notary resides in: Vanderburgh

County, Indiana: Vanderburgh  
 Notary Public: *[Signature]*  
 Patricia E. Keith  
 (typed or printed name)



# R-114

