

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

# HAVENWOOD MEADOWS

MAY 3 0 2003

Sub-Plat #3743

## SECTION ONE

### SECONDARY PLAT

RECEIVED FOR RECORD DATE 05-30-03 2:10 P.M.

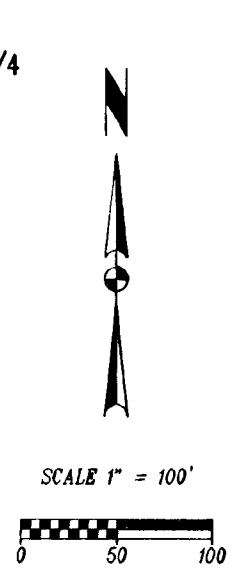
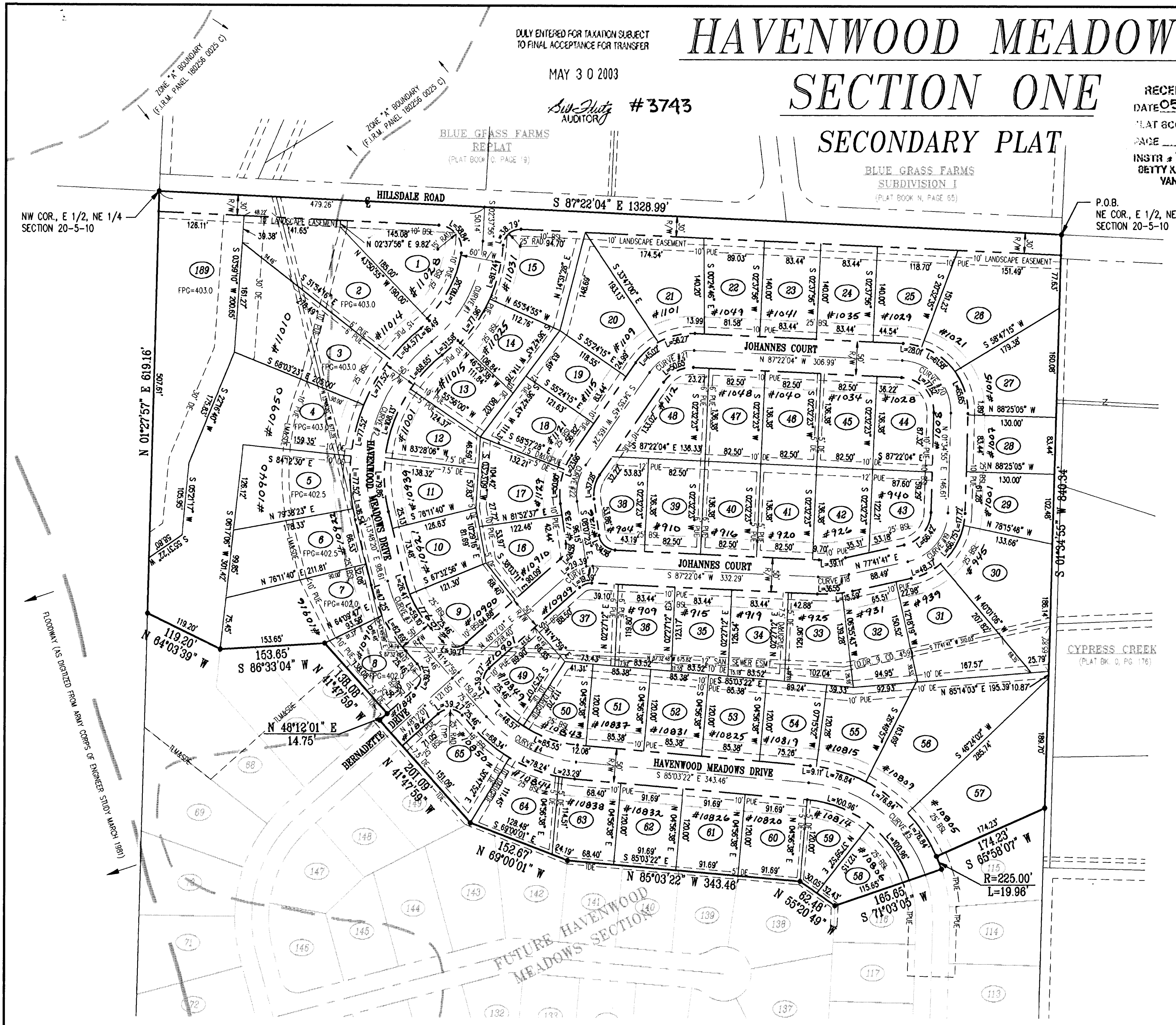
PLAT BOOK R-

PAGE 58

INSTR # 200300024389

BETTY KNIGHT-SMITH RECORDER VANDERBURGH COUNTY

BLUE GRASS FARMS SUBDIVISION I (PLAT BOOK N, PAGE 85)



### OWNERS CERTIFICATE

The undersigned owners of the real estate shown, and described herein, does hereby plat and subdivide said real estate as shown and designates the same as "HAVENWOOD MEADOWS-SECTION ONE". All roads shown, and not previously dedicated, are hereby dedicated for public use.

Strips or areas of land, of the dimensions shown on this plat and marked "Public Utility Easement (PUE)", 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 "Drainage Easement (DE)", are dedicated for conveyance of surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross, underground only, such Drainage Easements with utility facilities; and 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 and egress and temporary staging areas for work by public utilities, so long as any damage caused to the designed facility is repaired by the utility company equal to the design standards.

Areas of land marked "Lake Maintenance and Storm Detention Easement (LM&SDE)" are dedicated for the maintenance of the storm water detention system. The Owner assigns the responsibility for the repair of all storm water drainage systems and facilities outside of the County accepted road rights-of-way to Vanderburgh County, as provided in Section 1502.02 (Plan B-Repairs) of the Drainage Ordinance. The individual Lot Owners continue to be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and specifically the LM&SDE and DE, which exist on their property. (The responsibilities are outlined in General Note # 8-items A-G.)

Paul A. Elpers, President

PAUL A. ELPERS, PRESIDENT  
ELPERS DEVELOPMENT, INC.  
11911 WINERY ROAD  
WADESVILLE, IN 47638

### BOUNDARY DESCRIPTION

Part of the East Half of the Northeast Quarter of Section 20, Township 5 South, Range 10 West of the Second Principal Meridian, lying in Center Township, Vanderburgh County, Indiana, more particularly described as follows:

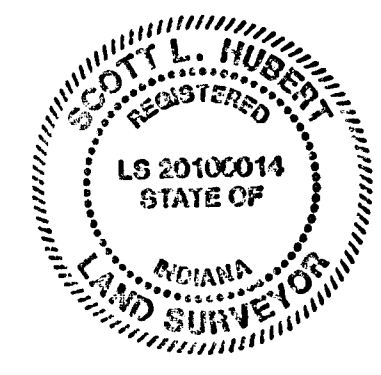
Beginning at the Northeast corner of the East Half of the Northeast Quarter of said Section 20, thence along the East line thereof, South 01 degrees 34 minutes 55 seconds West 840.34 feet; thence South 65 degrees 58 minutes 07 seconds West 174.23 feet; thence Southeastly 19.96 feet along an arc to the right having a radius of 225.00 feet and subtended by a long chord having a bearing of South 21 degrees 29 minutes 24 seconds East and a length of 19.95 feet; thence South 71 degrees 03 minutes 05 seconds West 165.65 feet; thence North 55 degrees 20 minutes 49 seconds West 62.48 feet; thence North 85 degrees 03 minutes 22 seconds West 343.46 feet; thence North 69 degrees 00 minutes 01 seconds West 152.67 feet; thence North 41 degrees 47 minutes 59 seconds West 201.09 feet; thence North 48 degrees 12 minutes 01 seconds East 14.75 feet; thence North 41 degrees 47 minutes 59 seconds West 138.08 feet; thence South 86 degrees 33 minutes 04 seconds West 153.85 feet; thence North 64 degrees 03 minutes 39 seconds West 119.20 feet to the West line of said East Half; thence along said West line, North 01 degrees 27 minutes 57 seconds East 619.16 feet to the Northwest corner of said East Half; thence along the North line thereof, South 87 degrees 22 minutes 04 seconds East 1328.99 feet to the Point of Beginning, containing 26.125 acres, more or less.

### SURVEYORS CERTIFICATE

I, Scott L. Hubert, 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 May 29, 2003, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 29th day of May, 2003.

Scott L. Hubert, L.S.  
Indiana Registration No. 20100014



### 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 29th day of May, 2003.

My Commission Expires:

June 14, 2007

Notary Resides In Vanderburgh County, Indiana

Kristina Sanders  
Notary Public  
Kristina Sanders  
(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 MARCH 5, 2003.

Mark Fortner, President

Blaine Oliver, Executive Director (ASST.)

PLAT RELEASE DATE: May 30, 2003

Blaine Oliver, Executive Director (ASST.)



### GENERAL NOTES

- Zoning:** All lots in subject property conform to Table A in Vanderburgh County Zoning Codes.
- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data:** Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991 shows that a portion of this subdivision lies within Zone A, as said property plots by scale.
- 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.
- Lot Access:** All lots must access internal streets only, except Lot 189. Lots 1, 2, 15, 20, 21, 22, 23, 24, 25, and 26 are not to be considered double-frontage lots. On Lot 189, access should be constructed to allow on-site maneuvering and not allow vehicles to back out onto Hillsdale Road.
- Road Grades:** Maximum road grades will not exceed 7.0%.
- 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 rip-rap 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 "RLS 20100014".

**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 specifically the Lake Maintenance & Storm Detention Easement (LM&SDE) and Drainage Easements (DE), which exist on his or her property in working order including:

- Mowing grass, controlling weeds, and maintaining the designed cover for the waterways, storage basins, and easements in accordance with applicable ordinances.
- 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.
- 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.

(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 land within a drainage easement in this subdivision requires the prior written approval of

### LEGEND

- TPUE--- TEMPORARY PUBLIC UTILITY EASEMENT
- TDE--- TEMPORARY DRAINAGE EASEMENT
- TLM&SDE--- TEMPORARY LAKE MAINTENANCE & STORM DRAINAGE EASEMENT

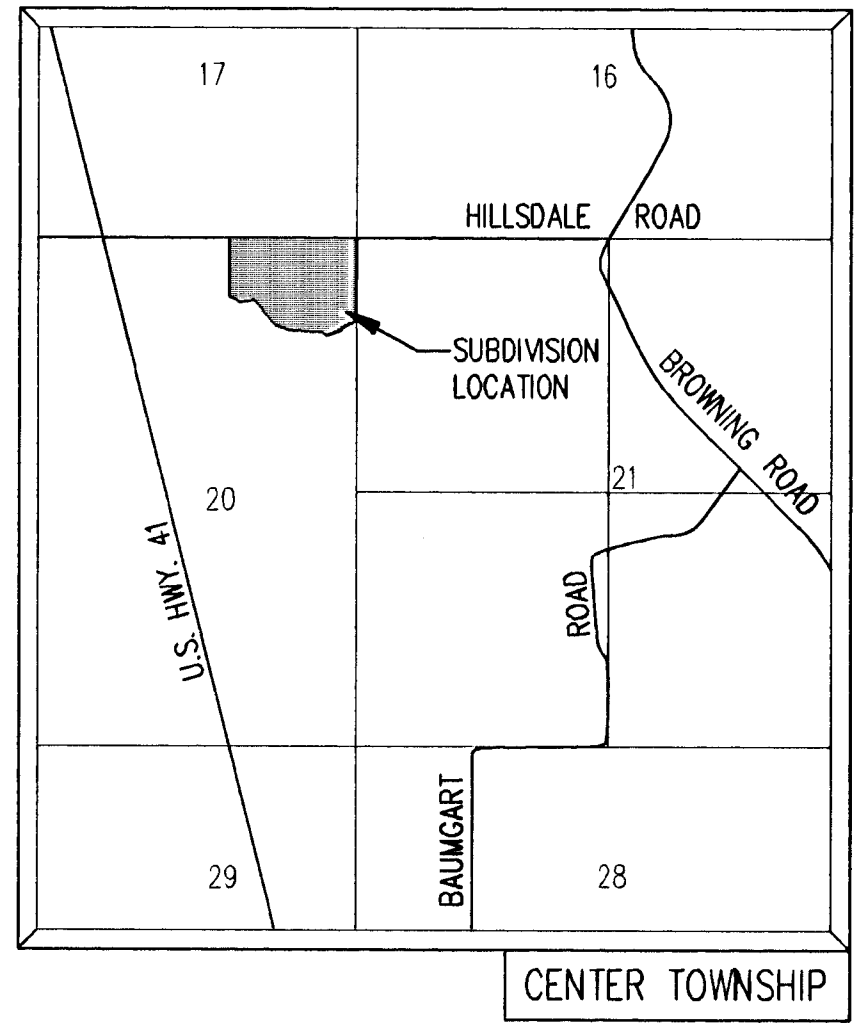
These temporary easements cover installed infrastructure. They expire when the section of the subdivision that they are in is recorded and the proper easements are granted in the newly recorded section(s).

### CURVE DATA TABLE

CURVE #	RADIUS (FT)	DELTA	ARC LEN. (FT)	CHORD	CH. LEN. (FT)	TANGENT (FT)
1	200.00	48°54'59"	170.75	S 27°05'26" W	165.67	90.97
2	200.00	69°21'16"	235.16	S 18°52'18" W	209.95	160.76
3	200.00	27°59'38"	97.72	S 27°48'10" E	96.75	49.85
4	200.00	43°15'24"	150.99	S 63°25'41" E	147.43	79.30
5	200.00	66°06'28"	230.76	S 52°00'08" E	218.17	130.15
6	50.00	44°25'55"	38.77	N 70°24'59" E	37.81	20.42
7	175.00	14°56'15"	45.62	N 85°09'49" E	45.50	22.94
8	75.00	75°06'47"	59.65	N 39°38'18" E	92.47	58.72
9	75.00	88°58'58"	116.43	N 42°53'35" W	105.09	73.64
10	75.00	58°02'11"	75.37	S 63°36'51" W	72.76	41.60
11	75.00	42°43'08"	55.92	S 13°41'11" W	54.63	29.33

### LOT TABLE

LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	14274	0.328	34	10658	0.246
2	25818	0.593	35	10417	0.239
3	26181	0.601	36	10136	0.233
4	48645	1.117	37	10561	0.242
5	16729	0.384	38	9549	0.219
6	11259	0.257	39	11252	0.258
7	13697	0.312	40	11252	0.258
8	10334	0.237	41	11252	0.258
9	10707	0.246	42	10859	0.249
10	11247	0.258	43	9467	0.217
11	10900	0.250	44	11277	0.259
12	10149	0.233	45	11252	0.258
13	10751	0.247	46	11252	0.258
14	10230	0.235	47	11252	0.258
15	13982	0.321	48	12654	0.290
16	10162	0.233	49	9247	0.212
17	12288	0.282	50	8128	0.187
18	11875	0.273	51	10246	0.235
19	10020	0.230	52	10246	0.235
20	14583	0.335	53	10246	0.235
21	18081	0.415	54	10417	0.239
22	11943	0.274	55	13522	0.310
23	11681	0.268	56	25655	0.589
24	11681	0.268	57	25501	0.585
25	13488	0.310	58	8059	0.185
26	23518	0.540	59	8118	0.186
27	15909	0.365	60	11002	0.253
28	10847	0.249	61	11002	0.253
29	11818	0.271	62	11002	0.253
30	21309	0.489	63	10930	0.251
31	19224	0.441	64	11165	0.256
32	12689	0.291	65	13178	0.303
33	12010	0.276	66	44926	1.031



### VICINITY MAP

SCALE: 1"=2000'

# R-58

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

MARCH 24, 2003

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

APRIL 21, 2003

SANITARY SEWERS WERE APPROVED FOR CONSTRUCTION BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:

APRIL 15, 2003

RECEIVED BY THE VANDERBURGH COUNTY SURVEYOR'S OFFICE 5/13/03 9:45am