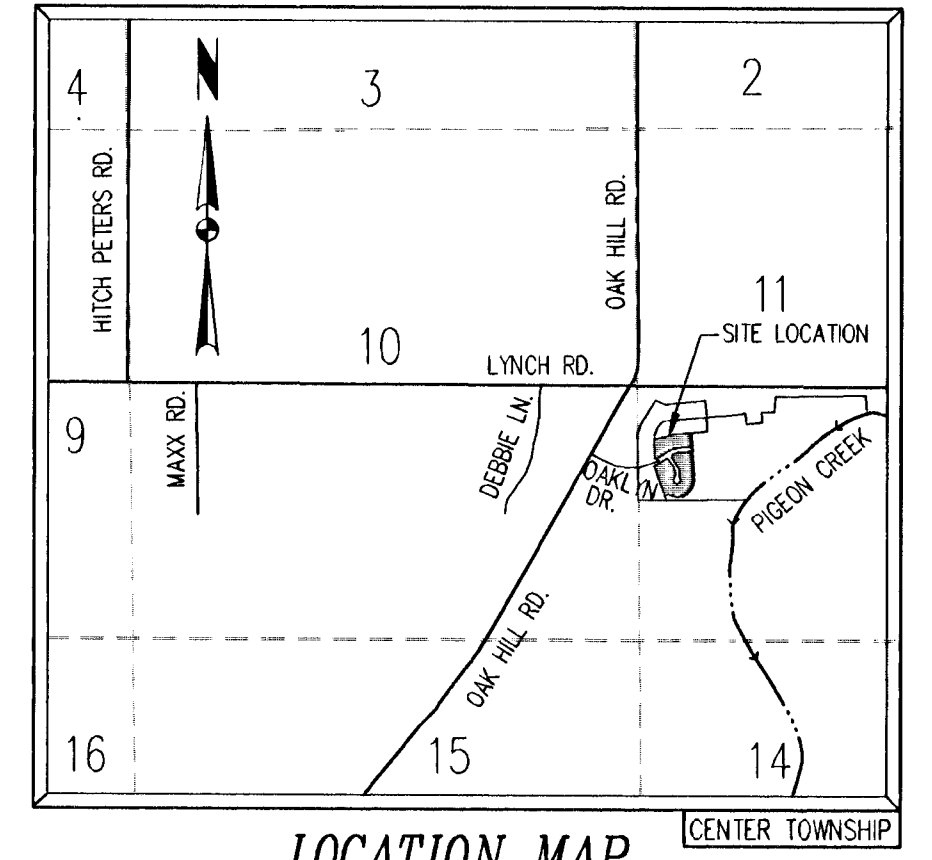


# REPLAT OF LOTS 71, 72 & 73 IN AMHEARST MANOR, SECTION II, PHASE I SECONDARY PLAT



DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 09 2001  
Auditor  
#6371

## BOUNDARY DESCRIPTION

Lots 71, 72, & 73 in Amhearst Manor, Section II, Phase I, as recorded in Plat Book Q, Page 121, in the Office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

The above said parcels are also described as follows:  
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, 390.79 feet to a point on the south line of a tract of land conveyed to William E., Jr. and Donna J. Stanifer and recorded in Deed Record 635, Page 363, in the office of the Recorder of Vanderburgh County, Indiana; thence along said south line South 64 degrees 52 minutes 25 seconds East, 36.07 feet to the southeast corner of said Stanifer property, said point also being on the west boundary line of Amhearst Manor Section I, Phase I, as per plat thereof recorded in Plat Book Q, Page 120 in said office of the Recorder; thence along the exterior perimeter of said Amhearst Manor Section I, Phase I the following 10 courses: South 19 degrees 55 minutes 12 seconds West, 97.38 feet to a point on the west line of the Southwest Quarter of said Section 11; thence South 00 degrees 16 minutes 52 seconds West, 685.73 feet to a point on the north line of a tract of land conveyed to Lantant D. Dorsey and recorded in Deed Dower 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, 50.88 feet to the POINT OF BEGINNING; thence North 18 degrees 31 minutes 20 seconds West, 322.01 feet to a non-tangent curve to the left, concave to the northwest, having a central angle of 10 degrees 30 minutes 31 seconds and a radius of 225.00 feet from which a chord bears North 61 degrees 47 minutes 24 seconds East, 41.21 feet; thence along the arc of said curve 41.27 feet to the point of tangency; thence North 56 degrees 32 minutes 08 seconds East, 29.20 feet; thence North 33 degrees 27 minutes 52 seconds West, 50.00 feet to a non-tangent curve to the right, concave to the northeast, having a central angle of 123 degrees 44 minutes 44 seconds and a radius of 20.00 feet from which a chord bears North 61 degrees 35 minutes 39 seconds West, 35.28 feet; thence along the arc of said curve 43.20 feet to the point of tangency; thence North 00 degrees 16 minutes 52 seconds East, 185.76 feet; thence North 80 degrees 14 minutes 40 seconds East, 140.78 feet; thence North 32 degrees 45 minutes 57 seconds East, 23.75 feet; thence North 85 degrees 45 minutes 19 seconds East, 233.57 feet to a point on the east boundary line of Amhearst Manor Section II, Phase I, as per plat thereof recorded in Plat Book Q, Page 121 in the office of the Recorder; thence along the exterior perimeter of said Amhearst Manor Section II, Phase I the following 6 courses: South 04 degrees 14 minutes 41 seconds East, 195.00 feet; thence South 85 degrees 45 minutes 19 seconds West, 8.40 feet; thence South 04 degrees 14 minutes 41 seconds East, 249.87 feet; thence South 75 degrees 15 minutes 39 seconds West, 8.43 feet to a non-tangent curve to the right, concave to the northwest, having a central angle of 138 degrees 48 minutes 30 seconds and a radius of 173.00 feet from which a chord bears South 54 degrees 39 minutes 54 seconds West, 323.89 feet; thence along the arc of said curve 419.12 feet to a point on the curve; thence South 71 degrees 28 minutes 40 seconds West, 39.44 feet to the point of beginning, containing 5.245 acres, more or less.

Excepting therefrom the right-of-way for Oaklyn Drive and Oaklyn Court, as dedicated in Amhearst Manor Section II, Phase I, as per plat thereof recorded in Plat Book Q, Page 121 in the office of the Recorder of Vanderburgh County, Indiana.

## 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, 2001, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 27<sup>th</sup> day of SEPT., 2001.

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



**12. OPEN SPACE: THE AMHEARST MANOR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF AREAS DESIGNATED AS "OPEN SPACE".**

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE CITY OF EVANSVILLE, BOARD OF PUBLIC WORKS ON:  
AUGUST 21, 2000  
DATE

STORM DRAINAGE PLANS WERE APPROVED BY THE CITY OF EVANSVILLE, BOARD OF PUBLIC WORKS ON:  
JULY 24, 2000  
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:  
OCTOBER 3, 2000  
DATE

## 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.

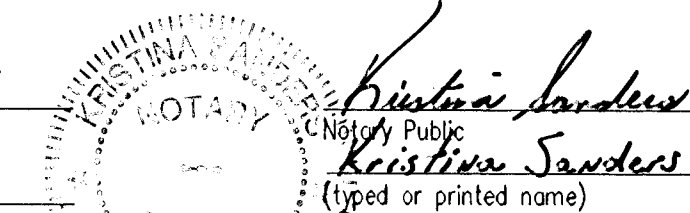
Witness my hand and seal this 28<sup>th</sup> day of September, 2001.

My Commission Expires:

June 14 2001

*Kristina Sanders*  
Notary Public  
Kristina Sanders  
(Typed or printed name)

County, Indiana

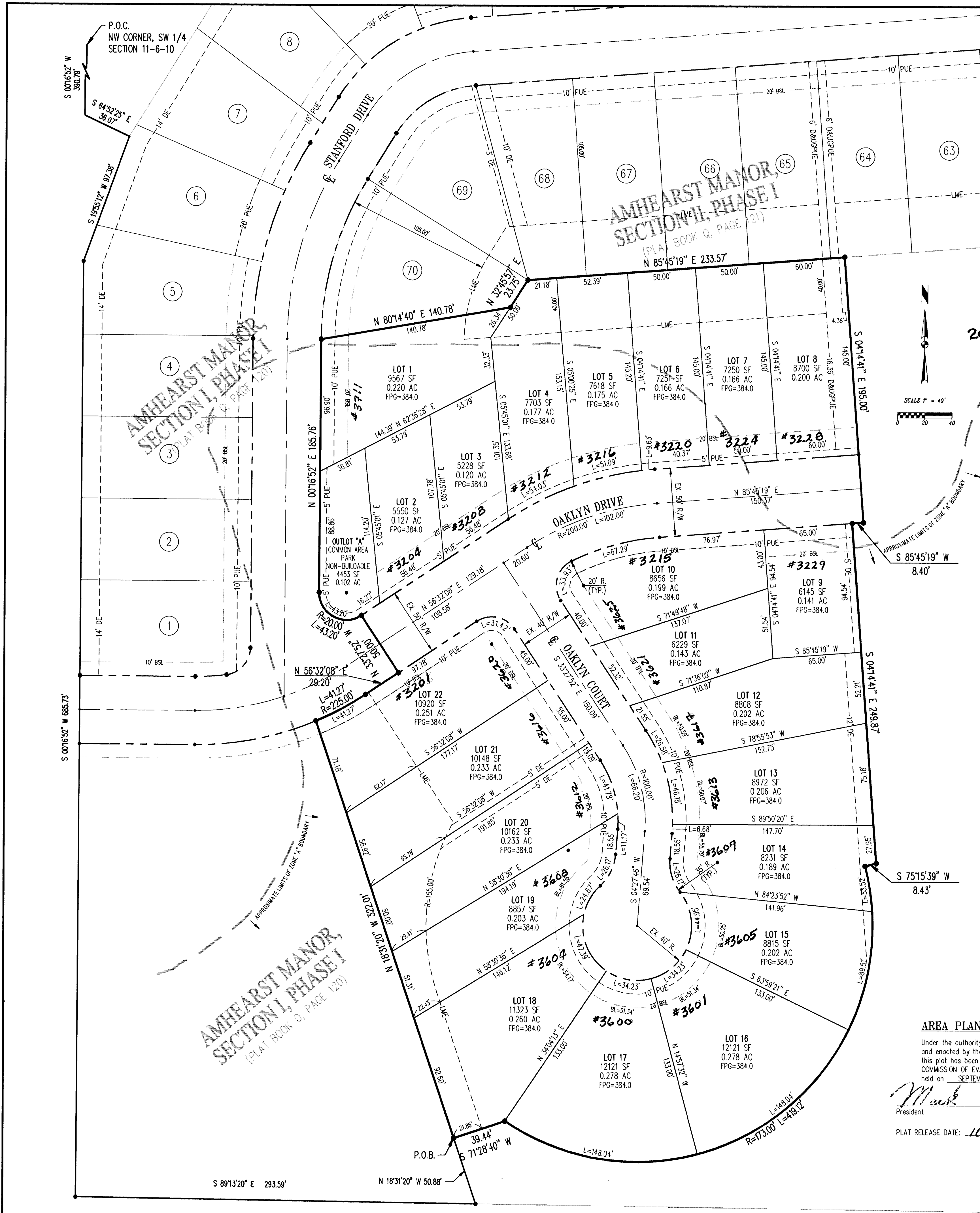


## AREA PLAN COMMISSION CERTIFICATE

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 SEPTEMBER 5, 2001.

*Mark Foster* President  
*Blaine Oliver* ASST Executive Director  
PLAT RELEASE DATE: 10-9-01  
*Blaine Oliver* ASST Executive Director

**Q-159**



## GENERAL NOTES

- Zoning:** The subject property is zoned R-3. All TCEs conform to Table A of Vanderburgh County Zoning Codes.
- Utilities:** Sanitary sewer, water, gas, electric, and telephone are available on-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.
- 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:
  - A. Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
  - B. 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.
  - C. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
  - D. 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.
  - E. 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.
  - F. 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 "RIS 900007".
- Outlet "A" Maintenance:** The maintenance of Outlet "A", Common Area, Park, Non-Buildable Lot; shall be the responsibility of the Amhearst Manor Homeowners Association as recorded in Misc. Dr. 6, Cd. 5644.
- Earthfill:** Portions of this site have been filled in accordance with acceptable industry standards, and houses may be placed on this fill.
- Special Measures:** 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.

## OWNERS 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 REPLAT OF LOTS 71, 72 & 73 IN AMHEARST MANOR, SECTION II, PHASE I.  
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 marked "Drainage (DE) Easement" are dedicated for conveyance of surface water and/or subsurface water, provided, however, that public utilities are hereby permitted to cross, underground only, such Drainage Easements with utility facilities, and 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 and egress and temporary staging areas for work by public utilities, so long as any damage caused to the designed facility is repaired by the utility company equal to the design standards.

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.

Strips or areas of land of the dimensions shown on this plat and marked "D&S/PUE" (Drainage and Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation or 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 structure 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 Board of Public Works or a public utility without liability, in the use of said easements.

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.

DANBUCK DEVELOPMENT, L.L.C.  
*Dan Buck*  
DAN BUCK, PRESIDENT, MEMBER  
P.O. BOX 4530  
EVANSVILLE, IN. 47724-0530 FILENAME: SUBPLAT.DWG, PROJECT#: 1-01-75, DATE: 09-27-01