

AMHEARST MANOR SECTION III, PHASE II

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DATE 05-18-05 1:30 M
PLAT BOOK R-
PAGE 164
INSTR # 2005 R 00015078
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

MAY 18 2005

Sub-Plot
AUDITOR'S
3246

LEGEND

— TDE — TEMPORARY DRAINAGE EASEMENT
— TLM — TEMPORARY LAKE MAINTENANCE EASEMENT

These 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(s).

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.
- Composition 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.
- 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.
- 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.
- Earthen 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.
- 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 plot and subdivide said real estate as shown and designates the same as AMHEARST MANOR SECTION III, PHASE II.

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 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 13th day of May, 2005.

My Commission Expires:

June 14, 2007

Notary Resides In
Vanderburgh
County, Indiana

Kristina Sanders
Notary Public
Kristina Sanders
(typed or printed name)

STORM DRAINAGE PLANS WERE APPROVED
BY THE EVANSVILLE BOARD OF PUBLIC WORKS
ON:

9-29-03
DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED
BY THE EVANSVILLE BOARD OF PUBLIC WORKS
ON:

4-29-04
DATE

SANITARY SEWER PLANS WERE APPROVED
BY THE EVANSVILLE WATER AND SEWER
UTILITY BOARD ON:

10-21-03
DATE

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, Indiana, held on August 6, 2003.

Mark Foster
President
Betty Knight-Smith
Attest Executive Director



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

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

Betty Knight-Smith
Executive Director

R-164

PLAT RELEASE DATE: May 18, 2005

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 hereon exist at locations as noted.

Witness my hand and seal this 10th day of MAY, 2005.

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



LOT TABLE

| LOT | AREA (SF) | AREA (AC) |
|-----|-----------|-----------|
| 119 | 10471 | 0.240 |
| 120 | 6973 | 0.160 |
| 121 | 6795 | 0.156 |
| 122 | 6698 | 0.154 |
| 123 | 6521 | 0.150 |
| 124 | 6367 | 0.146 |
| 134 | 6706 | 0.154 |
| 135 | 8679 | 0.199 |
| 136 | 6600 | 0.152 |
| 137 | 7063 | 0.162 |
| 138 | 7400 | 0.170 |
| 139 | 7230 | 0.166 |
| 140 | 6894 | 0.158 |
| 141 | 8536 | 0.196 |
| 142 | 20119 | 0.462 |
| 143 | 34825 | 0.799 |
| 144 | 10952 | 0.251 |
| 145 | 8509 | 0.195 |
| 146 | 8058 | 0.185 |
| 147 | 7898 | 0.181 |
| 148 | 7066 | 0.162 |
| 149 | 7150 | 0.164 |
| 150 | 9425 | 0.216 |
| 151 | 8700 | 0.200 |
| 152 | 8700 | 0.200 |
| 153 | 8700 | 0.200 |
| 154 | 8700 | 0.200 |
| 155 | 8700 | 0.200 |
| 156 | 10323 | 0.237 |
| 157 | 11753 | 0.270 |
| 158 | 8203 | 0.188 |
| 159 | 10349 | 0.238 |
| 160 | 8770 | 0.201 |

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:

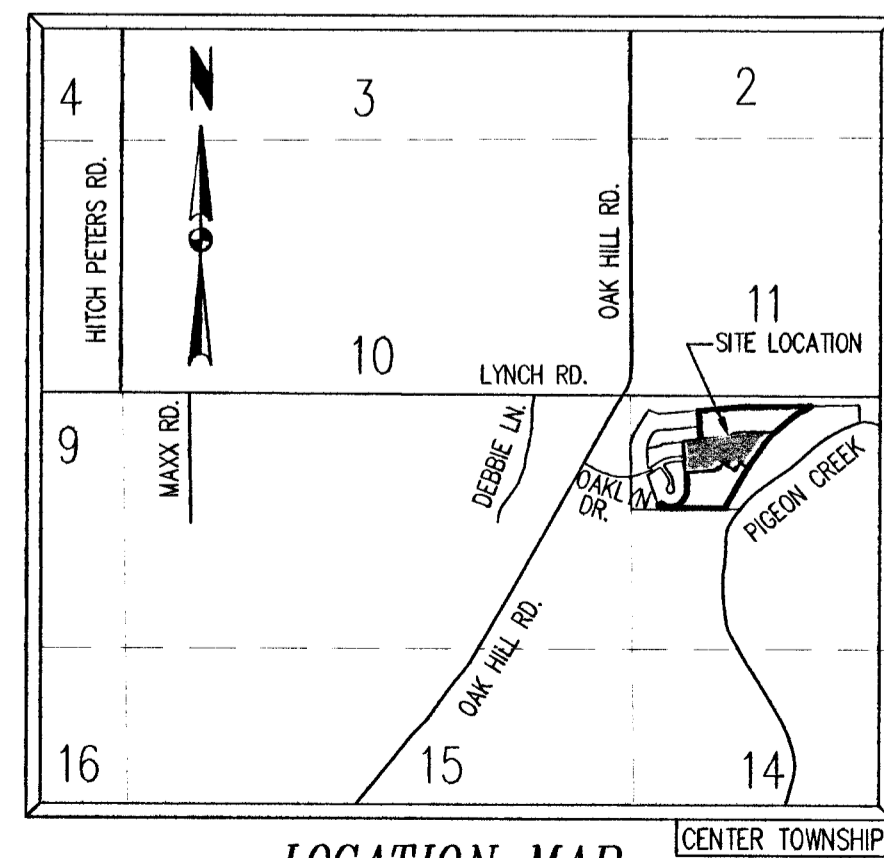
Commencing at the Northwest corner of the Southwest Quarter of said Section 11; thence along the West line thereof South 00 degrees 16 minutes 52 seconds East 162.32 feet; thence South 89 degrees 43 minutes 08 seconds East 708.19 feet to the Northwest corner of Lot 100 in Amhearst Manor, Section Three, Phase One, as per plat thereof, recorded in Plat Book R, Page 127 in the office of the Recorder of Vanderburgh County, Indiana, said point being on the South Right-of-Way of Lynch Road; thence along the Western boundary of said Amhearst Manor, Section Three, Phase One for the following three courses, South 04 degrees 14 minutes 41 seconds East 170.00 feet; thence South 85 degrees 45 minutes 19 seconds East 4.72 feet; thence South 04 degrees 14 minutes 41 seconds East 145.00 feet to the Southwest corner of Lot 169 in said Amhearst Manor, Section Three, Phase One and the POINT OF BEGINNING; thence along the South line of said Amhearst Manor, Section Three, Phase One for the following four courses, North 85 degrees 45 minutes 19 seconds East 300.00 feet; thence North 35 degrees 29 minutes 56 seconds East 69.46 feet; thence North 85 degrees 45 minutes 19 seconds East 108.63 feet; thence South 89 degrees 10 minutes 30 seconds East 291.60 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 leaving the South line of said Amhearst Manor, Section Three, Phase One and following the West line of said City of Evansville, Board of Parks Commission tract for the following eight courses, South 51 degrees 11 minutes 00 seconds West 9.28 feet; thence South 46 degrees 39 minutes 32 seconds West 37.32 feet; thence South 39 degrees 38 minutes 43 seconds West 75.80 feet; thence South 34 degrees 06 minutes 12 seconds West 34.28 feet; thence South 33 degrees 32 minutes 31 seconds West 66.48 feet; thence South 37 degrees 35 minutes 49 seconds West 80.71 feet; thence South 35 degrees 47 minutes 30 seconds West 86.32 feet; thence South 31 degrees 07 minutes 08 seconds West 41.50 feet; thence leaving the West line of the City of Evansville, Board of Parks Commission tract, North 59 degrees 16 minutes 24 seconds West 109.86 feet; thence South 27 degrees 57 minutes 36 seconds West 60.07 feet; thence South 27 degrees 53 minutes 12 seconds West 32.21 feet; thence North 59 degrees 18 minutes 24 seconds West 157.39 feet; thence South 27 degrees 57 minutes 48 seconds West 60.07 feet; thence South 70 degrees 34 minutes 35 seconds West 59.52 feet; thence South 85 degrees 45 minutes 19 seconds West 295.00 feet to the Eastern boundary of the Replat of Lots 71, 72 and 73 in Amhearst Manor, Section Two, Phase One; thence along said Eastern boundary for the remaining three courses, North 04 degrees 14 minutes 41 seconds West 109.99 feet; thence North 85 degrees 44 minutes 12 seconds East 8.40 feet; thence North 04 degrees 14 minutes 41 seconds West 195.00 feet to the Northeast corner of said Replat of Lots 71, 72 and 73 in Amhearst Manor, Section Two, Phase One; thence North 85 degrees 45 minutes 19 seconds East 169.64 feet to the Point of Beginning, containing 5.551 acres, more or less.

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-----------|---------|------------|--------------|---------------|-------------|---------|
| CURVE # 1 | 500.00' | 5.00' | 5.00' | S 04°31'52" E | 09°34'23" | 2.50' |
| CURVE # 2 | 100.00' | 61.04' | 60.09' | S 78°45'52" E | 34°38'17" | 31.50' |
| CURVE # 3 | 500.00' | 43.31' | 43.30' | N 33°22'29" E | 04°57'48" | 21.67' |
| CURVE # 4 | 100.00' | 39.62' | 39.37' | N 24°20'18" E | 22°42'11" | 20.08' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S51°11'00"W | 9.28' |
| L2 | S46°39'32"W | 37.32' |
| L3 | S39°38'43"W | 75.80' |
| L4 | S34°06'12"W | 34.28' |
| L5 | S33°32'31"W | 66.48' |
| L6 | S37°35'49"W | 80.71' |
| L7 | S35°47'30"W | 86.32' |
| L8 | S31°07'08"W | 41.50' |



LOCATION MAP
SCALE: 1"=2000'