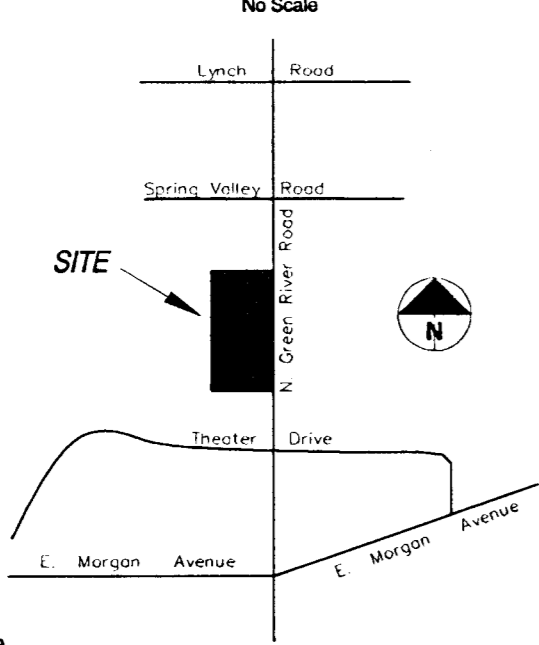


Vicinity Map



Stonefield Crossing Subdivision (Corrected Plat)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 5 2008
BILL FLUTY AUDITOR
4635

RECEIVED FOR RECORD
DATE **06-05-08 11:01 AM**
PLAT BOOK **S-98**
PAGE **98**
INSTR# **2208R00020950**
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

Owner's Certificate

The undersigned owner's of the real estate shown, and described hereon, do hereby plat and subdivide said real estate as shown and Designate the same as STONEFIELD CROSSING SUBDIVISION.

The ingress/egress easement is a perpetual easement and it shall provide unobstructed and continuous access to all properties abutting the easement.

The maintenance, including financial, of all roads and the ingress/egress easement, internal to the Stonefield Crossing subdivision shall be the responsibility of the owners of the lots within this subdivision. Each lot owners' financial responsibility shall be a prorated percentage based upon the following formula: The gross acreage of the owners' individual lot divided by the total acreage of the platted Lots #1A, #1B and Lot #2 through #11, as shown on this plat, multiplied by 100.

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or 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 "DE" (Drainage Easement), are hereby 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 any damage caused to 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 obstruction that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "LM&SDE" (Lake Maintenance & Storm Detention Easement), are hereby 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 & Storm Detention Easements.

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.

Broadway Summit, LLC
Jim Vincent, Member
P.O. Box 5048
Evansville, IN 47716

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 11th day of August, 2008

My Commission Expires: 12/21/14

Notary Resides In VANDERBURGH (typed or printed name)
County, Indiana

Boundary Description

A part of the Northeast Quarter of Section 14, Township 6 South, Range 10 West, Second Principle Meridian, Knight Township, Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a found Vanderburgh County Surveyor's monument in the center of Green River Road at the southeast corner of the Northeast Quarter of said Section 14; thence, along the south line of said quarter section, North 89 degrees 05 minutes 30 seconds West, 1323.42 feet to a set 5/8 inch rebar with a plastic cap inscribed with Wity, LS 20100066 at the southwest corner of said quarter section and a point on the east line of the Keeneland Court Subdivision as per the plat thereof recorded in Plat Book K, page 65 in the Office of the Recorder of Vanderburgh County; thence, along the west line of said quarter section, North 01 degrees 16 minutes 55 seconds East, 2185.65 feet to a 60" Catalpa tree at the southwest corner of the Mystic Creek, LLC Subdivision; thence, along the south line of said Mystic Creek, LLC Subdivision, South 88 degrees 41 minutes 39 seconds East, 482.44 feet to a found 5/8 inch rebar; thence, continuing along the south line of said Mystic Creek, LLC Subdivision, South 89 degrees 18 minutes 57 seconds East, 837.50 feet to a found iron rod with a red plastic cap in the center of Green River Road on the east line of said quarter section; thence, along the east line of said quarter section, South 01 degrees 11 minutes 25 seconds West, 2185.55 feet to the Place of Beginning, containing 66.26 acres, more or less. Subject to all easements, right-of-ways, and restrictions of record.

GENERAL NOTES:

Proposed Roads

All roads to be a minimum of 29' wide with a minimum 50' radius at intersecting roads. Intersection radii must be adequate to accommodate semi trucks with 53' trailers. All lots must access the north-south Ingress/Egress easement only.

Utilities

Sewer, water, gas, electric and telephone are available by extension.

Flood Plain

A portion of the site falls within the 100 year flood zone 'A9' as scaled from FIRM Panel 180258 0025 C dated August 5, 1991. Affected Lots are denoted as "FPG=386.00"; and require a minimum finish floor elevation of 386.00' MSL. Lots not within the 100 year flood zone are denoted as "MFF=386.00"; and require a minimum finish floor elevation of 386.00' MSL as well, but do not require a 'Compaction Certification' as noted below. All lots within this subdivision require contacting the Building Commissioner's Office prior to placement of any structures on these lots to confirm that the minimum finish floor required has not been modified based on new or updated hydraulic information.

Compaction Certification

Within Flood Zone "A", a soils engineer shall certify the compaction, methods, and suitability of fill in the area of the building pads and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on the soil conditions.

Temporary Erosion Control

Slopes 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye or wheat, within fifteen (15) days of disturbance of soil, which must remain in place until permanent erosion and sediment control measures are in place. Slopes of more than 6% shall be mulched and seeded at a uniform minimum density of 70% and have a silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until permanent erosion and sediment control measures are in place.

NOTE

The final sanitary sewer plans have been given approval by the Evansville Water and Sewer Utility at a meeting held on July 10, 2007.

The final drainage plans have been given approval by the Vanderburgh County Drainage Board at a meeting held on August 21, 2007.

The final domestic water plans have been given approval by the Evansville Water and Sewer Utility at a meeting held on September 4, 2007.

The final roadway plans have been given approval by the Vanderburgh County Commissioners at a meeting held on September 11, 2007.

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 January 11, 2007.

Blaine Oliver
President
Blaine Oliver
Attest Executive Director
August 5, 2008
Plat Release Date

AFFIRMATION STATEMENT

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

SURVEYOR'S CERTIFICATE

I, Gary L. Wity, 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, to the best of my knowledge and belief, correctly represents a survey completed by me on Aug. 31, 2007 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 01 day of Aug., 2008



S-98

DRAWING NUMBER: 060801-LMR
DRAWING TITLE: Stonefield Crossing Subdivision (Corrected Plat)
DRAWN BY: DATE: 08/01/08
APPROVED BY: DATE: 08/01/08
SCALE: 1"=100'

Gary L. Wity

Gary L. Wity
Gary L. Wity, L.S.
Indiana Reg. #20100066

LEGEND

- DRB Denotes Deed Record Book
- pg Denotes page
- P.O.B. Denotes Point of Beginning
- (M) Measured Data
- (R) Recorded Data
- (C) Calculated Data
- Found Monument
- Found Vanderburgh County Surveyor Reference Monument
- Set 5/8" Rebar with Plastic Cap inscribed with "Wity, L.S. #20100066"
- Fnd Denotes Found
- VCS Denotes Vanderburgh County Surveyor
- Esmt Denotes Easement
- I/E Denotes Ingress/Egress Easement
- Survey Date: August 2007
- Vertical Datum: NGVD '29
- Client: Broadway Summit, LLC
- Basis of Bearing: East line of the NE/4 of Sec. 14 as established by State Plane Coordinates obtained from the Office of the Vanderburgh County Surveyor.
- Corrected: Revised Constellation Ave. Configuration.