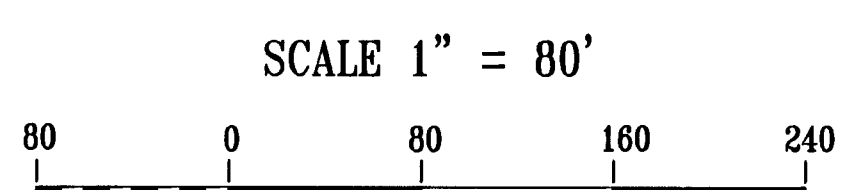


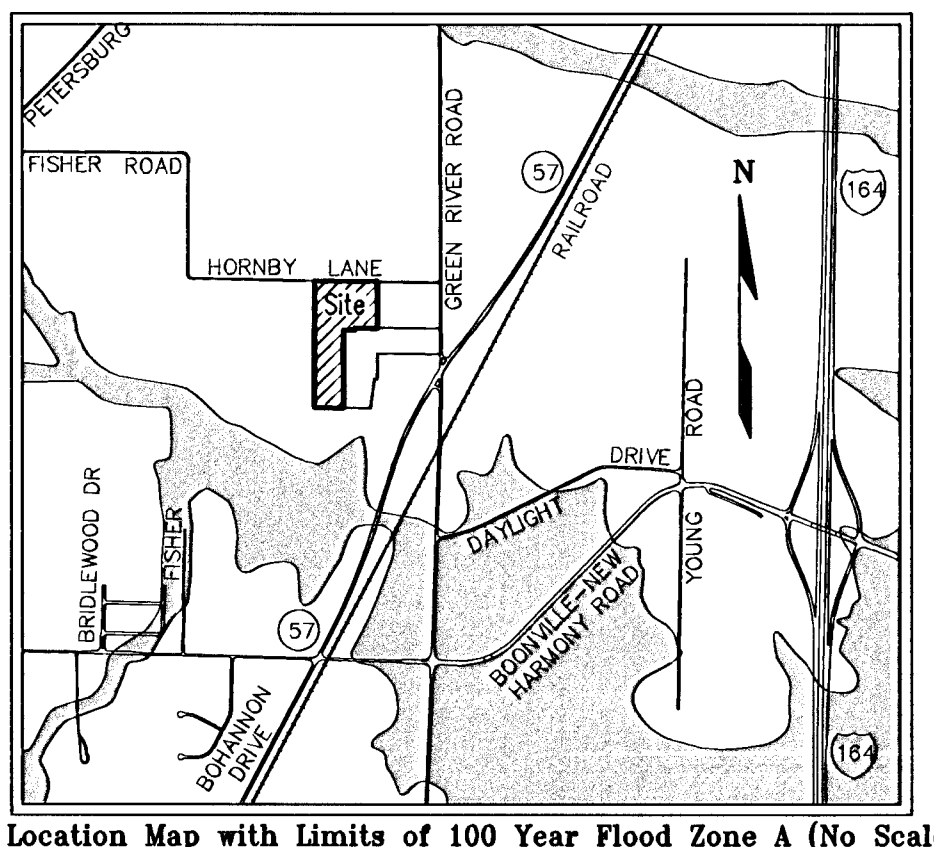
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
**05-22-2006**  
 (DATE)  
**PLAT BOOK C-6**  
 (PLAT BOOK)  
 PAGE **8**  
 INSTR# **2006R00018297**  
**BILL FLUTY AUDITOR**  
 # 3268  
 (AUDITOR NUMBER)  
**RECEIVED FOR RECORD**  
 DATE **05-22-06 2:40 PM**  
 PLAT BOOK **C-6**  
 PAGE **8**  
 INSTR# **2006R00018297**  
**BETTY KNIGHT SMITH RECORDER**  
 VANDERBURGH COUNTY

# Asbury Pointe Section 2



**LEGEND**

- Center Line
- Property Boundary Line
- Building Setback Line
- Right-of-Way Line
- Point of Commencement
- Point of Beginning
- Record Dimension
- Measured Dimension
- Calculated Dimension
- Minimum Finished Floor Elevation required per the Vanderburgh County Building Commissioner



Location Map with Limits of 100 Year Flood Zone A (No Scale)

**General Notes**

Utilities: Water and sanitary sewers will be extended to the site.  
 Access: All Lots shall access interior streets only.  
 That portion of Cookman Way which lies between Lot 36 and Lot 37 is dedicated for this plot for access to the property to the west. Improvements within this right-of-way, west of Mattison Court and east of the west property line of this subdivision, will not be constructed as a part of Asbury Pointe. Until the time that road improvements are constructed within this right-of-way, the adjoining Lot 36 will be responsible for maintenance of the north 25 feet of the right-of-way and the adjoining Lot 37 will be responsible for maintenance of the south 25 feet of the right-of-way.  
 Lots 19, 20, 21, 22, 23, 24, 25 and 26 are not considered double frontage lots for the purpose of placing fences along Hornby Road.

Flood Plain Data: All of the proposed subdivision does not lie within the limits of the 100 year flood zone as plotted by section on the Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel 180256 0015 C, dated August 5, 1991.  
 The subject property is not located in Special Flood Hazard Zone "A" as depicted on Flood Insurance Rate Map (FIRM) Panel No. 180256 0015 C, dated 8/5/1991. However, buildings placed on the lots within this subdivision will be subject to Minimum First Floor (MFF) elevations to be determined by the Building Commissioner of Vanderburgh County according to the Floodplain Management Ordinance.

At the time of recording of this plat, the Building Commissioner has determined the MFF elevation to be 396.6 feet (1929 Datum).  
 Prior to the placement of any structures on lots within this subdivision, the Building Commissioner's office must be contacted to confirm that the MFF shown has not been modified based on new or updated hydraulic information.

Floor Elevations: The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). The FPG for all the lots in this subdivision varies. FPG has been marked on all lots in the floor plan. Additional information may be obtained from the Vanderburgh County Building Commissioner.

First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.  
 Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Special measures are required to provide extra crawl space protection on all lots due to ground elevations. Special measures may include waterproofing, sump pumps, yard slopes in excess of code minimums.

Earth Fill: Portions of this site have been filled in accordance with acceptable industry standards, and houses may be placed on that fill. Storm Drainage Maintenance: Per Plan B (Repair Fund) of the County Drainage Ordinance. The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its appurtenances which exists on his or her property in proper working order including:  
 1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.  
 2. Keeping all parts of the storm water drainage system operating as designed and as constructed, and free of all trash, debris, and obstructions to the flow of water.  
 3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.  
 4. 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 County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.  
 5. 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.  
 6. The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins all of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this Subdivision, and which are in drainage easements and outside of the county accepted road rights-of-way as shown on the plot of this subdivision.

7. 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 County Drainage Board.  
 Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 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 silt fence, 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% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be seeded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

**Boundary Description**

Part of the Southeast Quarter of the Southeast Quarter of Section 11, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:  
 Commencing at the Southeast Corner of the Southeast Quarter of said Section, thence along the south line of the Southeast Quarter of the Southeast Quarter of said Section, North 89 degrees 06 minutes 03 seconds West 273.90 feet to the southeast corner of Asbury Pointe, Section 1, as per plat thereof, recorded in Plat Book R, page 144 in the office of the Recorder of Vanderburgh County, Indiana; thence continue along the south line of said Quarter Quarter Section, North 89 degrees 06 minutes 03 seconds West 301.80 feet to the southwest corner thereof; thence along the west line of the Southeast Quarter of the Southeast Quarter of said Section, South 89 degrees 23 minutes 04 seconds East 655.63 feet to the northeast corner of said Quarter Quarter Section; thence parallel with the east line of the Southeast Quarter of the Southeast Quarter of said Section, South 00 degrees 01 minute 53 seconds East 460.00 feet to a corner of said Asbury Pointe, Section 1; thence along the north and west side of said Asbury Pointe, Section 1 the following nine (9) calls: South 00 degrees 36 minutes 56 seconds West 5.00 feet; thence North 89 degrees 23 minutes 04 seconds West 235.00 feet; thence South 00 degrees 36 minutes 56 seconds West 20.03 feet; thence North 89 degrees 23 minutes 04 seconds West 120.00 feet; thence South 00 degrees 36 minutes 56 seconds West 351.76 feet; thence South 89 degrees 23 minutes 04 seconds East 5.00 feet; thence South 00 degrees 36 minutes 56 seconds West 125.00 feet; thence South 89 degrees 23 minutes 04 seconds East 3.91 feet; thence South 00 degrees 36 minutes 56 seconds West 325.08 feet to the point of beginning and containing a gross area of 13,079 Acres.

Subject to a Lake Maintenance and Storm Drainage Easement, a Drainage and Underground Public Utility Easement, a Drainage and Public Utility Easement and a second Drainage and Underground Public Utility Easement as depicted on the plot of Asbury Pointe, Section 1, recorded in Plat Book R, page 144 in the office of the Recorder of Vanderburgh County, Indiana.  
 Also, subject to all other easements and rights-of-ways of record.

**Surveyor's Certificate**

I, Scott D. Buedel, do 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, and that all monuments shown exist at locations as noted.

Date: **5-15-06**  
  
 Scott D. Buedel, PLS  
 Indiana Registration No. 29900031

**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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on March 3, 2004.

President: *[Signature]*  
 Attest Executive Director: *[Signature]*  
 Secondary Plat complies with the Ordinance and is approved for recording.  
 Executive Director: *[Signature]*  
 PLAT RELEASE DATE: **MAY 23, 2006**

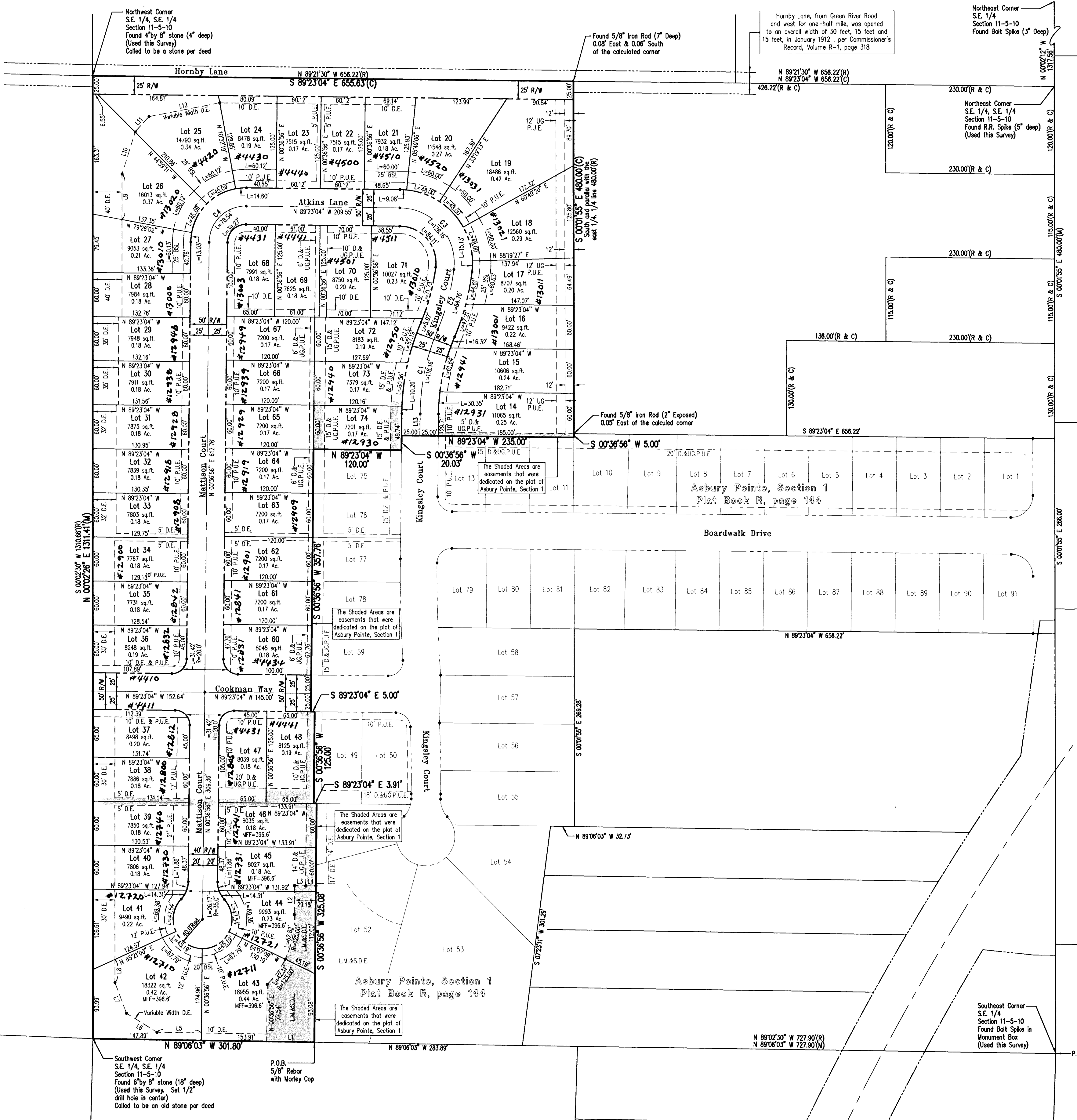
**Notary Certificate**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, J. Scott Jagoe who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this **16th** day of **MAY**, 2006.  
 My Commission Expires: **MAY 21, 2010**  
*[Signature]*  
 Notary Public

Notary Resides in **VANDERBURGH** County, Indiana  
  
 Prepared by Morley and Associates  
 4800 Rosebud Lane  
 Newburgh, IN 47630  
 (812) 464-9585

Secondary Plat  
 Job Number: 5540-4-A  
 & 5540-Plat-Section-2.dwg  
 Date: May 15, 2006  
 APC 2-5-2004



**Line Table**

| Number | Bearing       | Distance |
|--------|---------------|----------|
| L1     | N 89°06'03" W | 65.00'   |
| L2     | N 00°28'56" E | 28.53'   |
| L3     | S 89°23'04" E | 15.15'   |
| L4     | S 89°23'04" E | 14.00'   |
| L5     | N 89°06'03" W | 60.80'   |
| L6     | N 58°07'45" W | 48.75'   |
| L7     | N 20°24'29" W | 44.70'   |
| L8     | N 00°02'28" E | 31.47'   |
| L9     | N 00°02'28" E | 62.10'   |
| L10    | N 17°21'34" E | 60.03'   |
| L11    | N 42°01'45" E | 28.01'   |
| L12    | N 79°02'28" E | 98.43'   |
| L13    | N 00°28'56" E | 28.71'   |

**Curve Table**

| NUMBER          | CI             | CS             | CA            |
|-----------------|----------------|----------------|---------------|
| DELTA ANGLE     | 92°24'02"      | 161°11'48"     | 92°22'48"     |
| CHORD DIRECTION | N 115°35'57" E | N 150°09'19" E | N 41°11'41" W |
| TANGENT         | 59.88          | 42.66          | 83.85         |
| RADIUS          | 300.00         | 300.00         | 78.00         |
| ARC LENGTH      | 118.16         | 84.76          | 128.16        |
| CHORD LENGTH    | 117.40         | 84.48          | 111.80        |

Northwest Corner SE 1/4, SE 1/4 Section 11-5-10 Found 4 1/2" stone (4" deep) Called to be a stone per deed  
 Hornby Lane S 89°23'04" W 658.22'(R) 25' R/W  
 Found 5/8" Iron Rod (1" Deep) 0.00' East & 0.00' South of the calculated corner  
 Hornby Lane, from Green River Road and west for one-half mile, was opened to an overall width of 30 feet, 15 feet and 15 feet, in January 1912, per Commissioner's Record, Volume R-1, page 318  
 Northeast Corner SE 1/4, SE 1/4 Section 11-5-10 Found Bolt Spike (5" deep) (Used this Survey)  
 Atkins Lane S 89°23'04" W 209.55' 10' D.E.  
 Found 5/8" Iron Rod (2" Exposed) 0.05' East of the calculated corner  
 Kingsley Court S 00°36'56" W 5.00'  
 Boardwalk Drive N 89°23'04" W 658.22'  
 Cookman Way S 89°23'04" E 5.00'  
 Kingsley Court S 89°23'04" E 3.91'  
 Southwest Corner SE 1/4, SE 1/4 Section 11-5-10 Found 8 1/2" stone (18" deep) (Used this Survey, Set 1/2" drill hole in center) Called to be an old stone per deed  
 P.O.B. 5/8" Rebar with Morley Cap  
 Southeast Corner SE 1/4, SE 1/4 Section 11-5-10 Found Bolt Spike in Monument Box (Used this Survey)  
 P.O.C.