

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 2 5 2004

Side Plot
AUXILIARY
3545

AMHEARST MANOR SECTION III, PHASE I SECONDARY PLAT

RECEIVED FOR RECORD
DATE 05-25-04 3:24 P
FLAT BOOK R-108
PAGE 108
INSTR. # 200400018203
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

GENERAL NOTES

OWNER'S CERTIFICATE

- 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 said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991.
- 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 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 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."
- Access:** No lots shall access Lynch Road.

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

Strips or areas of land, of the dimensions shown on this plat and marked "Pubic Utility (P.U.) Easement", are hereby dedicated for the installation, maintenance, operation, 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 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 DEVELOPMENT, L.L.C.
Dan Buck
DAN BUCK, MANAGER
DAN BUCK DEVELOPMENT, L.L.C.
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.

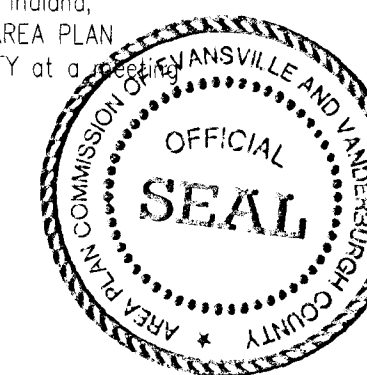
Witness my hand and seal this 6th day of May, 2004
My Commission Expires: 1/16/2008
Notary Public: Kristina M. Plister
Notary Resides in: Vanderburgh County, Indiana
(typed or printed name)

STORM DRAINAGE PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON: SEPT. 29, 2003
ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON: APRIL 29, 2004
SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON: OCT. 21, 2003

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 held on August 6, 2003.

Mark Foster
President
Bobby Smith
Attest Executive Director



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

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

Bobby Smith
Executive Director

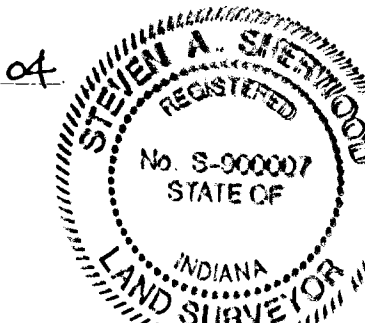
PLAT RELEASE DATE: May 25, 2004

R-108

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 July 11, 2004, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 6th day of May, 2004
Steven A. Sherwood
Steven A. Sherwood, L.L.C.
Indiana Registration No. 900007



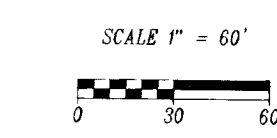
CURVE TABLE

CURVE #	RADIUS (FT)	DELTA	ARC LEN. (FT)	CHORD DIRECTION	CH. LEN. (FT)	TANGENT (FT)
CURVE #1	500.00	05°04'21"	44.27	N 88° 7'29" E	44.25	22.15
CURVE #2	100.00	12°09'33"	21.22	S 06°54'26" W	21.18	10.65
CURVE #3	500.00	04°57'48"	43.3	S 33°12'30" W	43.30	21.67
CURVE #4	100.00	34°58'17"	61.04	S 76°45'32" E	60.09	31.50
CURVE #5	23023.31	01°01'55"	414.67	S 89°15'07" E	414.66	207.34

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).



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 32 seconds West, 162.32'; thence South 89 degrees 43 minutes 08 seconds East, 708.19 feet to the Northeast corner of Lot 17 in Amhearst Manor Section One, Phase One, as per plat thereof, recorded in Plat Book Q, Page 120 in the office of the Recorder of Vanderburgh County, Indiana, said point being on the South Right-of-Way of Lynch Road and being the POINT OF BEGINNING; thence along said Right-of-Way, North 85 degrees 45 minutes 19 seconds East 469.88 feet; thence along said Right-of-Way, Southwesterly 414.67 feet along an arc to the left having a radius of 23,023.31 feet and subtended by a long chord having a bearing of South 89 degrees 15 minutes 07 seconds East and a length of 414.66 feet; thence along said Right-of-Way, South 89 degrees 45 minutes 57 seconds East 296.10 feet to the West line of a tract of land conveyed to the City of Evansville, Board of Parks Commission by Dan Buck Development, L.L.C. in a Warranty Deed dated August 23, 2000; thence along the boundary of said tract for the remaining courses: South 65 degrees 47 minutes 44 seconds West 45.09 feet; thence South 85 degrees 09 minutes 51 seconds West 85.24 feet; thence South 50 degrees 09 minutes 16 seconds West 34.93 feet; thence South 54 degrees 29 minutes 26 seconds West 49.46 feet; thence South 51 degrees 29 minutes 10 seconds West 32.09 feet; thence South 48 degrees 37 minutes 30 seconds West 50.16 feet; thence South 48 degrees 24 minutes 37 seconds West 38.51 feet; thence South 51 degrees 17 minutes 54 seconds West 34.87 feet; thence South 53 degrees 13 minutes 09 seconds West 42.86 feet; thence South 48 degrees 58 minutes 13 seconds West 20.29 feet; thence North 89 degrees 10 minutes 20 seconds West 290.60 feet; thence South 85 degrees 45 minutes 19 seconds West 300.00 feet; thence South 85 degrees 45 minutes 19 seconds West 300.00 feet to the Southwest corner of Lot 17 in Amhearst Manor Section One, Phase One, as per plat thereof, recorded in Plat Book Q, Page 120 in the office of the Recorder of Vanderburgh County, Indiana, said point being on the South Right-of-Way of Lynch Road and being the POINT OF BEGINNING.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 65°47'44" W	45.09'
L2	S 85°09'51" W	85.24'
L3	S 60°09'16" W	34.93'
L4	S 54°29'26" W	49.46'
L5	S 51°29'10" W	32.09'
L6	S 48°37'30" W	50.16'
L7	S 48°24'37" W	38.51'
L8	S 51°17'54" W	34.87'
L9	S 53°13'09" W	42.86'
L10	S 48°58'13" W	20.29'

LOT TABLE

LOT	AREA (SF)	AREA (AC)
100	7200	0.165
101	7200	0.165
102	7200	0.165
103	7200	0.165
104	7200	0.165
105	7200	0.165
106	7200	0.165
107	7449	0.171
108	7275	0.167
109	7132	0.164
110	7126	0.164
111	7130	0.164
112	7143	0.164
113	6820	0.157
114	6706	0.154
115	21523	0.494
116	10814	0.248
117	6599	0.151

