

S-15

Wynnfield Subdivision Section 2

Easement Line Table

Number	Bearing	Distance
E1	N 89°12'19" W	28.00'
E2	N 89°12'19" W	21.47'
E3	N 89°12'19" W	15.51'
E4	N 89°12'19" W	11.52'
E5	N 89°12'19" W	15.51'
E6	N 89°12'19" W	19.00'
E7	N 02°35'57" E	44.50'
E8	N 02°47'41" E	25.35'
E9	N 89°12'19" W	24.00'
E10	N 89°12'19" W	20.67'
E11	N 89°12'19" W	17.33'
E12	N 89°12'19" W	14.00'
E13	N 89°12'19" W	20.50'
E14	S 89°01'17" E	28.27'
E15	N 88°51'14" W	23.28'

Radial Line Table

NUMBER	DIRECTION	DISTANCE
R1	N 56°35'16" W	40.00'
R2	N 00°42'33" E	40.00'
R3	N 58°00'17" E	40.00'

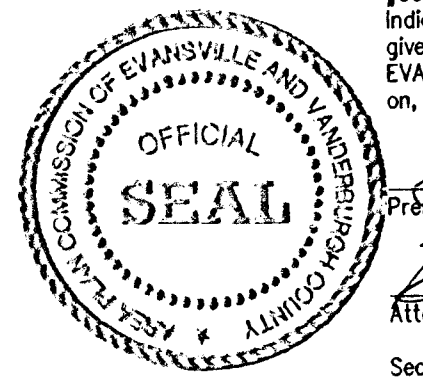
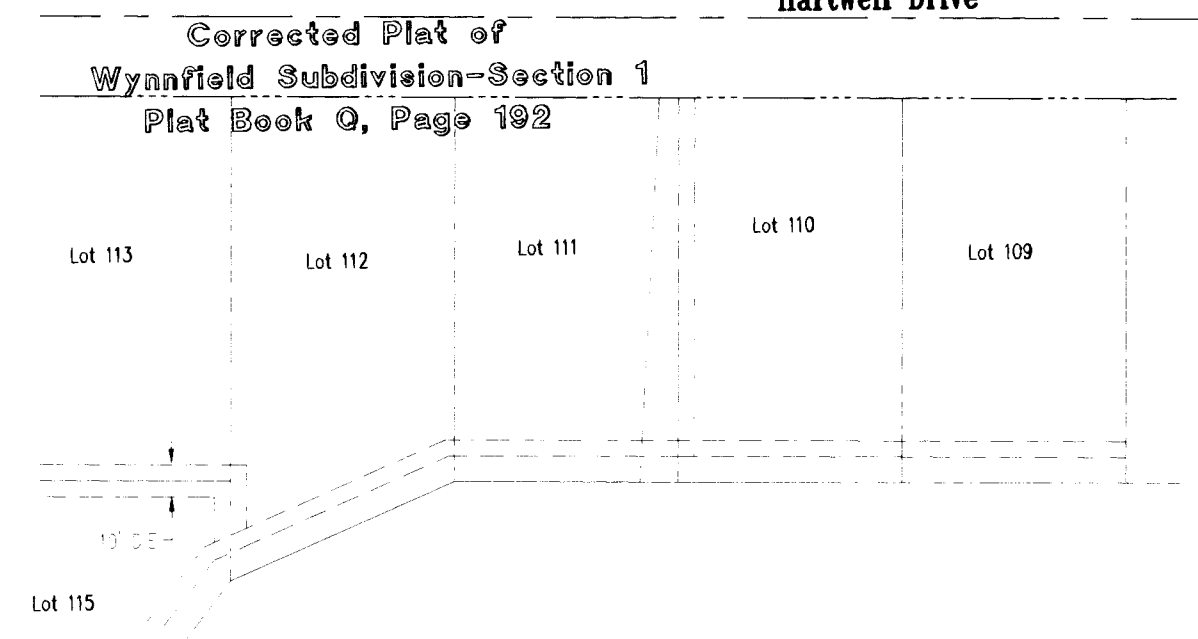
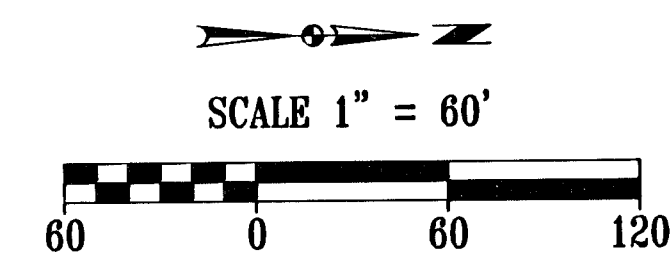
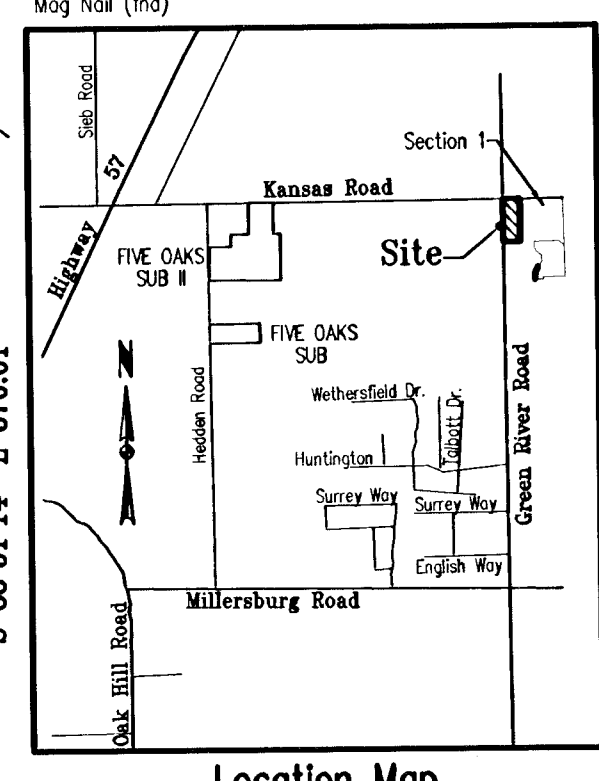
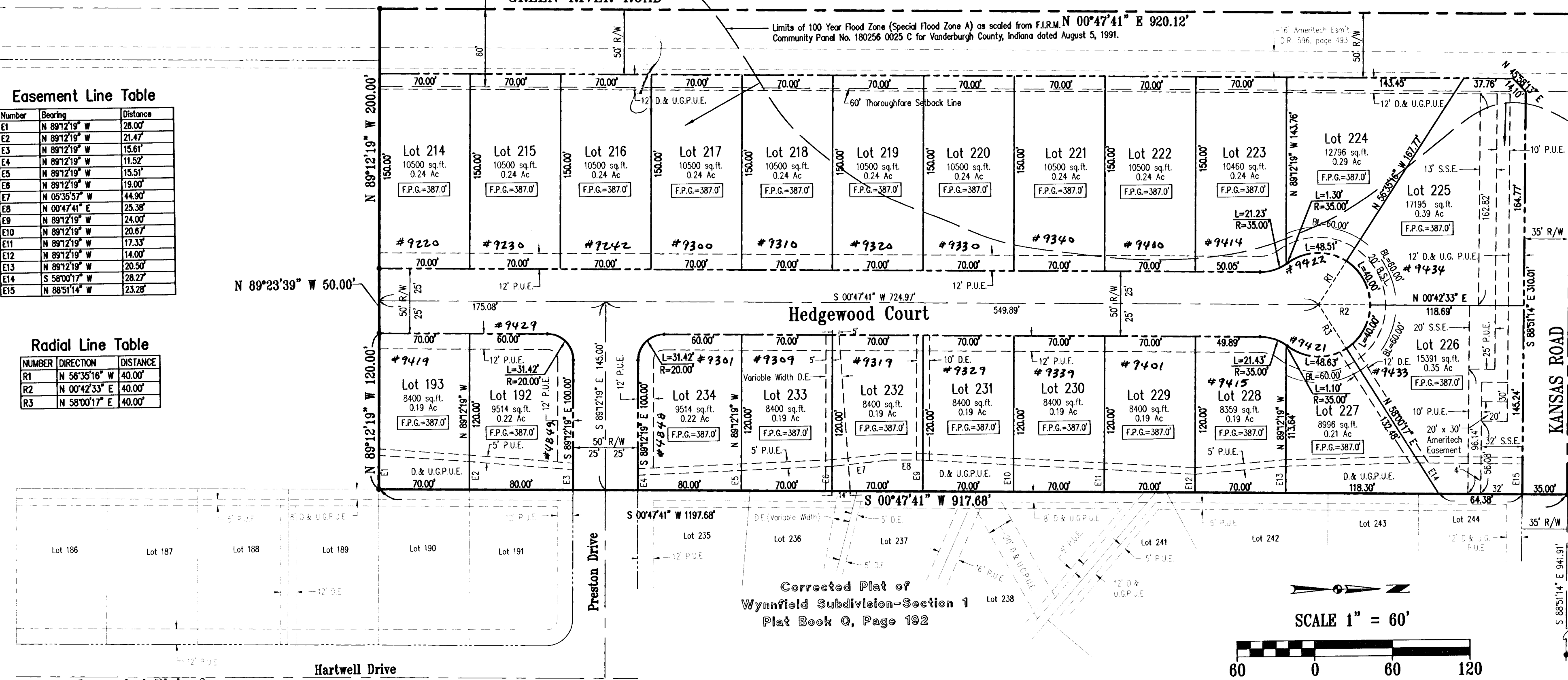
Legend

LM - Lake Maintenance	Center line
S.D. - Storm Drainage	Right-of-way line
D. - Drainage	Easement line
P.U. - Public Utility	Approximate edge of water
E. - Easement	
T. - Temporary	
R. - Radius	
L. - Length	
BL - Lot width at Building Setback Line	
FPG - Flood Protection Grade	
CI - Curve Number	
P.O.B. - Point of beginning	
P.O.C. - Point of commencement	
	N - North
	S - South
	E - East
	W - West
	Ac - Acres
	sq.ft. - Square feet
	(hd) - Found
	16S - Township 6 South
	R10W - Range 10 West

Final Storm Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: April 11, 2006
 Road Construction Plans Were Approved By The Vanderburgh County Commissioners On: May 24, 2005

General Notes

- Access: All Driveways shall access interior streets only. Lots 225 & 228 shall have no driveway access to Kansas Road. Lots 214 through 225 shall have no driveway access to Green River Road.
- Utilities: Water and sanitary sewers will be extended to the site.
- Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.
- Zoning: The subject property is currently zoned Ag.
- Flood Plain Data: A portion of this proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0025 C, dated August 5, 1991. The 100 Year Elevation shown hereon is 365.00.
- All first floor grades shall conform to local and state enforced building codes. First floor grades shall be set to allow for proper drainage around houses.
- The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on all lots near the flood plain. The minimum FPG for all lots is 387.00.
- Special Measures: Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installed sump pumps, yard slopes in excess of code minimums, etc.
- Earthen Fill: Portions of this site have been filled in accordance with acceptable industry standards, and houses may be placed on that fill.
- Storm Drainage Maintenance: 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.
- 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 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.
- Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% 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.
- Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter rebar with plastic cap stamped "Morley & Assoc. I.D.#0023."
- Bench Mark Data: Reference Bench Mark - Vanderburgh STC Survey disk at the entrance to the Vanderburgh Sheriff's Training Center on Kansas Rd. ELEV. = 377.62



Area Plan Commission Certificate
 Under the authority provided by the Acts of the General Assembly of the State of Indiana, 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 1, 2000.

[Signature]
 President
[Signature]
 Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
[Signature]
 Executive Director

Plat Release Date: Aug. 7, 2006



Notary Certificate
 STATE OF INDIANA, COUNTY OF Warrick ss:
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Wynnfield Development Inc. by Scott Raley 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 28 day of July, 2006.

My Commission Expires: 9-21-09

Notary Resides in Evansville, Indiana
 County, Indiana

[Signature]
 Notary Public
[Signature]
 (Typed or Printed Name)

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 "Wynnfield Subdivision Section 2". 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 "D.U.G.P.U.E." (Drainage & Underground Public Utility Easement) are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities and/or storm drains, 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.U.G.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for the 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.

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. 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.

Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E." (Sanitary Sewer 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.

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.

Wynnfield Development, Inc.
 By: *[Signature]*
 Scott Raley, President
 P.O. Box 16093
 Evansville, In. 47716

Affirmation Statement
 I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each social security number in this document, unless required by law.

[Signature]
 Danny K. Leek, Registrar
 Danny K. Leek, Registrar

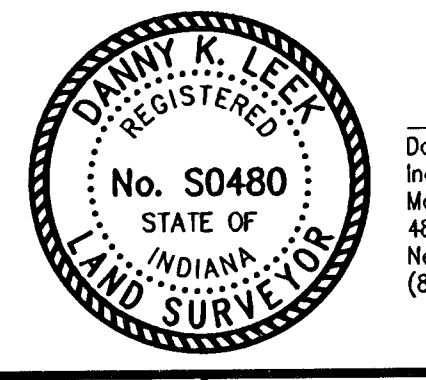
Section 2 Boundary Description
 Part of the Northwest Quarter of Section 25, Township 5 South, Range 10 West in Vanderburgh County, Center Township, Indiana, being more particularly described by metes and bounds as follows:
 Beginning at the northwest corner of the northwest quarter of said section 25, said point is also the intersection of Green River Road and Kansas Road; thence along the north line thereof South 88 degrees 51 minutes 14 seconds East 370.01 feet to the northwest corner of the corrected plat of Wynnfield Subdivision Section 1 as per plat thereof, recorded in Plat Book O, Page 192 in the office of the Recorder of Vanderburgh County, Indiana; thence along the west line thereof, South 00 degrees 47 minutes 41 seconds West 917.68 feet; thence North 89 degrees 12 minutes 19 seconds West 1200.00 feet; thence North 89 degrees 23 minutes 39 seconds West 50.00 feet; thence North 89 degrees 12 minutes 19 seconds West 200.00 feet to a point on the west line of said quarter section; thence along the west line thereof, North 00 degrees 47 minutes 41 seconds East 920.12 feet to the point of beginning containing 7.81 acres (339999 sq.ft.).

Subject to the 40' right-of-way for Green River Road off the west side thereof.

Subject to the 16.5' right-of-way for Kansas Road off the north side thereof.

Surveyor's Certificate
 I, Danny K. Leek, 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 24 day of July, 2006.



[Signature]
 Danny K. Leek, R.L.S.
 Indiana Registration No. S0480
 Morley and Associates Inc.
 4800 Rosebud Lane
 Newburgh, In. 47630
 (812) 464-9585

Secondary Plat
 APC 31-S-2000
 Designed by: D.K.L. Job Number: 4780
 Drawn by: J.E.W. Date: 7/27/2006
 Filename: Wynnfield-sec2.dwg

Morley and Associates Inc.
 Engineering Surveying Architecture Construction Management
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 Henderson, Ky. Jasper, In. (270) 830-0300 (812) 634-9990
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