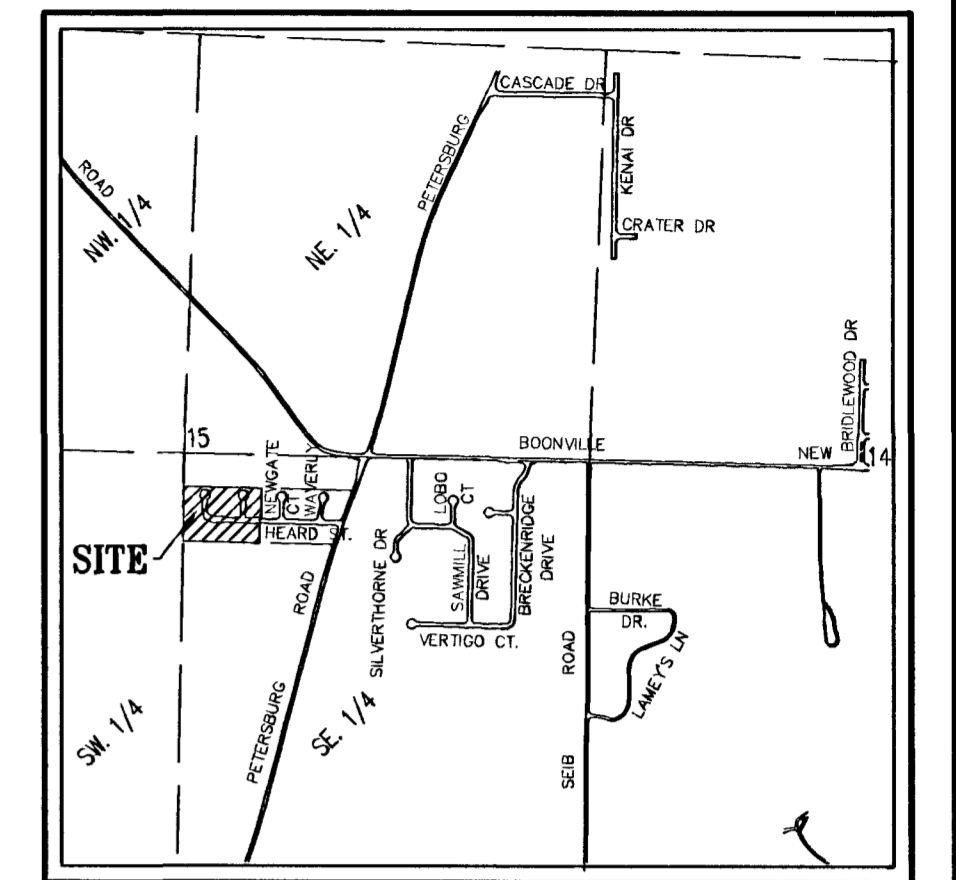


St. Charles Cove Section Two

FEB 17 2006
 DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

RECEIVED FOR RECORD A
 DATE 02-17-06 11:09 AM
 PLAT BOOK R-198
 PAGE 198
 INSTR # 2006R0007663
 BETTY KNIGHT-SMITH RECORDER
 VANDERBURGH COUNTY



LOCATION MAP (NOT TO SCALE)
 BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Southeast Quarter of Section 15, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the northwest corner of said quarter, quarter section; thence along the west line thereof, South 00 degrees 16 minutes 17 seconds East 215.82 feet to the point of beginning; thence South 90 degrees 00 minutes 00 seconds East 500.71 feet to the northwest corner of St. Charles Cove Section One as per plat recorded in Plat Book Q, Page 28 in the office of the recorder of Vanderburgh County, Indiana; thence along the west line thereof South 00 degrees 00 minutes 00 seconds East 201.12 feet; thence continue along said west line, South 00 degrees 00 minutes 00 seconds West 6.98 feet; thence continue along said west line, South 00 degrees 00 minutes 00 seconds East 150.00 feet to the southwest corner of said Section One; thence South 90 degrees 00 minutes 00 seconds West 492.07 feet; thence North 00 degrees 16 minutes 17 seconds West 351.12 feet to the point of beginning containing 4.005 acres (174,470 sq. ft.).

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

SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, 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 2nd day of February, 2006.



Scott D. Buedel P.L.S.
 Indiana Registration No. LS 29900031

Area Plan Commission Certificate

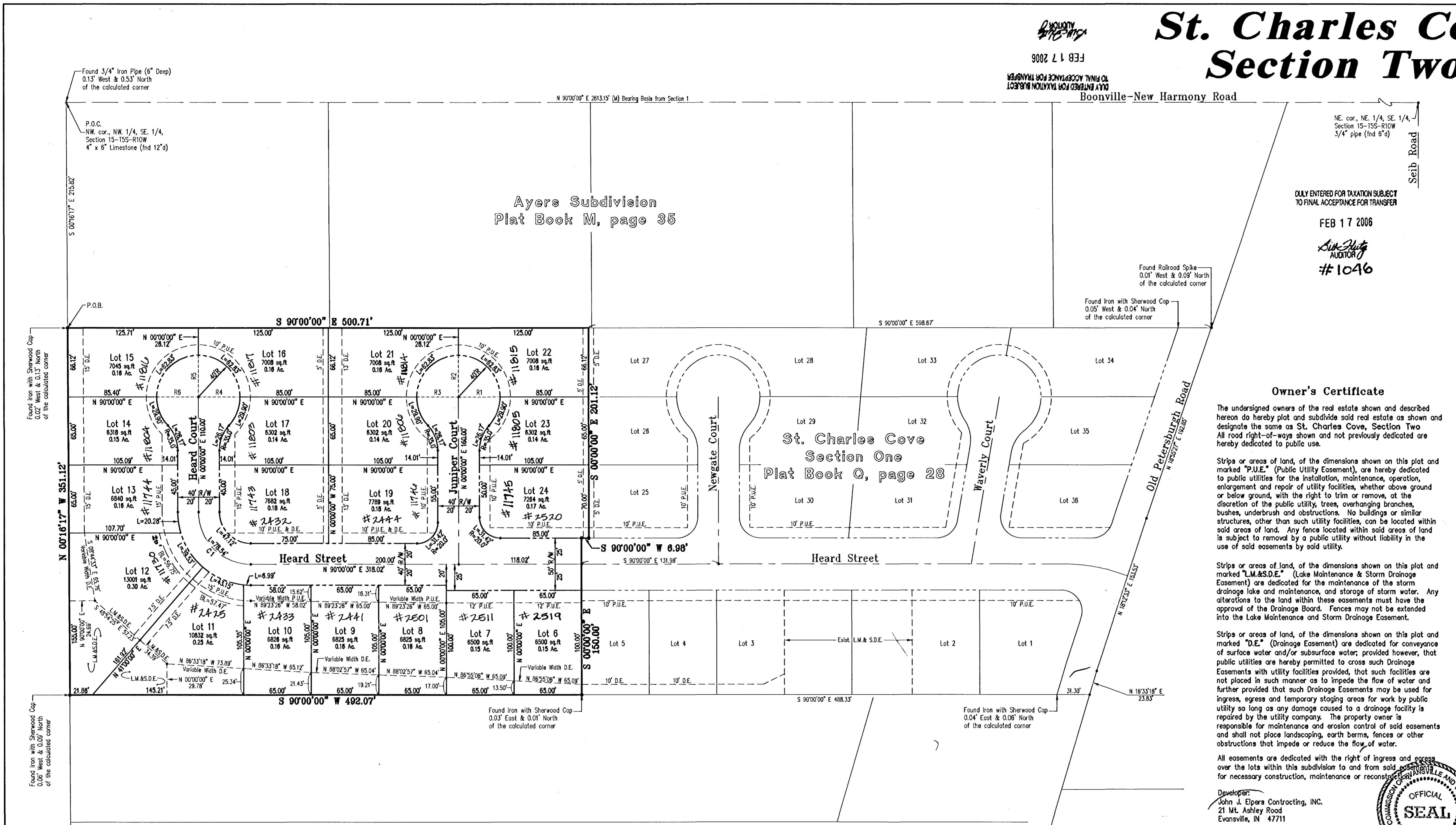
Under the authority provided by the Acts of 1981, Public Law 309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on May 1, 2002.

By: *John J. Elpers*
 President
 Attest Executive Director
Betty Knight-Smith
 Executive Director
 PLAT RELEASE DATE: February 17, 2006

R-198



Morley and Associates Inc.
 4800 Rosebud Lane, Newburgh, Indiana 47630
 PHONE: (812) 464-9585 FAX: (812) 464-2514
 Secondary Plat
 Proj. No. 58071, 58071plat.dwg, 2/17/06
 APC # 6-5-2002



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 St. Charles Cove, Section Two. All road right-of-ways 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, 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 buildings or similar structures, other than such utility facilities, can be located within said areas of land. 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.

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.

Developer:
 John J. Elpers Contracting, INC.
 21 Mt. Ashley Road
 Evansville, IN 47711

By: *John J. Elpers*
 John J. Elpers, President

Date: Feb 17, 2006

Notary Certificate

STATE OF _____, COUNTY OF _____) ss:
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, John J. Elpers

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 17th day of February, 2006.

My Commission Expires: 9-21-09

Notary Resides in _____
 County, Indiana

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



General Notes

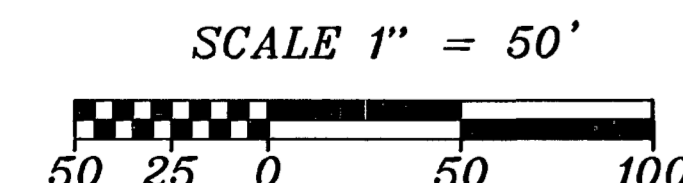
- Utilities: Water, sanitary sewers, gas and electric will be extended to the site.
- Access: All Lots must access interior streets, only.
- Flood Plain Data: All of the subject property does not lie within the limits of the 100 year flood zone as plotted by scale on the Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180258 0025 C, dated August 5, 1991.
- Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.
- 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 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 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.
- Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
- 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 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 land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.
- 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."

Radial Line Table

NO.	DIRECTION	DISTANCE
R1	N 90°00'00" E	40.00'
R2	N 00°00'00" W	40.00'
R3	S 90°00'00" W	40.00'
R4	S 00°00'00" E	40.00'
R5	N 00°00'00" E	40.00'
R6	S 90°00'00" W	40.00'

Curve Data Table

NO.	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C1	90°00'00"	N 45°00'00" W	50.00	50.00	78.54	78.71



- LEGEND
- BSL - Building Setback Line
 - Centerline
 - Right-of-Way Line
 - Boundary Line
 - Easement Line

Storm drainage plans were approved by the Vanderburgh County Drainage Board on: April 22, 2002
 Road construction plans were approved by the Vanderburgh County Commissioners on: May 13, 2002 (Amended: 9/27/05)
 Sanitary Sewer plans were approved by the Evansville Water and Sewer Utility Board on: April 18, 2004

S.W. cor., NW 1/4, SE 1/4,
 Section 15-15S-R10W