

DULY ENTERED FOR TAXATION SUBJECT
 TO FINAL ACCEPTANCE FOR TRANSFER
 OCT 27 2000
 Signature: *James E. Morley*
 Auditor
 # 7113

Q-99

FIVE OAKS SUBDIVISION II

GENERAL NOTES

Noise sensitive note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

Utilities: Water and sanitary sewers are available to be extended to the site.

Road Grades: Maximum road grades will not exceed 10.0%.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Crawl spaces: On Lots 4,5,7,8,9, and 28 special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installed sump pumps, yard slopes in excess of code minimums, etc.

Sump pumps: Sump pumps shall not discharge into the sanitary sewer system.

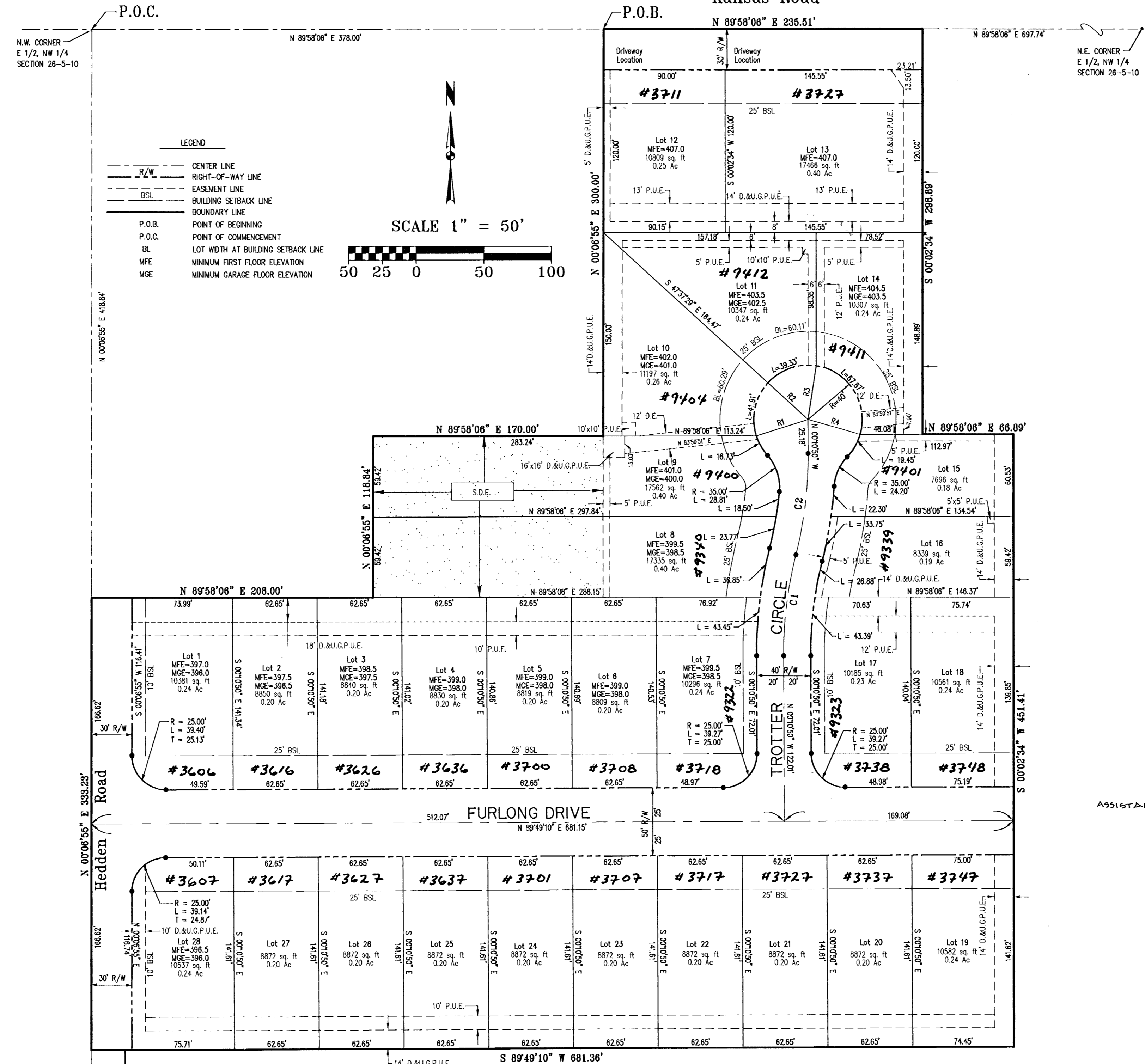
Flood Plain Data: No part of the subject tract of land does lie within that special flood hazard zone "A" as said tract plots by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180255 0025 C, Dated August 5, 1991.

Access: All lots except lots 12 and 13, shall access interior streets only. Lots 12 and 13 shall access Kansas Road.

First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

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.
 - 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.
 - 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.
 - 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 plot of this subdivision.
7. NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.
- Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments 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, 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 seeding. Slopes of more than 6% shall be mulched and seeded and shall have all fence, 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.
- Flow and Erosion Control for Ditches: Slopes of 0% to 0.8% shall have a concrete ribbon to preserve a smooth flow line. Slopes of 0.8% to 1% shall be seeded and mulched. Slopes of 1% to 2% shall be sodded or stabilized with an erosion control mat. Slopes of 2% to 6% shall have staked sod or an approved staked erosion control mat. Slopes over 6% require riprap or other approved stabilization. Ditch slopes over 2% shall have erosion control mat on the side banks.
- Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."
- Lot 12 Driveway: Shall be graded to meet all AASHTO required sight distances. This may require creating a raised driveway to raise the eye height of drivers leaving this lot. A vehicle turn around must be provided on this lot (no backing out onto Kansas Road). Sight distance shall be verified with an as-built survey.
- Lot 13 Driveway: Shall be graded to meet all AASHTO required sight distances. This will require creating a raised driveway to raise the eye height of drivers leaving this lot. The driveway shall leave Kansas Road at a minimum of a 10% grade up for at least 10' to a level pod. The driveway is to be located at the extreme west property line. A vehicle turn around must be provided on this lot (no backing out onto Kansas Road). Sight distance shall be verified with an as-built survey.
- Storm drainage plans were approved by the Vanderburgh County Drainage Board
 On: June 26, 2000
- Sanitary sewer plans were approved by the Evansville Water and Sewer Utility Board
 On: September 19, 2000
- Road construction plans were approved by the Vanderburgh County Commissioners
 On: September 18, 2000
- Bench Mark Data:
 VCS BM - top of southwest bolt at west end of the south headwall approx. 200'-300' east of Highway 57 on Kansas Road USGS elev. = 394.71
 BM - top of southeast anchor bolt at east end of the north guardrail Kansas Road bridge over Firtick Creek (west of Highway 57) USGS elev. = 398.14
 TBM - railroad spike in power pole #152-15 across Hedden Road from Five Oaks Subdivision (first section) USGS elev. = 391.81



Curve Data Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	1422'41"	N 07'00'31" E	37.84	300.00	75.28	75.09
C2	1422'41"	N 07'00'31" E	37.84	300.00	75.28	75.09

Radial Line Table

NUMBER	DIRECTION	DISTANCE
R1	S 72'00'55" W	40.00'
R2	N 47'37'29" W	40.00'
R3	N 08'42'36" E	40.00'
R4	S 74'04'11" E	40.00'

The "as-built" sight distance must be verified by a registered land surveyor, prior to the issuance of the Occupancy Permit by the Vanderburgh County Building Commissioner for lots 12 and 13. The property owners of these lots shall hold Vanderburgh County harmless from any liability that occurs as a result of failure to comply with AASHTO sight distance requirements. See bottom left hand corner of this plot for additional information.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plot and subdivide said real estate as shown and designate the same as Five Oaks Subdivision II. All roads shown and not previously dedicated are hereby dedicated to public use.

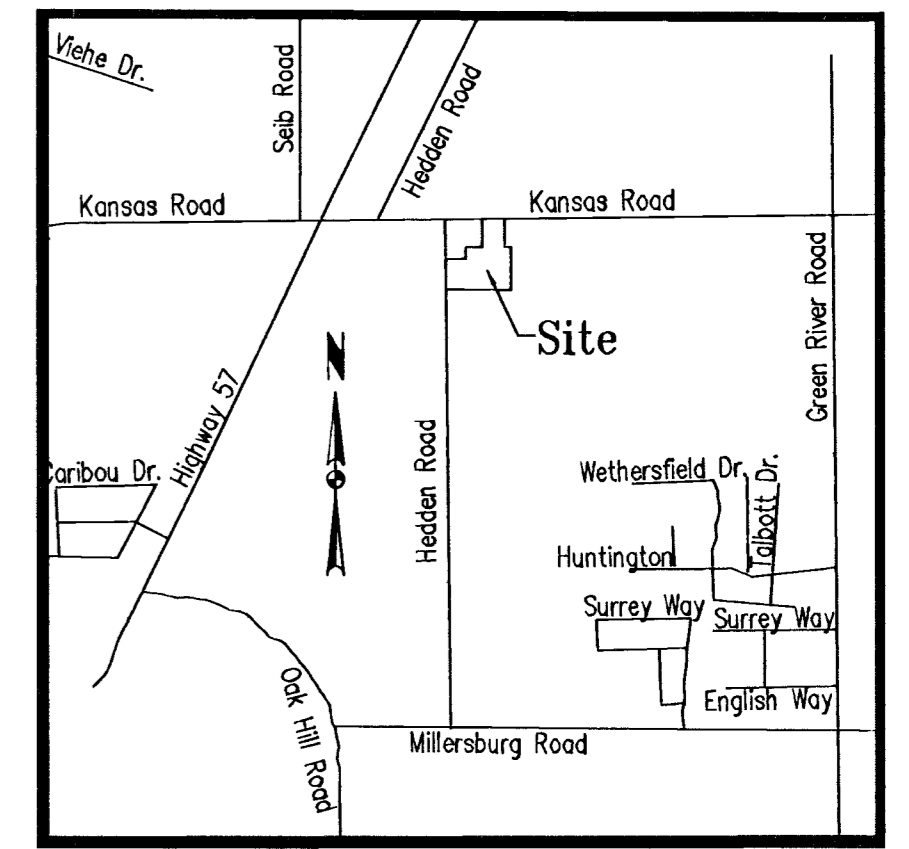
Strips or areas of land, of the dimensions shown on this plot and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim 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.G.P.U.E." (Drainage & Underground Public Utility Easement) are 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 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 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 plot and marked "D.E." (Drainage Easement) are 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 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 as long as no 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 plot and marked "S.D.E." (Storm Detention Easement) are dedicated for the maintenance of the storm detention basin, 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 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.



BOUNDARY DESCRIPTION

Part of Lot 1 in the Alonzo McCutchan vs. Sarah McCutchan, et al Partition Plat of the East Half of the Northwest Quarter of Section 28, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, as per plat recorded in Partition Plat Book, page 89 in the office of the Recorder of Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the northwest corner of the East Half of the Northwest Quarter of said Section; thence North 89 degrees 58 minutes 06 seconds East along the north line of said half quarter section a distance of 378.00 feet to the point of beginning; thence continuing North 89 degrees 58 minutes 08 seconds East along said north line, 235.51 feet; thence South 00 degrees 02 minutes 34 seconds West, 298.89 feet; thence North 89 degrees 58 minutes 06 seconds East parallel with said north line, 68.89 feet; thence South 00 degrees 02 minutes 34 seconds West, 451.41 feet; thence South 89 degrees 49 minutes 10 seconds West, 481.36 feet to the west line of said east half; thence North 00 degrees 08 minutes 55 seconds East along said west line, 333.23 feet; thence North 89 degrees 58 minutes 08 seconds East parallel with said north line, 170.00 feet; thence North 00 degrees 08 minutes 55 seconds East parallel with said west line, 300.00 feet to the point of beginning. Containing 8.11 acres, more or less.

Subject to all easements, rights-of-way, and building and use restrictions of record.

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, May 3, 2000.

Mark Fortin
 President
Blaine Oliver
 Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Blaine Oliver
 ASSISTANT Executive Director

PLAT RELEASE DATE: 10-27-2000

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 27TH day of OCTOBER, 2000.

My Commission Expires:
 4-25-08
 Notary Resides in
 VANDERBURGH
 County, Indiana

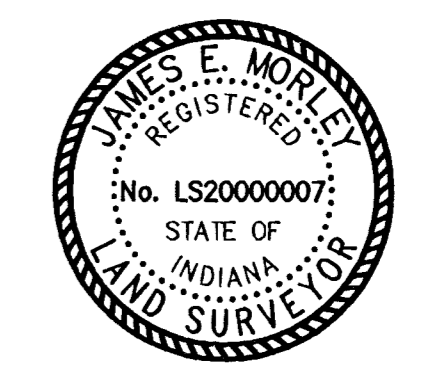
Karen Lynn Yckel
 Karen Lynn Yckel
 (typed or printed name)

SURVEYOR'S CERTIFICATE

I, James E. Morley, 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 as noted.

Witness my hand and seal this 20TH day of September, 2000.

James E. Morley
 James E. Morley, P.L.S.
 Indiana Registration No. LS 20000007



APC# 17-5-2000
 Secondary Plat