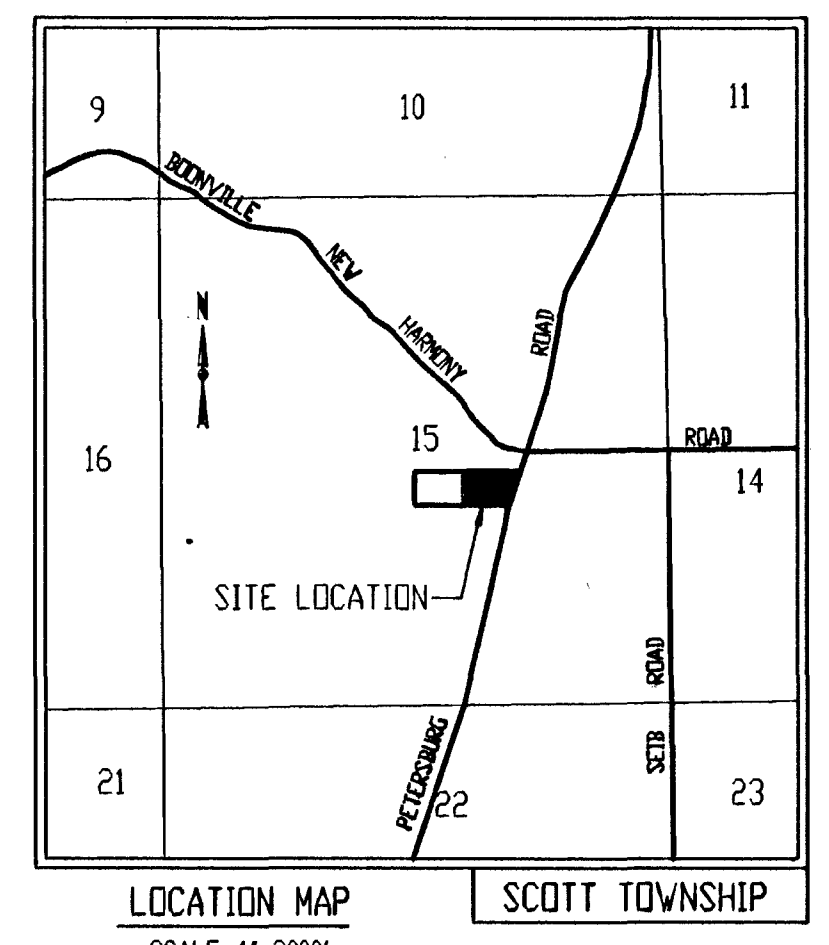


ST. CHARLES COVE SECTION ONE

JULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
JUL 30 1999
Signature
AUCTIONER
#5187

AYERS SUBDIVISION
(PLAT BOOK M, PAGE 38)



RECEIVED FOR RECORD
3:52 P.M.
JULY 30 1999
Plot Book Q-28
Betty J. Hermann Recorder
VANDERBURGH COUNTY
1999R00025550

OWNERS 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 ST. CHARLES COVE SECTION ONE. All roads shown, and not previously dedicated, are hereby dedicated to public use.

Stips or areas of land, of the dimensions shown on this plat and marked "Public Utility (PU) Easement", are hereby dedicated for the installation, maintenance, operation, management, 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.

Stips or areas of land marked "Drainage (DE) Easement" 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 the St. Charles Cove Homeowners Assoc., as provided in Section 1502.02 (Plan A) 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 #10-Items A-C.)

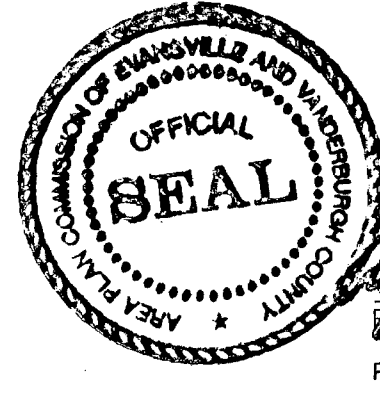
JOHN J. ELPERS CONTRACTING, INC.
4700 ST. MENDEL-CATHANA ROAD
WESSEL, IN 46788
Signature
JOHN J. ELPERS, PRESIDENT

Q-28

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 acknowledged 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 26th day of JULY, 1999
My Commission Expires 1-12-08
Signature
NOTARY PUBLIC
TERRY WILDMAN
Notary Resides in GIBSON County, Indiana
(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 July 29, 1999.
Signature
President
Signature
Executive Director
PLAT RELEASE DATE July 30, 1999
Signature
Executive Director

GENERAL NOTES

- Zoning:** The subject property is zoned Agricultural (AG) and all abutting property is zoned as noted. All lots conform to Table A of Vanderburgh Co. Zoning Code.
- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data:** No portion of this property lies within the 100 year flood zone (Zone A) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991.
- Contours:** For contours and topographical data refer to the Vanderburgh County Topographic Map (Sheet 150-dated March 27, 1990).
- 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.
- Road Grades:** Maximum road grades will not exceed 7.0%.
- Temporary Erosion Control:** (during construction)
 - Slopes of 0% - 5% 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 5% 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% - 5% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
 - Slopes over 5% require riprap 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 900007".

10 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.
 - 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 of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.
11. **Lot Access.** All lots must access to interior streets only. Driveways onto Old Petersburg Road are prohibited.

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Southeast Quarter of Section 15, Township 5 South, Range 10 West of the Second Principle Meridian, lying in Scott Township, Vanderburgh County, Indiana and more particularly described as follows:
Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter of said Section 15; thence along the West line thereof, South 00 degrees 16 minutes 17 seconds East (assumed bearing) 566.94 feet; thence parallel with the North line of said Quarter Quarter Section, South 90 degrees 00 minutes 00 seconds East 492.07 feet to the Point of Beginning; thence continue South 90 degrees 00 minutes 00 seconds East 488.33 feet to the centerline of Old Petersburg Road; thence along said centerline North 18 degrees 12 minutes 33 seconds East 153.53 feet; thence continue along said centerline North 18 degrees 55 minutes 27 seconds East 192.85 feet; thence parallel with the North line of said Quarter Quarter Section, North 90 degrees 00 minutes 00 seconds West 598.67 feet; thence South 00 degrees 00 minutes 00 seconds West 201.12 feet; thence parallel with the North line of said Quarter Quarter Section, North 90 degrees 00 minutes 00 seconds West 150.00 feet to the Point of Beginning, containing 4.369 acres, more or less.

SURVEYORS CERTIFICATE

I, Steven A. Sherwood, 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 Dec 15, 1998, and that all monuments shown exist at locations as noted.
Witness my hand and seal this 26th day of July, 1999.
Signature
Steven A. Sherwood, L.S.
Indiana Registration No. 900007



STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: APRIL 26, 1999
ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: MAY 24, 1999

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON: JUNE 15, 1999