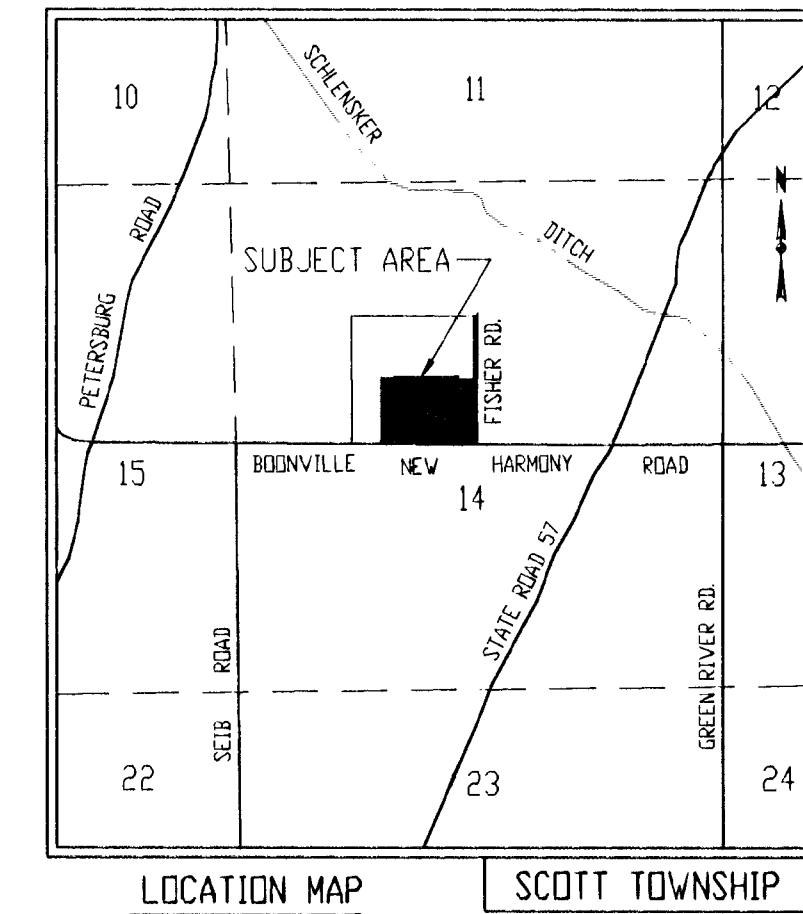


# BRIDLEWOOD SECTION ONE

## Q-49

S.88°43'46"E. 1277.00'

N.E. COR. SE. 1/4,  
N.W. 1/4, SEC. 14-5-10  
(3/4" LIPIE FND.-1" DOWN)  
S.88°43'46"E. 25.00'



RECEIVED NOV 5 1999  
12:53 P.  
NOV 5 1999  
Pet Box Q-49  
LETTY J. HERMANN RECORDER  
VANDERBURGH COUNTY  
1999 R00037160  
DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER  
NOV 05 1999  
Auditor  
#7679

### GENERAL NOTES

- Zoning:** The subject property and all abutting property is zoned agricultural (AG). All TGS conform to Table A of Vanderburgh Co. Zoning Code.
- Utilities:** Sanitary sewer, water, gas, electric, telephone, and cable will be extended to the site.
- Flood Plain Data:** A portion of this property lies within the 100 year flood zone (Zone A), as 500 property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18026 0025 C, dated August 5, 1991. The lowest floor elevation 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). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on all lots affected by the flood plan. Any crawl space located on a lot with a FPG designation shall maintain an elevation at the lowest point in the crawl space of at least 0.10' above the 100 year flood elevation, said minimum elevation is 397.0 or greater.
- Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow storm water runoff from abutting lots to flow freely to drainage swales or street curbs.
- Road Grades:** Maximum road grades will not exceed 5.0%.
- Temporary Erosion Control:** (during construction)
  - Slopes of 2% - 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 slow holes 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 sodded or stabilized with an erosion control mat at completion of ditch grading.
  - 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.
- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "PLS 300007".
- Drainage Facility Maintenance:** The individual Lot Owner shall be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and specifically the Lake Maintenance & Storm Detention Easement (LMS&SD) and Drainage Easements (DE), which exist on his or her property in working order including:
  - (A) "Mowing grass, controlling weeds, and maintaining the designed cover for 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 County Surveyor's Office, and/or in the County 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) "The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, appons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins all of which are part of the approved and constructed storm water drainage system shown on the on-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."
  - (G) "NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board."
- Lot Access:** All lots must access to interior streets only. Driveways into Old Booneville-New Harmony Road and Fisher Road are prohibited.

### OWNERS CERTIFICATE

The undersigned owners of the real estate shown, and described herein, do hereby plot and subdivide said real estate as shown and designate the same as BRIDLEWOOD SECTION ONE. All roads shown, and not previously dedicated, are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plot and marked "PUE" (Public Utility 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, lines, overheading 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 plot and marked "DE" (Drainage 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.

Strips or areas of land of the dimensions shown on this plot and marked "LMS&SD" (Lake Maintenance & Storm Detention Easement) are dedicated for maintenance of the storm detention system. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance & Storm Detention Easement.

Strips or areas of land of the dimensions shown on this plot and marked "DMS&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 Drainage Board 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.

BRIDLEWOOD DEVELOPMENT, L.L.C.  
4700 ST. VENDEL-CYNTHIANA ROAD  
MAYESVILLE, IN 47338  
John J. Elpers, MEMBER-MANAGER

### 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 plot 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 22 day of October, 1999.  
My Commission Expires: June 14, 2001  
Notary Resides in: Vanderburgh  
County, Indiana

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

### BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter of Section 14, Township 5 South, Range 10 West of the Second Principle Meridian, in Scott Township, Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 14, thence along the South line thereof, North 88 degrees 38 minutes 38 seconds West (assumed bearing) 986.10 feet, thence North 01 degrees 21 minutes 22 seconds East 679.40 feet; thence parallel with said South line, South 88 degrees 38 minutes 38 seconds East 130.00 feet; thence North 01 degrees 21 minutes 22 seconds East 9.15 feet; thence parallel with said South line, South 88 degrees 38 minutes 38 seconds East 670.00 feet; thence South 01 degrees 21 minutes 22 seconds West 23.87 feet; thence parallel with said South line, South 88 degrees 38 minutes 38 seconds East 161.02 feet; thence parallel with the East line of said Quarter Quarter Section, North 01 degrees 20 minutes 59 seconds East 650.39 feet to the North line thereof; thence along said North line, South 88 degrees 43 minutes 46 seconds East 25.00 feet to the Northeast corner of said Quarter Quarter Section; thence along the East line thereof, South 01 degrees 20 minutes 59 seconds West 1315.11 feet to the Point of Beginning, containing 15.331 acres, more or less.

Subject to the Right-of-Way for Fisher Road across the East side of the above described real estate. Also Easements "A" through "C" as shown on the Plot.

### 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 plot correctly represents a survey completed by me on March 13<sup>th</sup> 1999 and that all monuments are in place and exist at locations as noted.

Witness my hand and seal this 27 day of October, 1999.  
Steven A. Sherwood, L.S.  
Indiana Registration No. 300007

### AREA PLAN COMMISSION CERTIFICATE

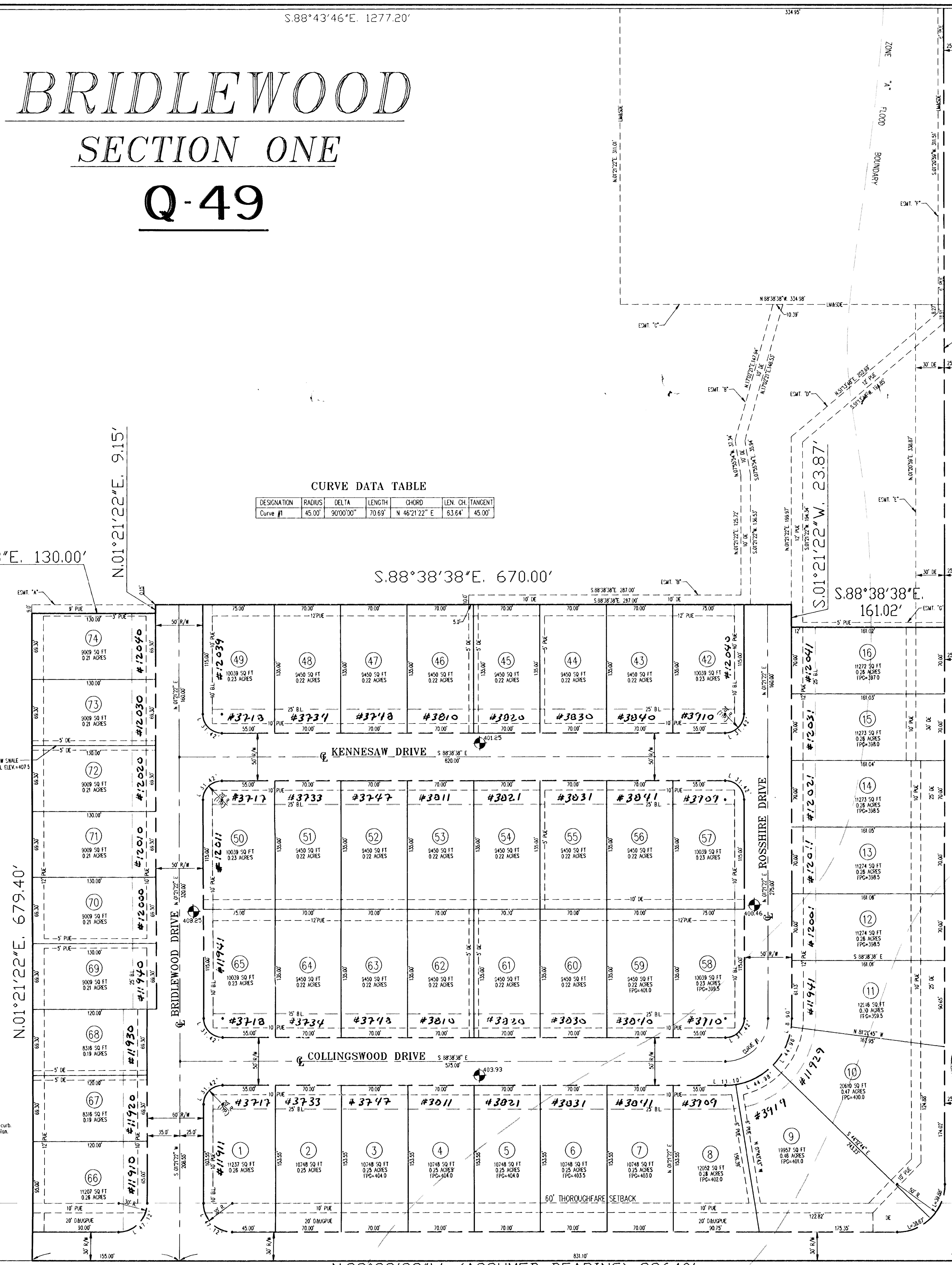
Under the authority provided by the acts of 1981, public law #309, and enacted by the General Assembly of the State of Indiana, this plot has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on MAY 5, 1999.

PLAT RELEASE DATE Nov. 5, 1999

P.O.B.  
S.E. COR. SE. 1/4,  
N.W. 1/4, SEC. 14-5-10  
(1 1/4" LIPIE FND.-4" DOWN)

#### CURVE DATA TABLE

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD	LEN. CH. TANGENT
Curve #1	45.00'	90°00'00"	70.69'	N 46°21'22" E	83.64' 45.00'



308.50'

BOONVILLE-NEW HARMONY ROAD N.88°38'38"W. (ASSUMED BEARING) 986.10'

APC # 11-5-99 DATE: 10-27-99, PROJECT: 109-88-7, FILENAME: SC11PLAT60.DWG