

P.O.C.  
NW CORNER, SW 1/4  
SECTION 11-6-10

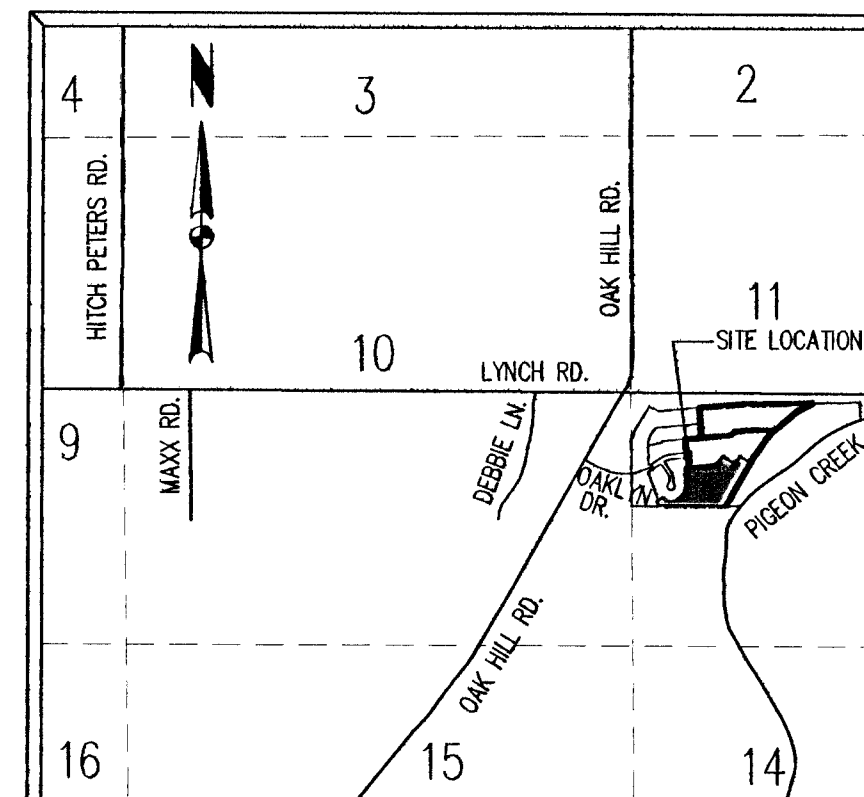
DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

FEB 09 2006

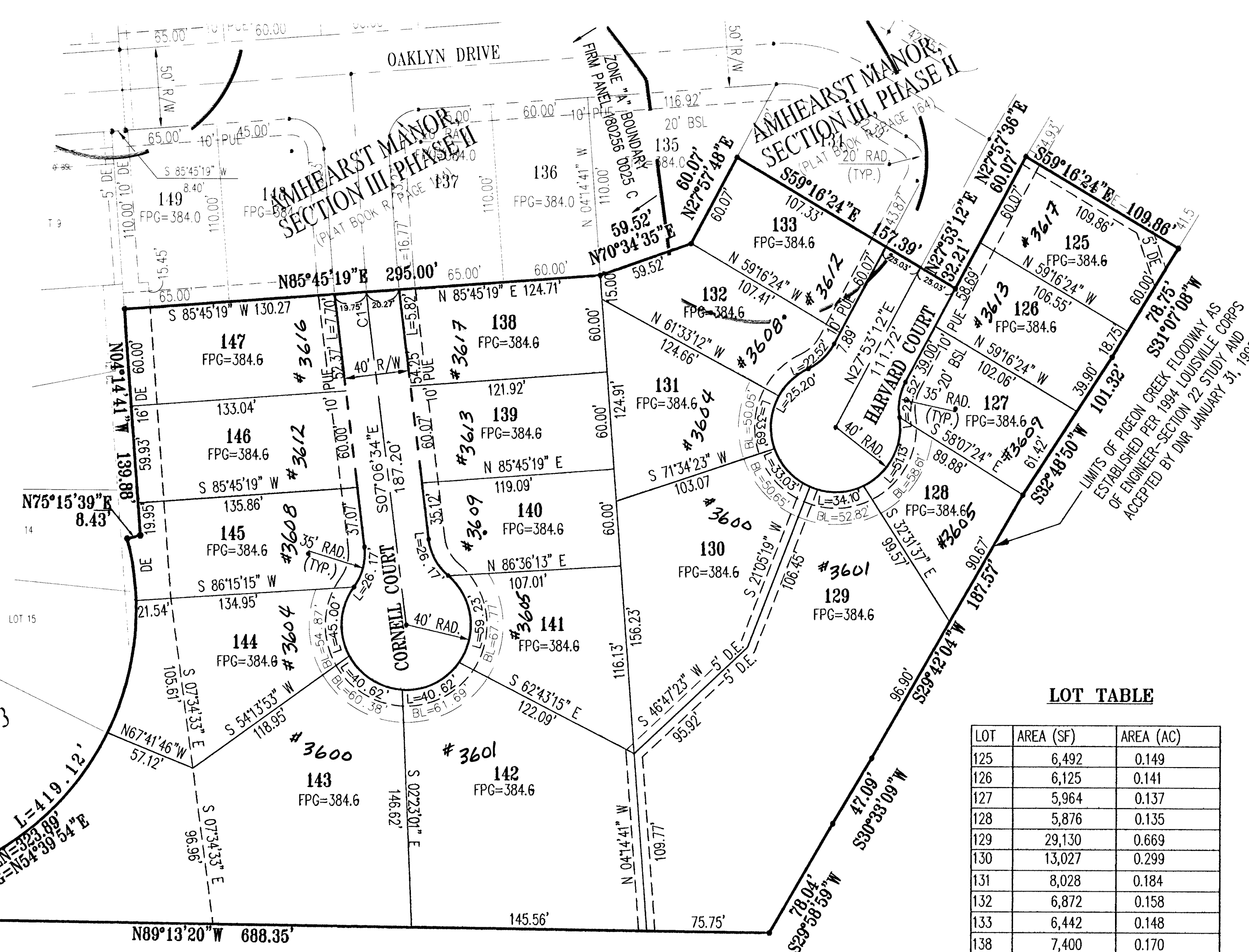
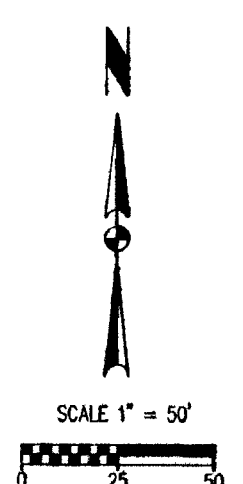
Sub-Utility  
AUDITOR  
# 889

RECEIVED FOR RECORD  
DATE: 02-09-06 3:30 PM  
PLAT BOOK R-197  
PAGE 2066R00006854  
COUNTY VANDERBURGH

# AMHEARST MANOR SECTION III, PHASE III SECONDARY PLAT



LOCATION MAP  
SCALE: 1"=2000'



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.00'	20.00'	20.00'	S05°57'49"E	02°17'31"

**LOT TABLE**

LOT	AREA (SF)	AREA (AC)
125	6,492	0.149
126	6,125	0.141
127	5,964	0.137
128	5,876	0.135
129	29,130	0.669
130	13,027	0.299
131	8,028	0.184
132	6,872	0.158
133	6,442	0.148
138	7,400	0.170
139	7,230	0.166
140	6,894	0.158
141	8,536	0.196
142	20,119	0.462
143	34,825	0.799
144	10,952	0.251
145	8,509	0.195
146	8,058	0.185
147	7,898	0.181

**GENERAL NOTES**

- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data:** A portion of this property lies within the 100 year flood zone (Zone A) as shown on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991.  
**Compaction Certification:** Within Flood Zone "A", a soils engineer shall certify the compaction, methods, and suitability of fill in the area of 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.
- Earth Fill:** Portions of this site have been filled in accordance with acceptable industry standards, and houses may be placed on this fill. Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installing sump pumps, yard slopes in excess of code minimums, etc.
- Lot Drainages:** 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.
- Road Grades:** Road grades shall not exceed 8.33%.
- 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 shaping.
  - 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.
- 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 exist in his or her property in proper working order including:
  - Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
  - Keeping all parts of the storm water drainage system operating as designed and 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 City 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.
  - 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.
- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007."

**OWNER'S CERTIFICATE**

The undersigned owners of the real estate shown, and described herein, does hereby plat and subdivide said real estate as shown and designates the same as AMHEARST MANOR SECTION III, PHASE III.

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

Areas of land marked "Lake Maintenance Easement" (LME) are dedicated for the maintenance dedicated for the maintenance of the storm lake. Any major alterations to the land within these easements must have the approval of the Board of Public Works. Fences may not be extended across the Lake Maintenance Easement.

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.

DAN BUCK GENERAL CONTRACTOR, INC.  
*Dan Buck*  
DAN BUCK, PRESIDENT  
DAN BUCK GENERAL CONTRACTOR, INC.  
P.O. BOX 4530  
EVANSVILLE, IN 47724-0530

**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 20th day of January, 2006.

My Commission Expires: June 14, 2007  
*Kristin Sanders*  
Notary Public  
Kristin Sanders  
(typed or printed name)

**BOUNDARY DESCRIPTION**

Part of the Southwest Quarter of Section 11, Township 6 South, Range 10 West, Center Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 11; thence along the west line thereof South 00 degrees 18 minutes 52 seconds West, 1183.38 feet to a point on the north line of a tract of land conveyed to Lamont D. Daisey and recorded in Deed Book 11, Card 3717, in said office of the Recorder; thence along the north line thereof and parallel with the north line of said Southwest Quarter Section, South 89 degrees 13 minutes 20 seconds East, 293.59 feet; thence North 18 degrees 31 minutes 20 seconds West, 15.92 feet to the POINT OF BEGINNING; thence North 18 degrees 31 minutes 20 seconds West, 34.96 feet to the Southwest corner of Lot 18 in the Plat of Lot 71, 72 & 73 in Amhearst Manor, Section III, Phase I, as per plat thereof, recorded in Plat Book 0, Page 158; thence along the Southern and Eastern boundary of said Plat for the following 4 courses:

- North 71 degrees 28 minutes 40 seconds East 39.44 feet; thence
- Northeasterly 419.12 feet along an arc to the left having a radius of 173.00 feet and subtended by a long chord having a bearing of North 54 degrees 39 minutes 54 seconds East 59.52 feet; thence
- North 75 degrees 15 minutes 39 seconds East 8.43 feet; thence
- North 04 degrees 14 minutes 41 seconds West 139.88 feet to the Southwest corner of lot 149 in Amhearst Manor, Section III, Phase II, as per plat thereof recorded in Plat Book R, page 164; thence along the Southern boundary of said Phase for the following 7 courses:

- North 85 degrees 45 minutes 19 seconds East 295.00 feet; thence
- North 70 degrees 24 minutes 35 seconds East 59.52 feet; thence
- North 27 degrees 57 minutes 48 seconds East 60.07 feet; thence
- South 59 degrees 16 minutes 24 seconds East 157.39 feet; thence
- North 27 degrees 53 minutes 12 seconds East 32.21 feet; thence
- North 27 degrees 57 minutes 36 seconds East 60.07 feet; thence
- South 59 degrees 16 minutes 24 seconds East 109.86 feet to the West line of a tract of land conveyed to the City of Evansville, Board of Parks Commission by Dan Buck Development, LLC in a Warranty Deed dated August 23, 2000; thence along the boundary of said tract for the remaining courses:

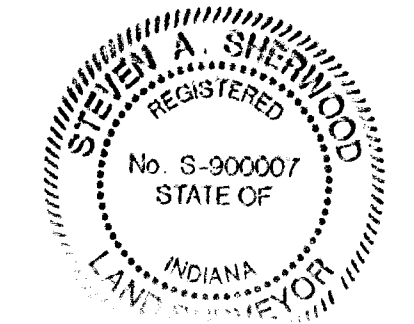
South 31 degrees 07 minutes 08 seconds West 78.75 feet; thence South 32 degrees 48 minutes 50 seconds West 101.32 feet; thence South 29 degrees 42 minutes 04 seconds West 187.57 feet; thence South 30 degrees 33 minutes 09 seconds West 47.09 feet; thence South 29 degrees 58 minutes 59 seconds West 78.04 feet; thence North 89 degrees 13 minutes 20 seconds West 688.35 feet to the Point of Beginning, containing 5.257 acres, more or less.

**SURVEYOR'S 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 JULY 11, 2005, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 17 day of JAN, 2006

*Steven A. Sherwood*  
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 August 6, 2003.

President  
*Buddy Smith*  
Attest Executive Director

A.P.C. DOCKET NO. 14-S-2003

SECONDARY PLAT complies with the Ordinance and is released for recording.

*Buddy Smith*  
Executive Director

**R-197**

PLAT RELEASE DATE: Feb. 9, 2006