

R-65 Corrected Plat of Kingsmont Subdivision, Section III

(As previously recorded in Plat Book R, Page 59)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUL 24 2003
Auditor # 5185

GENERAL NOTES

Utilities: Water and sanitary sewers will 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.

Access: All lots shall access interior streets only.

Flood Plain Data: Part of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by sole on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0015 C, dated August 5, 1991.

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 with Vanderburgh County 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, or 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.

7. NOTICE: No pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land shall be placed within a drainage easement in this subdivision. Any waiver of this requirement must be approved by the County Drainage Board.

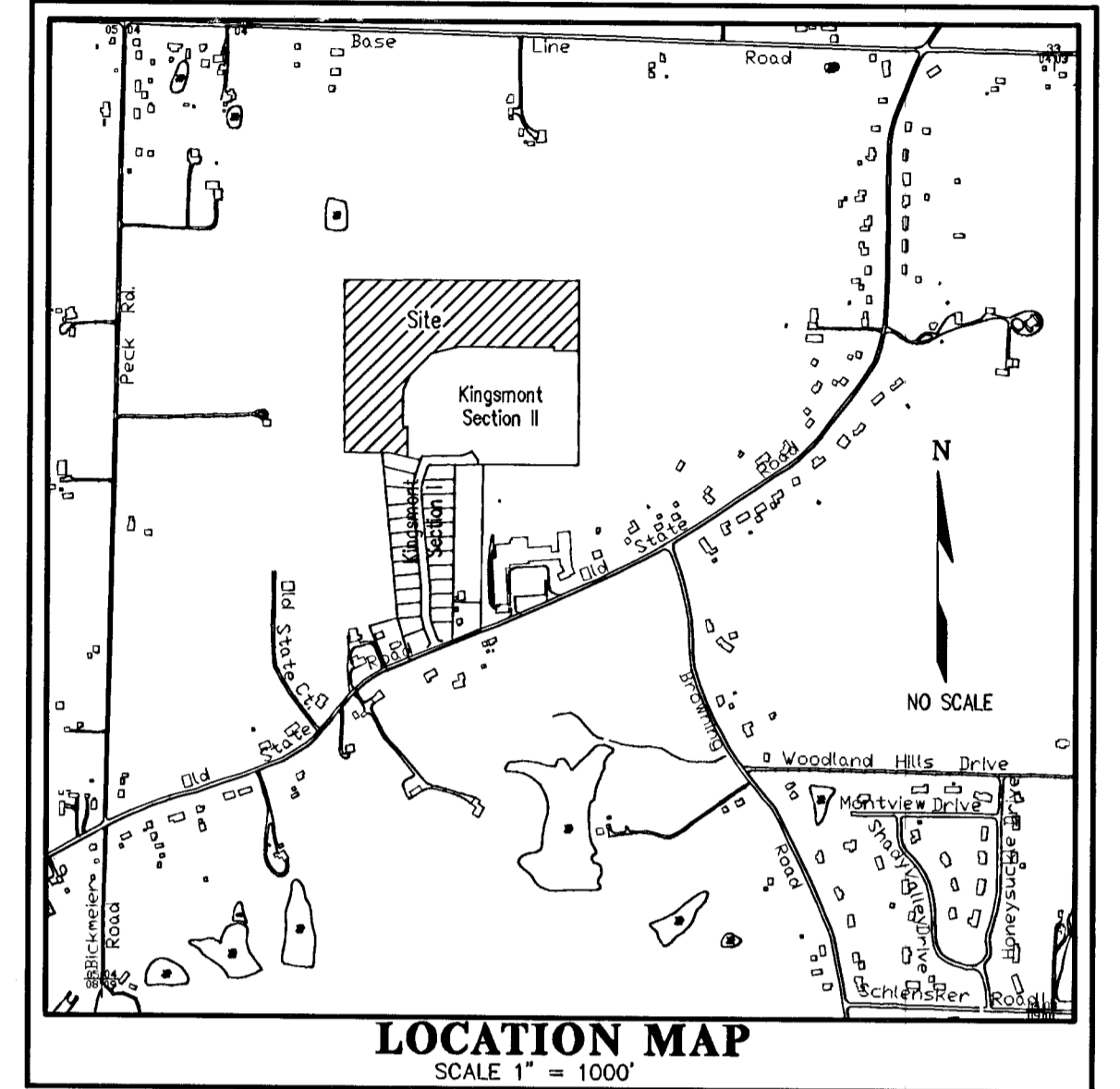
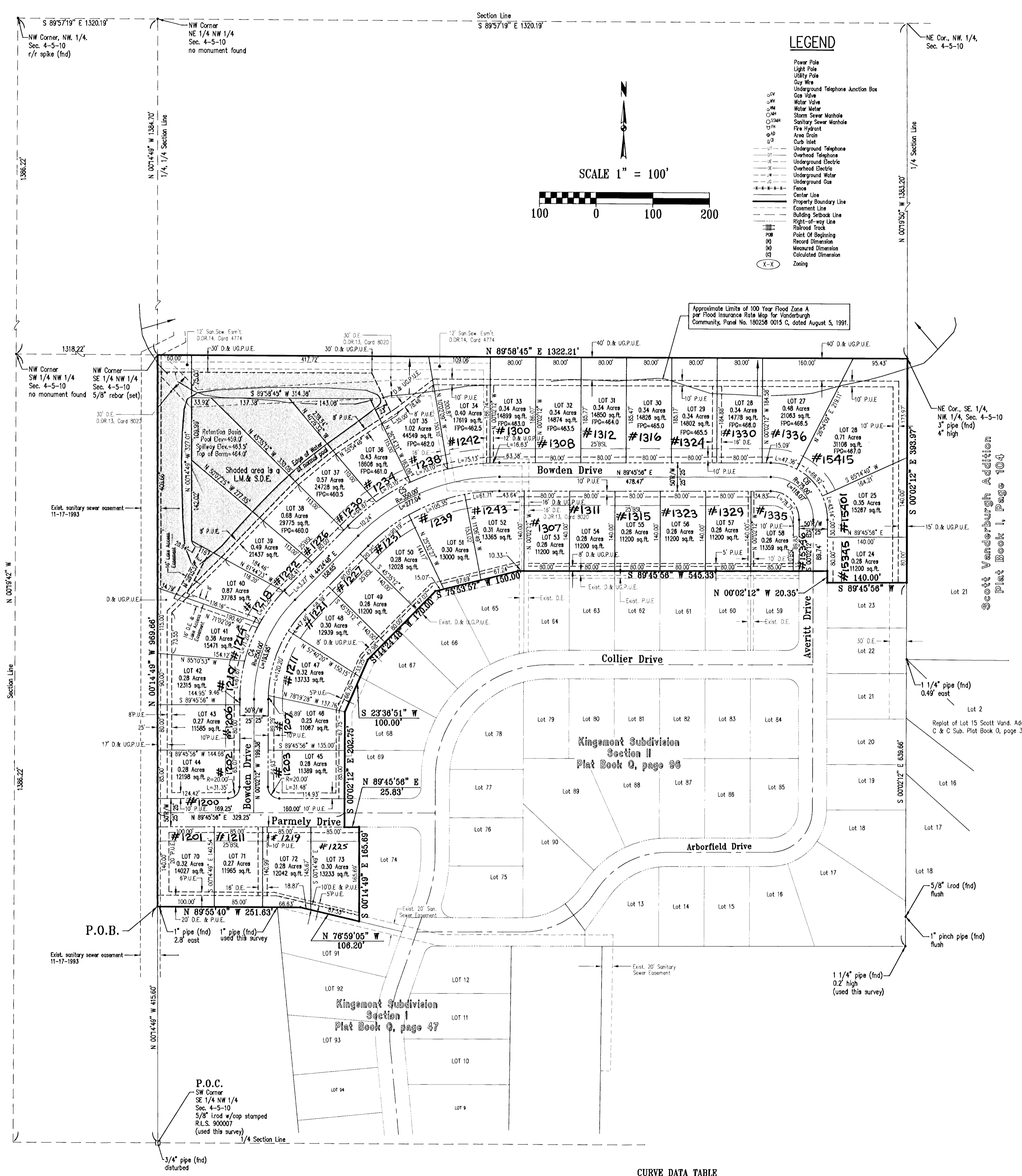
Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State 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 shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt 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.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

FINAL DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: July 26, 1999

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: October 11, 1999



BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter of Section 4, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the southeast quarter of the northwest quarter of section 4-T5S-R10W; thence along the west line of said quarter, quarter section North 00 degrees 14 minutes 49 seconds West 415.60 feet to the point of beginning; thence continue along said west line North 00 degrees 14 minutes 49 seconds West 989.66 feet to the northeast corner of the southeast quarter of the northwest quarter of section 4-T5S-R10W; thence along the north line of said 1/4, 1/4 section North 89 degrees 58 minutes 45 seconds East 1322.21 feet to a 3 inch pipe marking the northeast corner of the southeast quarter of the northwest quarter of said section 4-T5S-R10W; thence along the east line of said quarter section South 00 degrees 02 minutes 12 seconds East 393.97 feet to the northeast corner of Kingsmont Subdivision Section II as per plat thereof recorded in Plat Book Q, page 96 in the Office of the Recorder of Vanderburgh County, Indiana; thence continue along said Section II the following 9 calls:

- South 89 degrees 45 minutes 56 seconds West 140.00 feet;
- North 00 degrees 02 minutes 12 seconds West 20.35 feet;
- South 89 degrees 45 minutes 56 seconds West 545.33 feet;
- South 75 degrees 53 minutes 57 seconds West 150.00 feet;
- South 44 degrees 24 minutes 48 seconds West 170.00 feet;
- South 23 degrees 36 minutes 51 seconds West 100.00 feet;
- South 00 degrees 02 minutes 12 seconds East 202.75 feet;
- North 89 degrees 45 minutes 56 seconds East 25.83 feet;
- South 00 degrees 14 minutes 49 seconds East 165.89 feet to the north line of Lot 91 in Kingsmont Subdivision Section I as per plat thereof recorded in Plat Book Q, page 47 in the office of said Recorder; thence along the north line thereof North 76 degrees 59 minutes 05 seconds West 106.20 feet; thence continue along the extended north line North 89 degrees 55 minutes 40 seconds West 251.63 feet to the point of beginning containing 16.58 acres (722,206 sq.ft.) more or less.

Subject to all easements and rights-of-way of record.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage 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 plat 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 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 a public utility without liability in the use of said easements by said utility.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from easements for necessary construction, maintenance or reconstruction.

Capital Partners, LLC
3 Brentwood drive
Evansville, IN. 47715

By: *W.C. Bussing Jr.* MEMBER-MANAGER
W.C. BUSSING JR.
3 Brentwood drive
Evansville, IN. 47715

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 W.C. Bussing Jr., 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 11th day of JULY, 2003

My Commission Expires: MAY 21, 2010

Sarah M. Withrow
Notary Public
GERALD M. WITHROW
(typed or printed name)

Notary Resides in VANDERBURGH County, Indiana

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, 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 by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 15th day of June, 2003.

Danny K. Leek
DANNY K. LECK
REGISTERED
No. S0480
STATE OF INDIANA
LAND SURVEYOR

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates Inc.
600 S.E. Sixth Street
Evansville, IN. 47713
(812) 464-9585

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 July 7, 1999

Mark Fortner
President
Buddy Smith
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Buddy Smith
Executive Director

PLAT RELEASE DATE: JULY 24, 2003

CURVE DATA TABLE

Number	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C4	44°27'00"	S 221°18' W	102.15	250.00	193.95	188.12
C5	45°21'08"	S 87°05'22" W	146.24	350.00	277.04	269.86
C6	90°11'52"	N 45°08'08" W	75.26	75.00	118.07	106.25

Morley and Associates Inc.
600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713
PHONE: (812) 464-9585 FAX: (812) 464-2514

Secondary Plat
Proj. No.: 4291 8ac3-8EC-PLT.dwg 1/10/03 JEWOOD