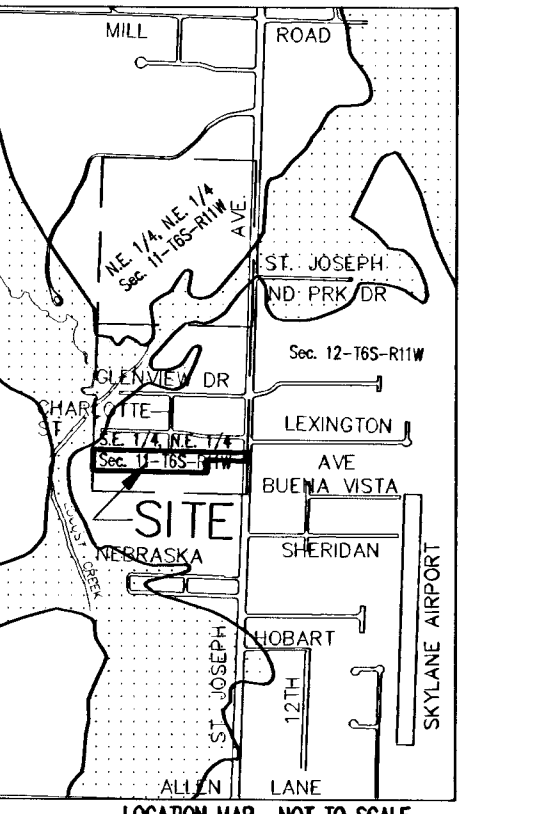
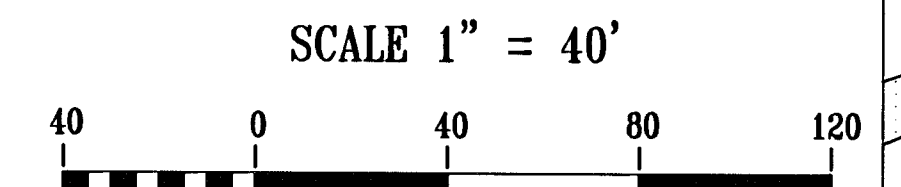
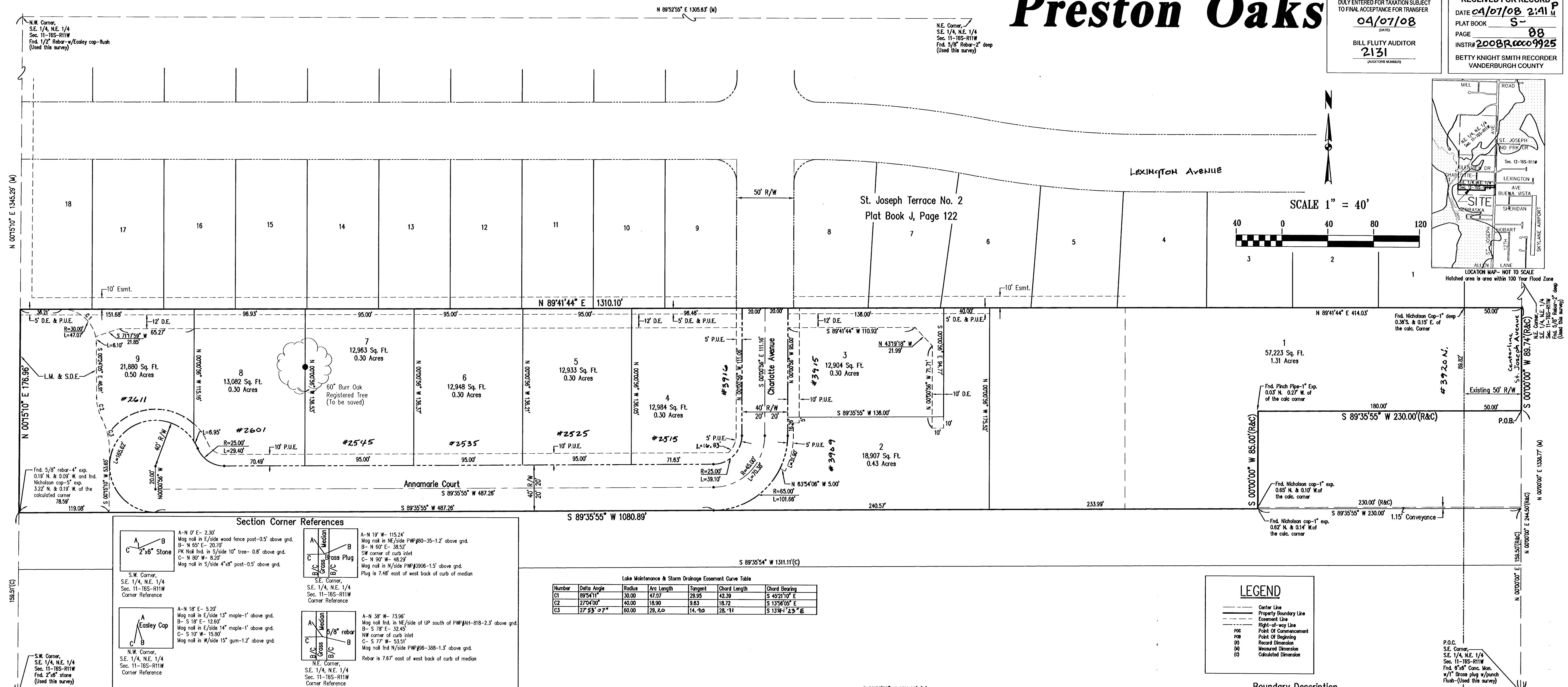


Preston Oaks

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
04/07/08
BILL FLUTY AUDITOR
2131

RECEIVED FOR RECORD
DATE 04/07/08 2:41 PM
PLAT BOOK S-88
PAGE 08
INSTR# 2008R0009925
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



Section Corner References

<p>A-N 0' E - 2.30' Mag nail in E/side wood fence post-0.5' above gnd. B-N 65' E - 20.70' PK Nail in S/side 10' tree-0.8' above gnd. C-N 80' W - 8.20' Mag nail in S/side 4"x8" post-0.5' above gnd.</p>	<p>A-N 18' W - 115.24' Mag nail in NE/side PWP#80-35-1.2' above gnd. B-N 60' E - 38.52' SW corner of curb inlet C-N 90' W - 48.23' Mag nail in N/side PWP#3006-1.5' above gnd. Plug is 7.48' east of west back of curb of median</p>
<p>S.W. Corner, S.E. 1/4, N.E. 1/4 Sec. 11-165-R11W Corner Reference</p>	<p>S.E. Corner, S.E. 1/4, N.E. 1/4 Sec. 11-165-R11W Corner Reference</p>
<p>A-N 18' E - 5.20' Mag nail in E/side 13" maple-1' above gnd. B-S 10' E - 12.80' Mag nail in E/side 14" maple-1' above gnd. C-S 10' W - 15.80' Mag nail in W/side 15" gum-1.2' above gnd.</p>	<p>A-N 38' W - 73.96' Mag nail in NE/side of UP south of PWP#AH-818-2.5' above gnd. B-S 78' E - 32.43' NW corner of curb inlet C-S 77' W - 53.51' Mag nail in N/side PWP#96-388-1.3' above gnd. Rebar is 7.87' east of west back of curb of median</p>
<p>S.W. Corner, S.E. 1/4, N.E. 1/4 Sec. 11-165-R11W Corner Reference</p>	<p>N.E. Corner, S.E. 1/4, N.E. 1/4 Sec. 11-165-R11W Corner Reference</p>

Lake Maintenance & Storm Drainage Easement Curve Table

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	89°54'11"	30.00	47.07	28.25	43.39	S 42°11'00" E
C2	27°04'00"	40.00	18.90	8.63	18.72	S 13°56'09" E
C3	27°53'07"	60.00	28.20	14.90	28.11	S 13°41'23" E

LEGEND

- Center Line
- Property Boundary Line
- Easement Line
- Right-of-way Line
- Point of Commencement
- Point of Beginning
- Record Dimension
- Misused Dimension
- Calculated Dimension

GENERAL NOTES

UTILITIES: Water will be extended to the lots within the subdivision. Sanitary sewer exists along the south line of St. Joseph Terrace No. 2.

Storm Drainage Maintenance: Per Plan B (Repair Fund) of the County Drainage Ordinance, 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 debris, drains, 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 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 plat of this subdivision.
- 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.

FLOOD PLAIN DATA:

No part of the within described tract of land lies within that special Flood Zone A as solid tract plots on Community Panel No. 180256 0075 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

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

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with disturbed earth shall comply with the "Erosion Control Plan" and any amendments thereto filed with the County Drainage Board and the Soil and Water Conservation District; also 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. 14, 16, red top, or wheat, within forty-five (45) days of disturbance of soil which must remain in place until final grading and sloping. Slopes of more than 6% shall be mulched and seeded and shall have all fences, 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 marked with a 5/8" diameter steel rebar with plastic cap stamped Morley & Assoc. I.D. # 0023.

Basin of Bearings: St. Joseph Terrace No. 2
Reference Survey: Doc 2007R 000 28685-No matters of said survey have changed.

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: April 3, 2007.

Street Construction Plans Were Approved By The Vanderburgh County Commissioners On: March 13, 2007.

OWNER'S CERTIFICATE

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

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, engagement 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 "L.M.S.D.E." (Lake Maintenance & Storm Drainage 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 Drainage Easement.

Strips or areas of land, of the dimensions shown on this plat 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 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.

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF Warrick) ss

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivisor, Kenneth G. McNeil & Pamela D. McNeil (Owner Lot 1) 3920 N. St. Joseph Avenue Evansville, IN 47720

Witness my hand and seal this 25th day of Sept. 20 07

My Commission Expires: 9-26-09

Notary Public
Kristy M. Sawyer
(typed or printed name)

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF Warrick) ss

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivisor, Kenneth G. McNeil & Pamela D. McNeil (Owner Lot 1) 3920 N. St. Joseph Avenue Evansville, IN 47720

Witness my hand and seal this 25th day of Sept. 20 07

My Commission Expires: 9-26-09

Notary Public
Kristy M. Sawyer
(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, 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, March 8, 2007

Witness my hand and seal this 24 day of Sept. 20 07

My Commission Expires: 9-26-09

Notary Public
Kristy M. Sawyer
(typed or printed name)

Attest Executive Director
Betty Knight Smith
Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
PLAT RELEASE DATE: April 7, 2008

Boundary Description

Part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 6 South, Range 11 West in German Township, Vanderburgh County, Indiana being more particularly described as follows:

Commencing at the Southeast corner of said quarter quarter section, thence along the east line of said quarter quarter section, North 00 degrees 00 minutes 00 seconds East 214.50 feet to a corner of a tract of land conveyed to Kenneth G. & Pamela D. McNeil, recorded in Deed Drawer 6, Card 5439 in the office of the Recorder of Vanderburgh County, Indiana, said point being the Point of Beginning; thence along a line of said McNeil tract and parallel with the south line of said quarter quarter section, South 89 degrees 35 minutes 55 seconds West 230.00 feet to a corner of said McNeil tract; thence continuing along the boundary of said McNeil tract and parallel with the east line of said quarter quarter section, South 00 degrees 00 minutes 00 seconds West 85.00 feet to a corner of said McNeil tract; thence continuing along the boundary and the extended boundary of said McNeil tract, and being parallel with the south line of said quarter quarter section, South 89 degrees 35 minutes 55 seconds West 1080.89 feet to a point on the west line of said quarter quarter section; thence along the west line thereof, North 00 degrees 15 minutes 10 seconds East 1310.10 feet to the northeast corner of said McNeil tract, said point being on the east line of said quarter quarter section; thence along the east line of said quarter quarter section, South 00 degrees 00 minutes 00 seconds West 89.74 feet to the Point of Beginning containing 210,895 square feet (4.84 acres).

Subject to 50 feet off the entire east line for St. Joseph Avenue right-of-way.

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

SURVEYOR'S CERTIFICATE

I, Bret Alan Sermersheim, 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

Witness my hand and seal this 21st day of September 2007.

S-88

Bret Alan Sermersheim
Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS2020009
Morley and Associates, Inc.
4800 Rosa Bud Lane
Newburgh, IN 47630
(812) 464-9585
APC # 4 - S - 2007

AFFIRMATION STATEMENT

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature: Bret Alan Sermersheim

Secondary Plat

Designed By: BAS
Drawn By: BAS
Date: 9/21/07
File Name: 8-lot-secondary-plat.dwg

8922-4A
6922-4A
9/21/07

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