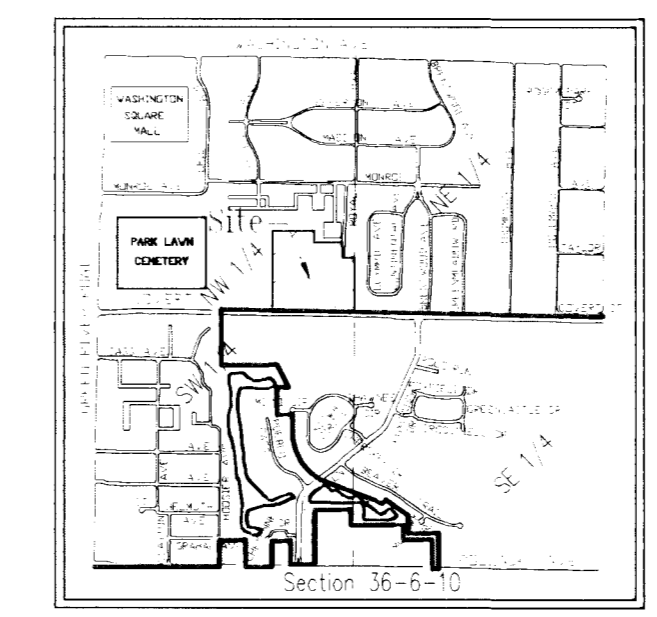
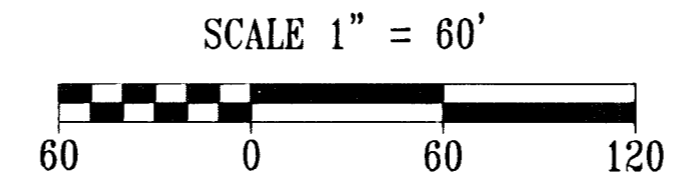


NW Corner SW 1/4, NW 1/4 Section 36-6-10 R/R Spike (Fnd 0.15' S. & 0.11' W)

NE Corner SE 1/4, NW 1/4 Section 36-6-10 1/2" Irod (Fnd 1" Deep)

North Line S 1/2, NW 1/4



NOV 24 1999  
Suzanne M. Condit  
AUDITOR  
#8196

RECEIVED FOR RECORD  
2:41 PM  
Nov 24, 1999  
PLAT BOOK 3  
S 56  
CITY OF EVANSVILLE  
VANDERBURGH COUNTY  
1177 R00037081

# Sutherland P.U.D. & Sutherland P.U.D. Section 2 Secondary Plat

## Replat of Lots 9-13 in Royal Vista Subdivision Section "A" in Plat Book M, page 80 & Lot 14 in Section "B" in Plat Book M, page 81 and part of the Northwest Quarter of Section 36, Township 6 South, range 10 West

Legend

- BM - Bench Mark
- R - Radius
- L - Length
- BSL - Building Setback Line
- 5' side yard maint. easement

Number	Data	Angle	Chord	Direction	Tangent	Radius	Arc Length	Chord Length
C-1	90°42'4"		S 45°10'48" E		40.05'	40.00'	62.88'	56.60'

**General Notes**

Access: All Lots shall access interior streets.

Utilities: Water and sanitary sewers will be extended to the site.

Road Grades: Maximum road grades will not exceed 5.0%.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Building Heights: Any structure shall not exceed 40 feet.

Zoning: The subject property is currently zoned PUD.

Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for the City of Evansville Indiana, Community Panel Number 180257 0008 B, dated October 15, 1981.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbing earth shall comply with the "Erosion Control Plan" and any amendments as filed with the Board of Public Works 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.

Common Area: All Common Areas are private areas owned by the Sutherland Home Owners Association for uses for that association, and will be maintained by the Association.

**OWNER'S CERTIFICATE**

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Sutherland P.U.D. and Sutherland Section 2 P.U.D. All roads and alleys shown and not previously dedicated are hereby dedicated to public use.

**Boundary Description**

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 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 "D.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. 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 the Drainage Board or a public utility without liability, in the use of said 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.

The five (5) foot side yard maintenance easement will be relocated and moved to the new lot line on all 1 1/2 and 2 lot dev. plans.

The zero setback line of each lot and the maintenance provisions from the adjoining lot are contained in the private restrictions recorded for this subdivision.

Pickers, LLC  
By: *[Signature]* Managing Member  
John Pickens  
24 Johnson Place  
Evansville, IN. 47714

**Notary Certificate**

STATE OF INDIANA, COUNTY OF VANDERBURGH )  
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), John Pickens  
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 22 day of November, 1999  
My Commission Expires: 4-11-07  
*[Signature]*  
Notary Public  
County, Indiana

**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, November 4, 1998 for Sutherland P.U.D. (APC #31-S-98) and at a meeting held on July 1, 1999 for Sutherland P.U.D. Section 2 (APC #18-S-99).  
Witness my hand and seal this 22 day of November, 1999  
*[Signature]*  
President  
*[Signature]*  
Attest Executive Director  
Secondary Plat complies with the Ordinance and is released for Recording.  
Executive Director

**Boundary Description**

Part of the Northwest Quarter of Section 36, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at the southeast corner of the Northwest Quarter of said section, said point being the southeast corner of Royal Vista Subdivision, Section "B", recorded in Plat Book M, Page 81 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line of the Northwest Quarter of said section South 89 degrees 51 minutes 24 seconds West 850.78 feet; thence North 00 degrees 08 minutes 36 seconds West 838.64 feet; thence North 89 degrees 51 minutes 12 seconds East 433.12 feet to the west line of Royal Vista Condominiums Phase III; thence along the west line of said Royal Vista Condominiums Phase III, South 00 degrees 19 minutes 11 seconds West 122.00 feet to the southeast corner of said Royal Vista Condominiums; thence along the south line thereof North 89 degrees 47 minutes 00 seconds East 296.83 feet to the west right-of-way line of Royal Avenue; thence along said west right-of-way line South 00 degrees 19 minutes 11 seconds West 149.70 feet; thence along the extended north line and the north line of Lot 9 in said Royal Vista Subdivision, Section "A", recorded in Plat Book M, Page 80 in the office of said Recorder; North 89 degrees 45 minutes 26 seconds East 127.70 feet to a point on the east line of the Southeast Quarter of the Northwest Quarter of said section, said point also being the northeast corner of said Lot 9; thence along the east line of the Southeast Quarter of the Northwest Quarter of said section South 00 degrees 19 minutes 11 seconds West 567.78 feet to the true point of beginning and containing 14.82 Acres (645632 sq. ft.).

**Surveyor's Certificate**

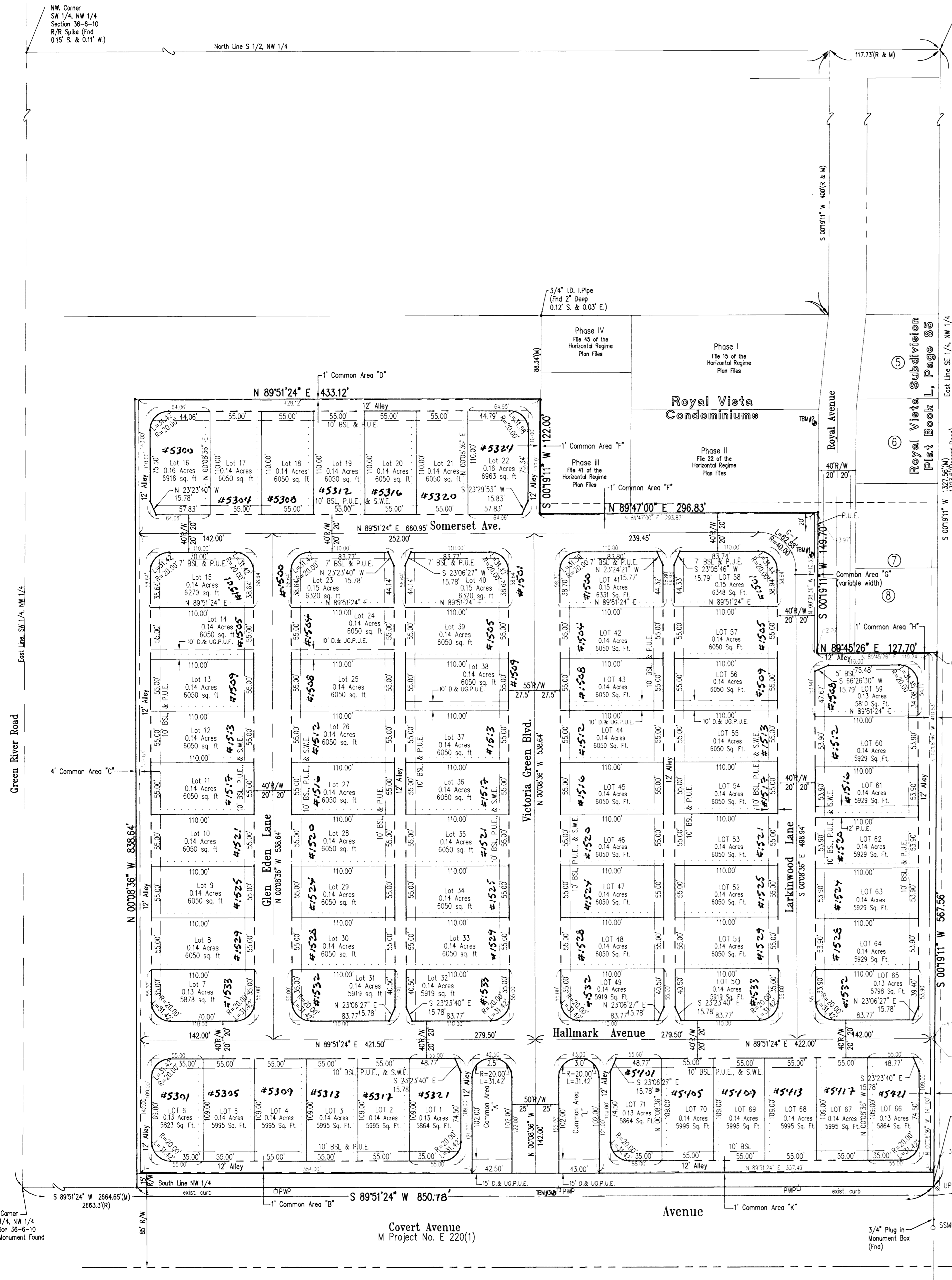
I, James Q. Morley, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.  
Witness my hand and seal this 22 day of November 1999

*[Signature]*  
James Q. Morley, R.L.S.  
Indiana Registration No. 18629  
Morley and Associates, Inc.  
600 SE. 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, November 4, 1998 for Sutherland P.U.D. (APC #31-S-98) and at a meeting held on July 1, 1999 for Sutherland P.U.D. Section 2 (APC #18-S-99).  
Witness my hand and seal this 22 day of November, 1999  
*[Signature]*  
President  
*[Signature]*  
Attest Executive Director  
Secondary Plat complies with the Ordinance and is released for Recording.  
Executive Director

PLAT RELEASE DATE: Nov 24, 1999  
**Q-56**  
Page 1 of 2  
APC# 31-S-98, 18-S-99  
3842 Plat.dwg 11/22/99 J.E.W.



**Common Area Table**

NO.	AC	SQ FT	NO.	AC	SQ FT	NO.	AC	SQ FT
A	0.12	5013	E	0.003	123	J	0.06	2791
B	0.01	354	F	0.01	294	K	0.01	573
C	0.08	3295	G	0.01	504	L	0.12	5074
D	0.01	428	H	0.003	120			
TOTAL		0.43	18,926					

**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."

TBM #1 - 5/8" I.P. 15' W. Royal Elev = 394.20

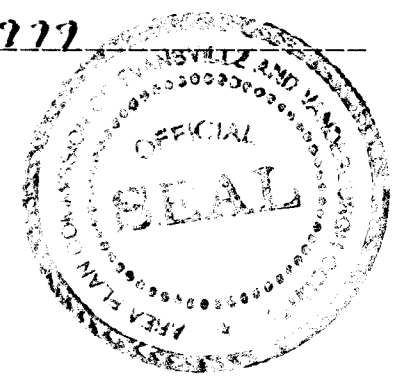
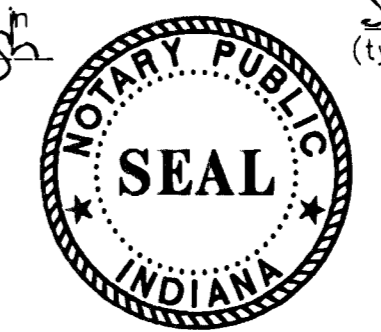
TBM #2 - NW. Headbolt in Fire Hydrant, SW. Cor. Jackson and Royal Elev = 384.23

TBM #3 - R/R Spike in PWP#86-521 near entrance. Elev.=387.86

Preliminary drainage plans were approved by the City of Evansville Board of Public Works on: September 30, 1999

Roadway plans were approved by the City of Evansville Board of Public Works on: September 30, 1999

P.O.B.  
SE Cor., NW 1/4, Section 36-6-10 5/8" Irod (Fnd 18" Deep)



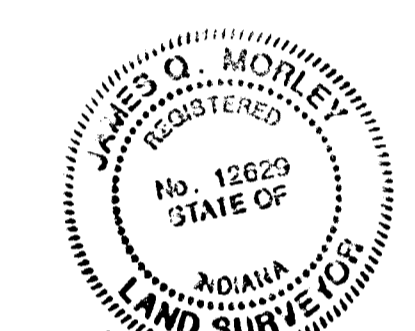


# Sutherland PUD & Sutherland P.U.D. Section 2

- Notes:
1. House styles, landscaping and fencing will vary on each lot.
  2. Plans must be approved by the developer and his architect.
  3. Buildings shall not exceed the hatched area.
  4. No additions shall be allowed outside the hatched areas.
  5. Lots 23-31, 41-49 and 59-71 shall use plans B-1 thru B-6.
  6. Lots 1-22, 32-40 and 50-58 shall use plans B-1A thru B-4A.
  7. Plans B-5 and B-6 can be reversed on lots 1-22, 32-40 and 50-57.
  8. No buildings shall encroach into any easement or setback.
  9. The 5 foot maintenance easement will be relocated and moved to the new lot line on all 1/2 and 2 lot plans.

## Q-56

Page 2 of 2



James Q. Morley

