

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAY 25 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 herein, does hereby set 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 "Public Utility (P.U.) Easement", are hereby dedicated for the installation, maintenance, operation, engagement, 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 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:

1/16/08

Notary Resides in
Vanderburgh
County, Indiana

Kristina M. Plister
Notary Public
Kristina M. Plister
(typed or printed name)

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

SEPT. 29, 2003 DATE APRIL 29, 2004 DATE

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

OCT. 21, 2003 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 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

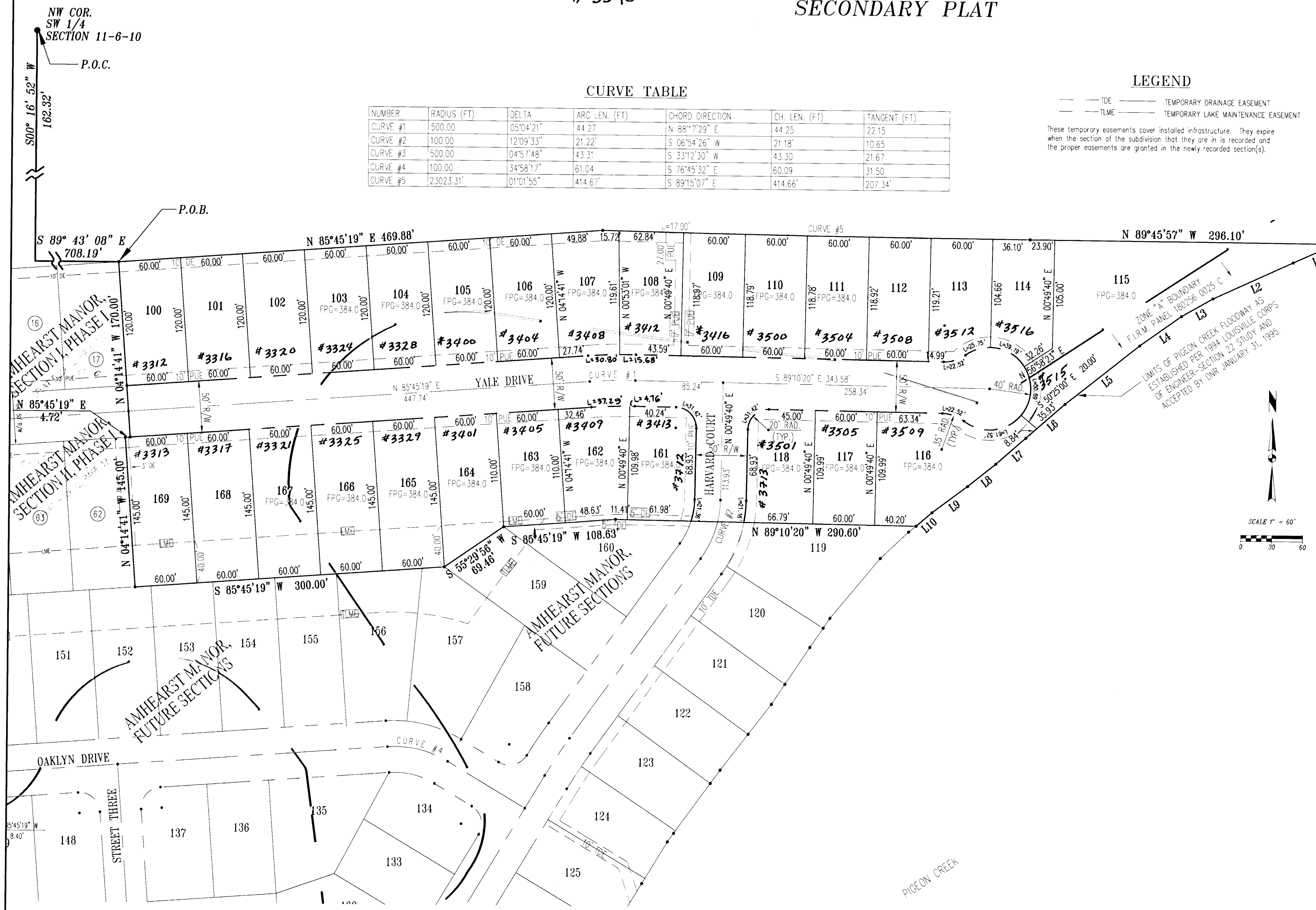
R-108

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
--- TLME --- 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 52 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, Southeastly 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 92.09 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 13 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 108.63 feet; thence South 55 degrees 29 minutes 56 seconds West 69.46 feet; thence South 85 degrees 45 minutes 19 seconds West 300.00 feet to the Southwest corner of Lot 62 in Amhearst Manor, Section Two, Phase One, as per plat thereof, recorded in Plat Book Q, Page 121 in said Recorder's office; thence along the East line of said Lot 62, North 04 degrees 14 minutes 41 seconds West 145.00 feet to the South Right-of-Way of Yale Drive; thence along said South Right-of-Way, North 85 degrees 45 minutes 19 seconds East 4.72 feet; thence North 04 degrees 14 minutes 41 seconds West 170.00 feet to the Point of Beginning, containing 6.331 acres, more or less.

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

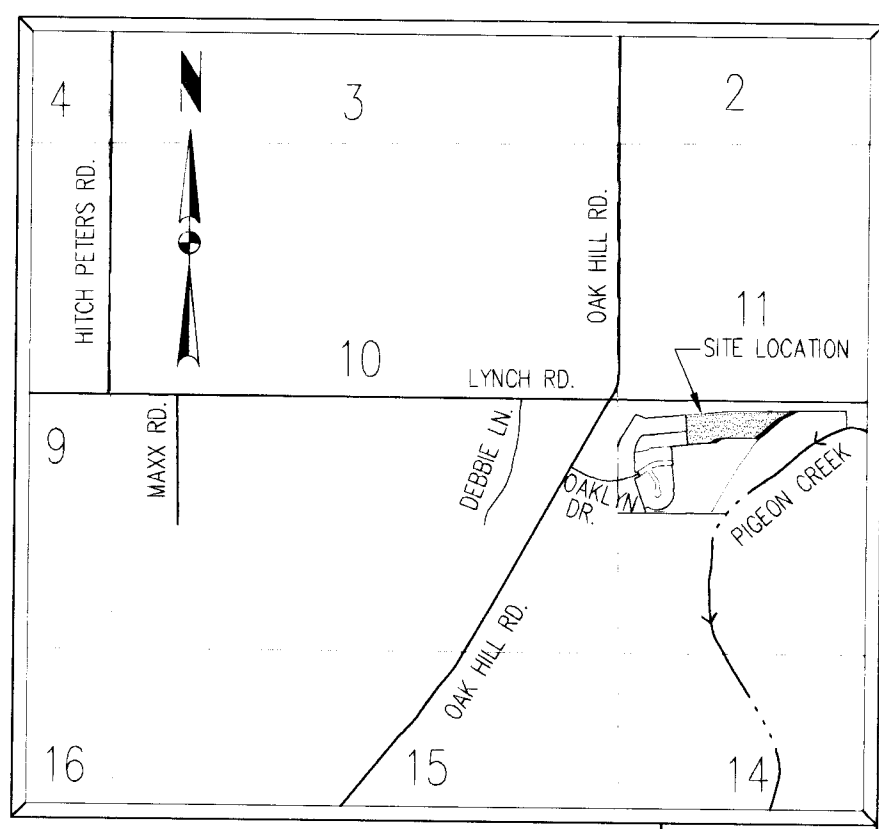


LINE TABLE

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	92.09'
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)	LOT	AREA (SF)	AREA (AC)	LOT	AREA (SF)	AREA (AC)
100	7200	0.165	118	7076	0.162	126	8700	0.200
101	7200	0.165	119	7126	0.164	127	8700	0.200
102	7200	0.165	120	7130	0.164	128	8700	0.200
103	7200	0.165	121	7143	0.164	129	8700	0.200
104	7200	0.165	122	7130	0.164	130	8700	0.200
105	7200	0.165	123	7126	0.164	131	8700	0.200
106	7200	0.165	124	7130	0.164	132	8700	0.200
107	7449	0.171	125	7143	0.164	133	8700	0.200
108	7275	0.167	126	7130	0.164	134	8700	0.200
109	7132	0.164	127	7126	0.164	135	8700	0.200
110	7126	0.164	128	7130	0.164	136	8700	0.200
111	7130	0.164	129	7143	0.164	137	8700	0.200
112	7143	0.164	130	7130	0.164	138	8700	0.200
113	6820	0.157	131	7126	0.164	139	8700	0.200
114	6706	0.154	132	7130	0.164	140	8700	0.200
115	21523	0.494	133	7143	0.164	141	8700	0.200
116	10814	0.248	134	7130	0.164	142	8700	0.200
117	6599	0.151	135	7126	0.164	143	8700	0.200



LOCATION MAP

SCALE: 1"=2000'