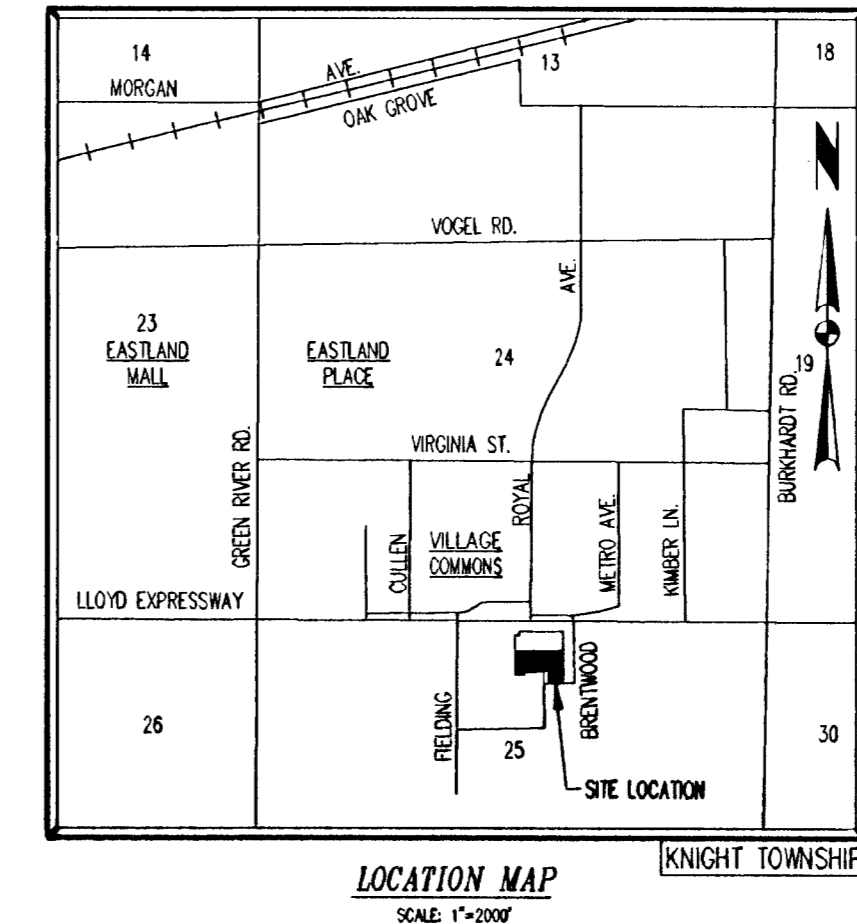


SYCAMORE POINTE - SECTION ONE

SECONDARY PLAT

RECEIVED FOR RECORD
 DATE 5-3-02 9:35 AM
 PLAT BOOK Q-193
 PAGE 193
 INSTR. # 2002R00017301
 BETTY KNIGHT-SOUTH RECORDER
 VANDERBURGH COUNTY

MAY 03 2002
 Auditor
 #2992



- ### GENERAL NOTES
- Zoning:** All lots in subject property conforms to Table A of Vanderburgh County Zoning Codes.
 - 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 180257 0005 B, dated October 15, 1981.
 - 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.
 - Temporary Erosion Control:** (during construction)
 - Slopes of 0%-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 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%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
 - Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
 - Access:** Upon completing the extension of Royal Avenue, the existing house shall use Royal Avenue as its only access. No portion of Lot 1 shall have access to Royal Avenue.
 - Existing Gravel Drive:** The existing gravel drive, along the west line, shall be closed or removed.
 - Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "R/S 900007".
 - Temporary Easement:** The temporary easements cover installed infrastructure. They expire when the section of the subdivision that they are in is recorded and the proper easements are granted in the newly recorded section.

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 25, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of said section; thence along the west line of said Quarter Section (as defined on the plat of Fielding Court, recorded in Plat Book J, Page 177 in the office of the Recorder of Vanderburgh County, Indiana) North 00 degrees 57 minutes 27 seconds East 2120.01 feet to the true point of beginning; thence continue along said west line, North 00 degrees 57 minutes 27 seconds East 236.48 feet; thence parallel with the south Limited Access right-of-way of State Road 66 (Lloyd Expressway) per Indiana State Highway Plans for Project No. 006-4, Dated 1987, South 89 degrees 33 minutes 06 seconds East 500.33 feet to a point on the west line of a tract of land conveyed to W.C. Bussing, Jr. as recorded in Deed Drawer 4, Card 10850 in the office of said Recorder; thence along the west line and the extended west line of said Bussing tract and parallel with the west line of the Northeast Quarter of said section, South 00 degrees 57 minutes 27 seconds West 336.83 feet to the Northeast corner of said Fielding Court; thence along the north line of said Fielding Court, South 89 degrees 54 minutes 59 seconds West 198.50 feet to the Southeast corner of a tract of land conveyed to Carolyn M. Lant and Bettye L. Davis as recorded in Deed Drawer 2, Card 3359 in the office of said Recorder; thence along said East line, North 00 degrees 57 minutes 27 seconds East 125.00 feet to the Northeast corner thereof; thence along the North line of said Lant/Davis tract, South 89 degrees 54 minutes 59 seconds West 198.50 feet to the Northwest corner thereof; thence parallel with the west line of the Northeast Quarter of said section and along the west line of said Lant/Davis tract, South 00 degrees 57 minutes 27 seconds West 20.00 feet; thence South 89 degrees 54 minutes 59 seconds West 103.40 feet to the point of beginning, containing 3.077 acres, more or less.

OWNERS CERTIFICATE

The undersigned owners of the real estate shown, and described herein, does hereby plot and subdivide said real estate as shown and designates the same as Sycamore Pointe - Section One. 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 "Public Utility (PUE) Easement", are hereby dedicated 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 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.

Strips 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 sloping 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.

Strips or areas of land, of the dimensions shown on this plat and marked "SAN ESMT." are hereby dedicated for the installation, maintenance, operation, enlargement, and repair of the sanitary sewer facilities, with the right to trim or remove, at discretion of the public utility, trees, overhanging branches, bushes, underbrush, and obstructions. No structures other than the sanitary sewer shall be erected within said areas of land and any fence located within said areas of land is subject to removal by the public utility without liability in the use of said easements by the utility.

DAN BUCK DEVELOPMENT, L.L.C.
 Dan Buck
 DAN BUCK, PRESIDENT, MEMBER
 P.O. BOX 4530
 EVANSVILLE IN. 47724-0530

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE CITY OF EVANSVILLE, BOARD OF PUBLIC WORKS ON:	STORM DRAINAGE PLANS WERE APPROVED BY THE CITY OF EVANSVILLE, BOARD OF PUBLIC WORKS ON:
MARCH 23, 2001	MARCH 23, 2001
DATE	DATE
SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:	
MARCH 20, 2001	
DATE	

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 April 29, 2002, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 4th day of April, 2002

Steven A. Sherwood, L.S.
 Indiana Registration No. 900007

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 FEBRUARY 7, 2001.

Mark Fortner, President
 Executive Director

PLAT RELEASE DATE May 3, 2002
 Executive Director

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 10th day of APRIL, 2002

My Commission Expires: 1-12-08

Notary Resides in Evansville
 County, Indiana

Notary Public
JERRY WILDMAN
 (typed or printed name)

