

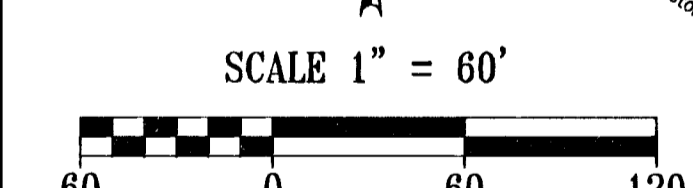
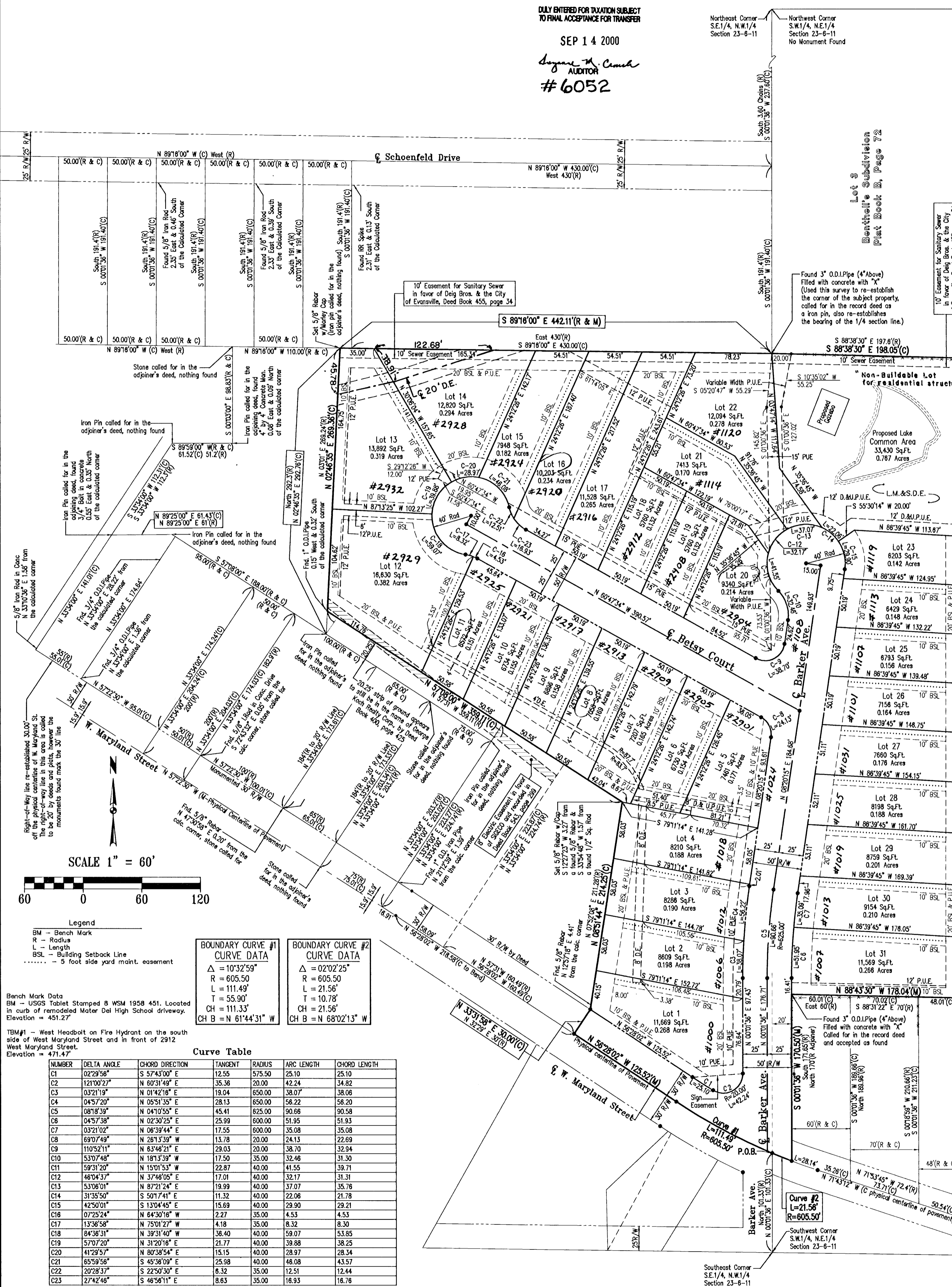
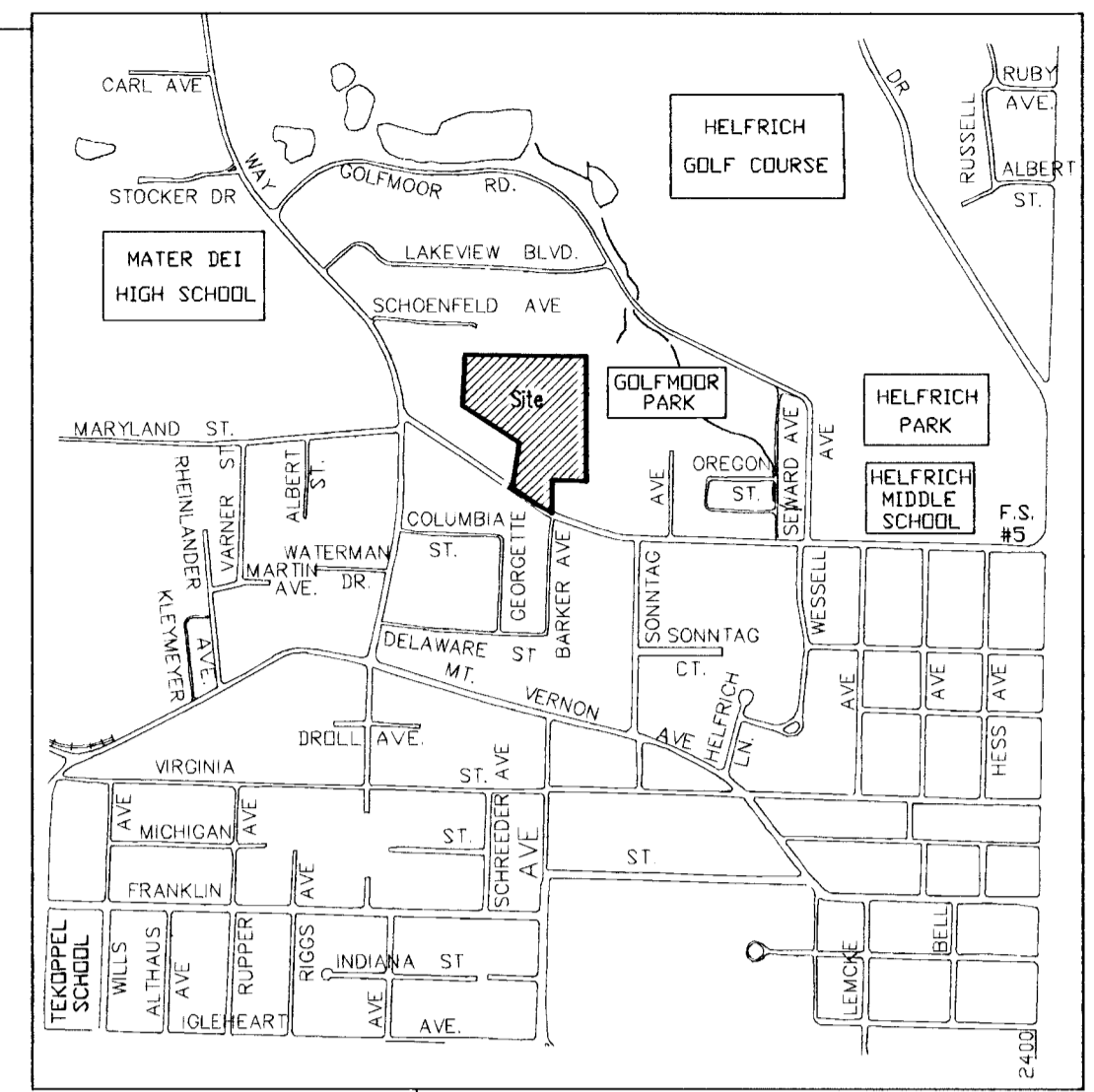
West Maryland Estates

Q-92

RECEIVED FOR RECORD
at 2:58 P.M.
SEP 14 2000
Plat Book Q-92
Page 92
BETTY J. HERMANN RECORDESS
VANDEBURGH COUNTY
2000R00027150

DAILY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
SEP 14 2000
Suzanne M. Condit
AUDITOR
#6052

SEP 14 2000
Suzanne M. Condit
AUDITOR
Owners Certificate



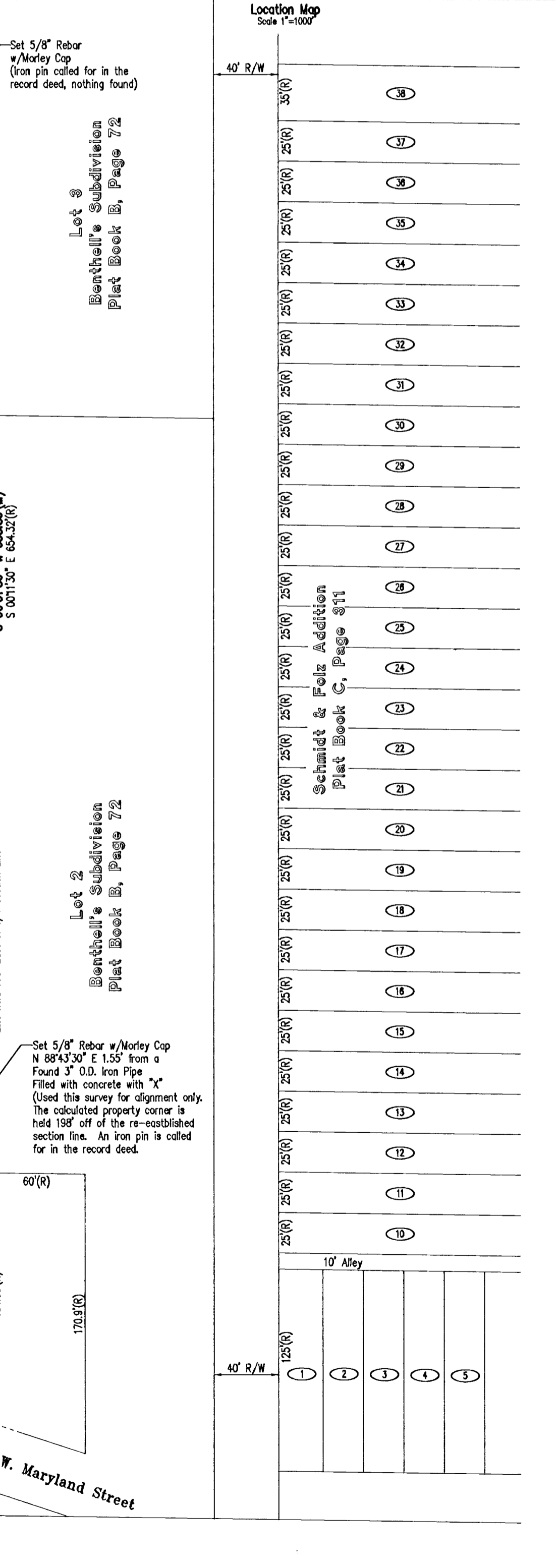
Legend
BM - Bench Mark
R - Radius
Length - Building Setback Line
- - - - - 5 foot side yard maint. easement

Bench Mark Data
BM - USGS Tablet Stamped 8 WSM 1958 451. Located in curb of remodeled Mater Dei High School driveway. Elevation = 451.27'

TBM #1 - West Headbolt on Fire Hydrant on the south side of West Maryland Street and in front of 2912 West Maryland Street. Elevation = 471.47'

BOUNDARY CURVE #1	BOUNDARY CURVE #2
$\Delta = 103'32.59"$ $R = 605.50$ $L = 111.49'$ $T = 55.90'$ $CH = N 61'44.31' W$	$\Delta = 02'02.25"$ $R = 21.56'$ $T = 10.78'$ $L = 21.56'$ $CH = N 68'02'13.13' W$

CURVE TABLE						
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	02'29'38"	S 57'43'00" E	12.55	575.50	25.10	25.10
C2	12'01'02"	N 60'31'09" E	35.36	20.00	42.24	34.82
C3	03'21'59"	N 01'42'18" E	19.04	650.00	38.07	38.06
C4	04'57'20"	N 05'51'35" E	28.13	650.00	58.22	58.20
C5	08'18'39"	N 04'10'55" E	45.41	625.00	90.66	90.58
C6	04'57'38"	N 02'30'25" E	25.99	600.00	51.95	51.93
C7	03'21'02"	N 06'39'44" E	17.55	600.00	35.08	35.08
C8	6'01'49"	N 26'13'39" W	13.78	20.00	24.13	22.69
C9	11'05'21"	N 83'48'21" E	28.03	20.00	38.70	32.94
C10	53'07'48"	N 18'13'39" W	17.50	35.00	32.46	31.30
C11	59'31'20"	N 15'01'53" W	22.87	40.00	41.55	39.71
C12	48'04'37"	N 37'48'05" E	17.01	40.00	32.17	31.31
C13	53'06'01"	N 87'21'24" E	19.99	40.00	37.07	35.76
C14	31'38'30"	S 50'17'41" E	11.32	40.00	22.06	21.78
C15	42'50'01"	S 13'04'45" E	15.69	40.00	29.89	29.21
C16	07'25'24"	N 64'39'18" W	2.27	35.00	4.53	4.53
C17	13'36'58"	N 75'01'27" W	4.18	35.00	8.32	8.30
C18	64'36'31"	N 39'31'40" W	36.40	40.00	59.07	53.85
C19	57'07'20"	N 31'20'18" E	21.77	40.00	39.88	38.25
C20	41'29'57"	N 80'38'54" E	15.15	40.00	28.97	28.34
C21	85'59'38"	S 45'38'09" E	25.98	40.00	48.08	43.57
C22	20'28'37"	S 22'50'30" E	6.32	35.00	12.51	12.44
C23	27'42'48"	S 46'59'11" E	8.63	35.00	16.93	16.76



Boundary Description

Part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 23, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter of the Northeast Quarter of said section; thence along the west line of said Quarter Quarter Section North 00 degrees 01 minutes 36 seconds East 101.33 feet to a point in the center of West Maryland Street, said point being the beginning of a non-tangent curve to the right, having a central angle of 10 degrees 32 minutes 59 seconds and a radius of 605.50 feet, from which the chord bears North 61 degrees 44 minutes 31 seconds West 111.33 feet, said point also being the true point of beginning; thence along the center of W. Maryland Street and along the arc of said curve 111.49 feet; thence continue along the center of said street North 56 degrees 28 minutes 02 seconds West 125.52 feet to the south corner of a tract of land conveyed to Mark A. and Virginia Messer in Deed Drawer 11, Card 5361 in the office of said Recorder, thence along the southeast line of said Messer tract North 33 degrees 31 minutes 58 seconds East 30.00 feet to a point on the Northeast 30-foot right-of-way line of W. Maryland Street; thence along the east line of said Messer tract North 08 degrees 51 minutes 44 seconds East 214.25 feet; thence along the north line and the extended north line of said Messer tract North 57 degrees 08 minutes 00 seconds West 359.11 feet to a point on the east line of a tract of land conveyed to Stanley R. and Meda M. Ballard in Deed Drawer 4, Card 6476 in the office of said Recorder; thence along the east line of said Ballard tract North 02 degrees 46 minutes 35 seconds East 269.56 feet; thence South 89 degrees 16 minutes 00 seconds East 442.11 feet to a point on the west line of the Southwest Quarter of the Northeast Quarter of said section, said point being a corner of Lot 3, Bethel's Subdivision as recorded in Plat Book B, Page 72 in the office of said Recorder; thence along the south line of Lot 3 in said subdivision, South 88 degrees 38 minutes 30 seconds East 198.05 feet to a point on Lot 3, said point being located 198.00 feet east and perpendicular to the west line of the Southwest Quarter of the Northeast Quarter of said section; thence along the west line of Lot 3 and Lot 2 in said Bethel's Subdivision, and parallel with the west line of the Southwest Quarter of the Northeast Quarter of said section South 00 degrees 01 minutes 36 seconds West 653.88 feet to the northeast corner of a tract of land conveyed to Adam and Goldie Daum in Deed Book 570, Page 141 in the office of said Recorder; thence North 88 degrees 45 minutes 30 seconds West 178.04 feet to the northwest corner of a tract of land conveyed to JSB Investments, LLC in Deed Drawer 12, Card 5743 in the office of said Recorder, said point being located 20 feet east and perpendicular to the west line of the Southwest Quarter of the Northeast Quarter of said section; thence along the west line of said Quarter Quarter Section South 00 degrees 01 minutes 36 seconds West 170.50 feet to a point in the center of West Maryland Street, said point being the beginning of a non-tangent curve to the right, having a central angle of 02 degrees 02 minutes 25 seconds and a radius of 605.50 feet from which the chord bears North 68 degrees 02 minutes 13 seconds West 21.56 feet; thence along the center of W. Maryland Street and along the arc of said curve 21.56 feet to the true point of beginning and containing a Gross Area of 8.391 acres.

Subject to a 30-foot right-of-way for W. Maryland Street along the south side of the subject property.

Subject to all other easements and rights-of-ways of record.

Part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 23, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

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.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 or construct, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "D.&U.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/or 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.

The area of land (designated as "Common Area") 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 storage of storm water. Any major alterations to the land within this easement must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Drainage Easement.

Five foot wide side yard maintenance easement for the zero setback line side of the house on the adjoining lot is dedicated as shown by:....., a ten foot side yard setback by:

All easements are dedicated with the right of ingress and egress over the lots within this subdivision and to and from easements for necessary construction, maintenance or reconstruction.

H.P. West Development, LLC
3225 Claremont Avenue
Evansville, IN 47712

George R. Postlethwait (Member)
Jeffrey E. Hoppe (Member)

General Notes

- Flood Plain Data: Per F.I.R.M. Panel Number 180257 0003 B, dated October 15, 1981, Vanderburgh County, Indiana, this subdivision does not lie within the designated 100 year flood zone.
- Access: All Lots shall access interior streets.
- Utilities: Water and Sanitary sewer services are available on site.
- Easements: All easements 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.
- Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system easements which exists on his or her property, including:
 - 1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
 - 2. 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.
 - 3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
 - 4. 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.
- 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 Board of Public Works.
- 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 Area: 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 sloping. 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.
- Property Corner Markers: All corners not already monumented are marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."
- Preliminary drainage plans were approved by the City of Evansville Board of Public Works on: December 18, 1999.
- Final drainage plans were approved on January 24, 2000
- Final road construction plans were approved on April 17, 2000

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, George R. Postlethwait and Jeffrey E. Hoppe, 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 15th day of August 2000.
My Commission Expires: 4-11-07
Notary Resides in Vanderburgh 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 January 5, 2000.
President: Mark Foster
Attest Executive Director: Barbara R. Cunningham
Secondary Plat complies with the Ordinance and is released. Recording: Barbara R. Cunningham
Executive Director

Surveyor's Certificate

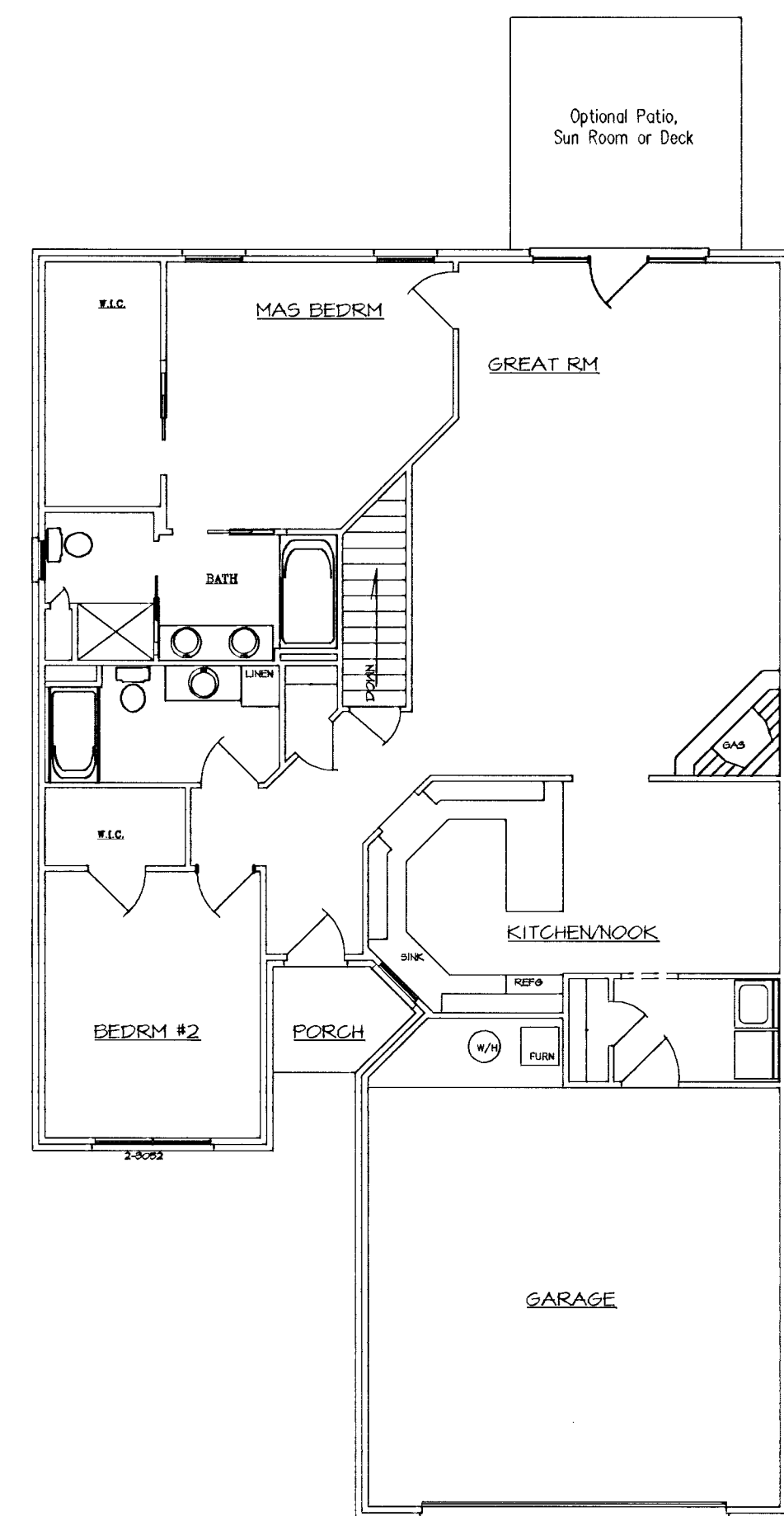
I, Scott D. Buedel, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.
Witness my hand and seal this 15th day of August, 2000.
Scott D. Buedel
Scott D. Buedel, P.L.S.
Indiana Registration No. 00031
Morley and Associates, Inc.
800 S. Sixth Street
Evansville, IN 47713
(812) 464-3585
APC # 1-5-2000 4417 PLAT.dwg 8/15/2000 SDB
P. 1.

West Maryland Estates

Berkston



Elevation

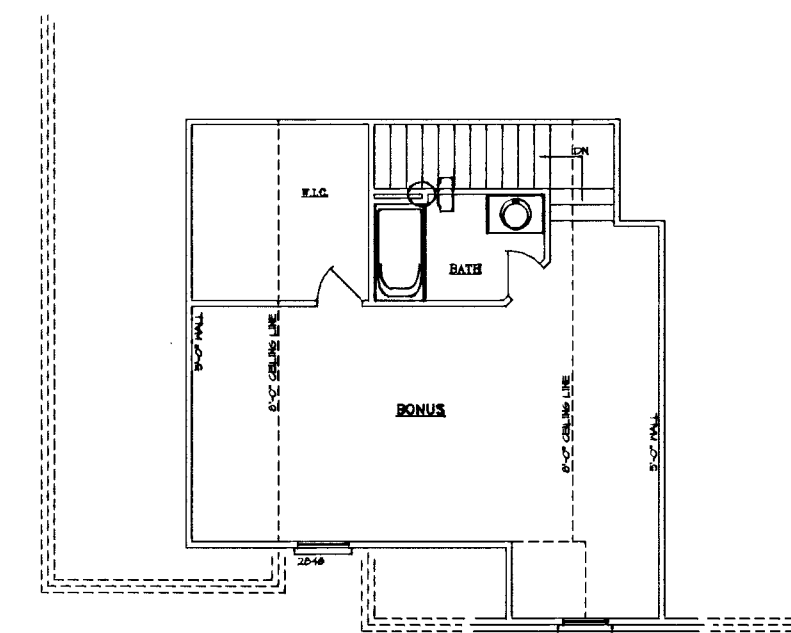


Floor Plan

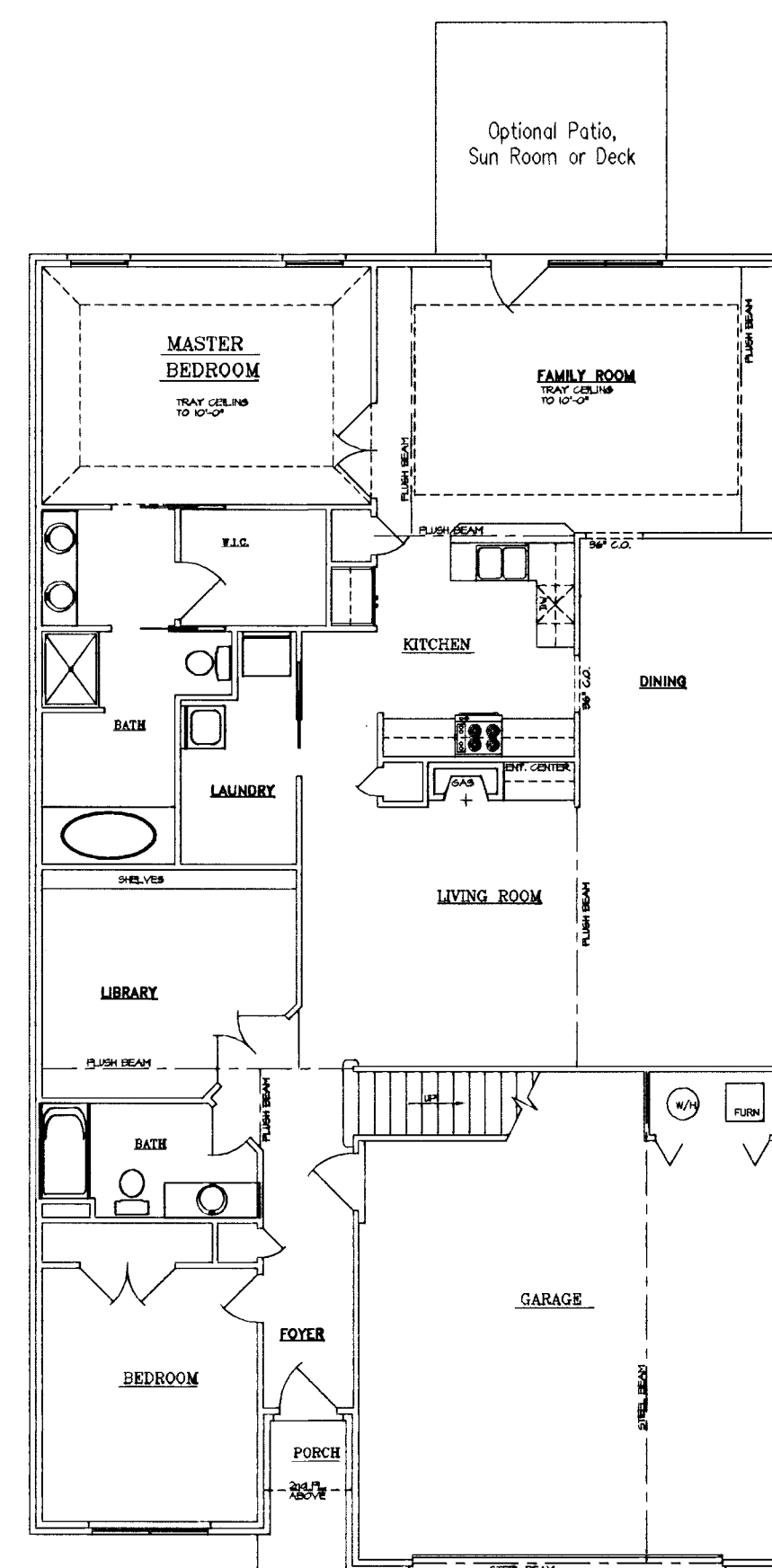
Weston



Elevation



Second Floor Plan

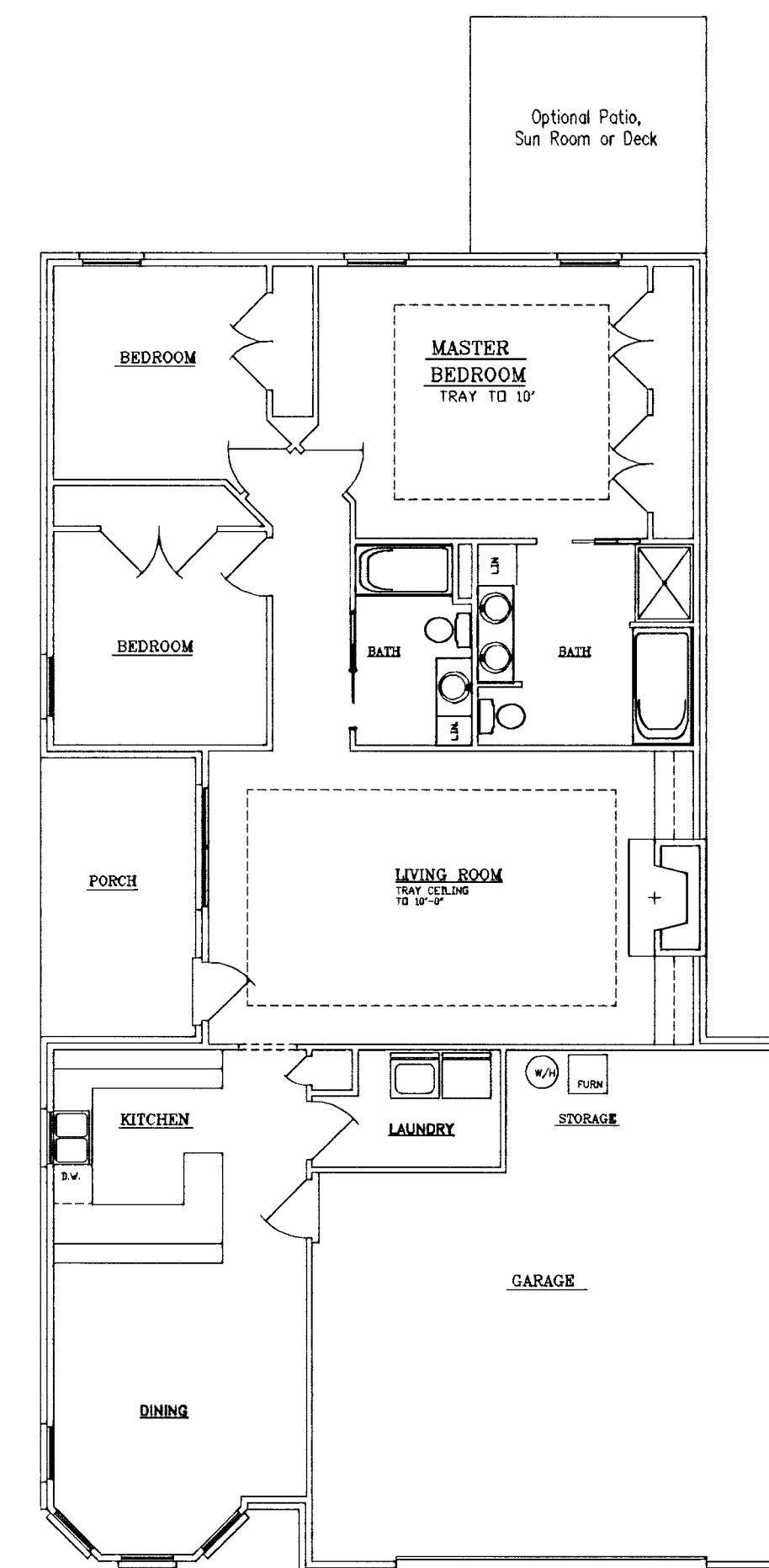


Floor Plan

Georgetown



Elevation

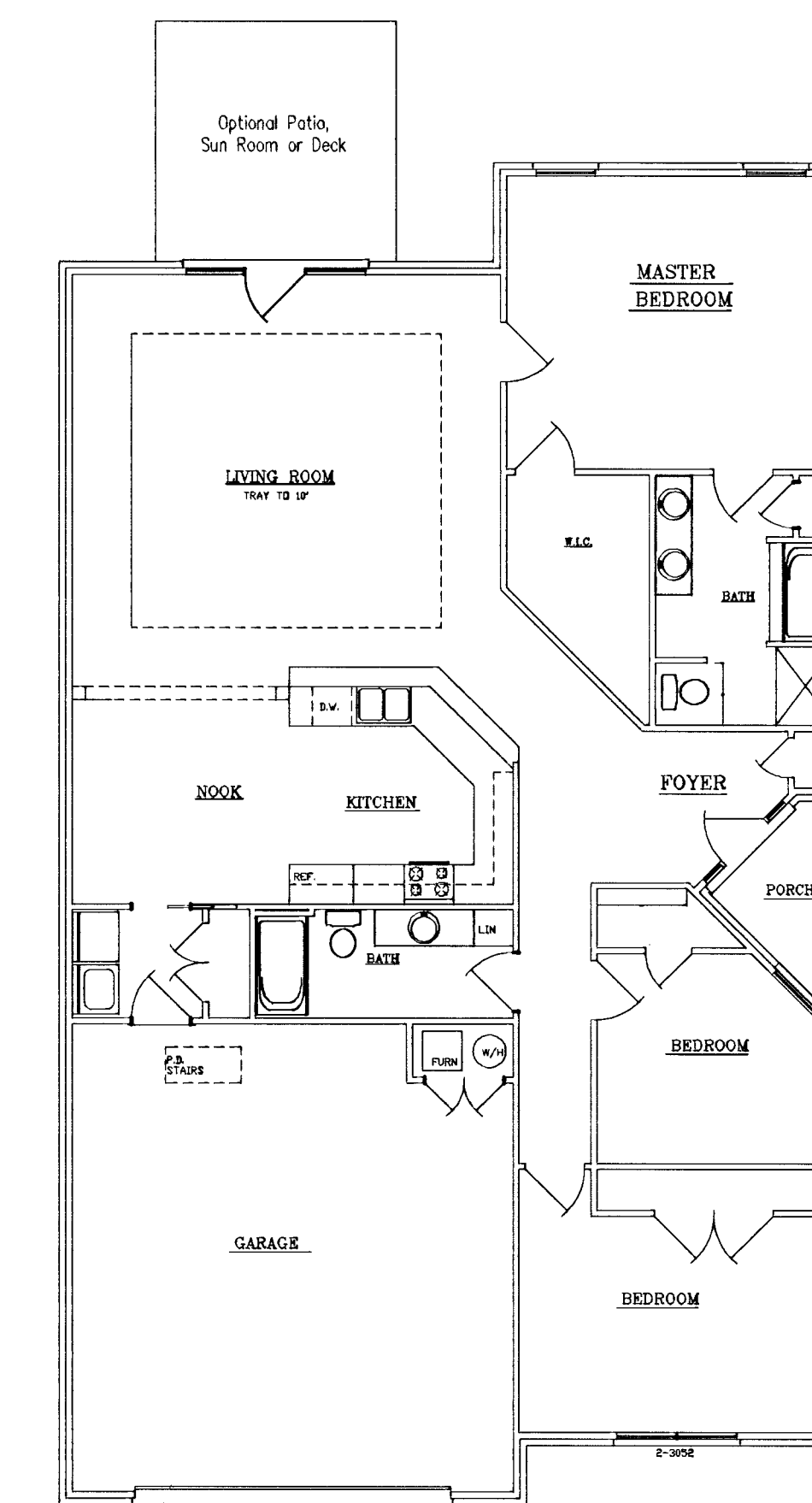


Floor Plan

Fredericksburg



Elevation



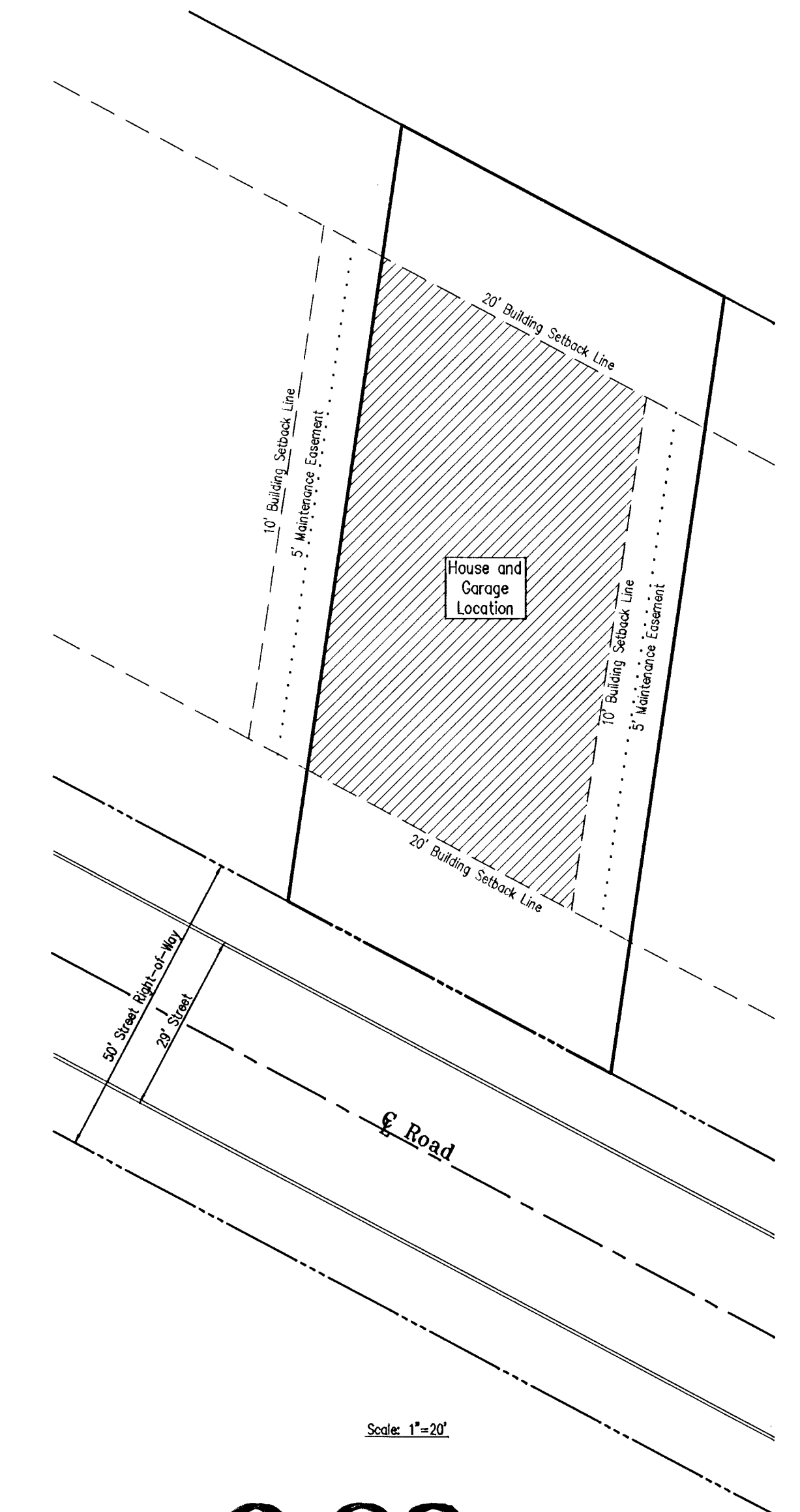
Floor Plan

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 14 2000

Signature of Auditor
AUDITOR
#6052

Example Lot Development Plan



Scale: 1"=20'

Q-92 Page 2

- Notes:
1. House styles, landscaping and fencing will vary on each lot.
 2. Plans must be approved by developer and their architect.
 3. House and Garage locations are reversed on some lots.
 4. Maximum Lot Coverage shall not exceed 50%.
 5. Maximum Building Height shall not exceed 35 feet.
 6. Yard Barns or other accessory structures are not allowed.