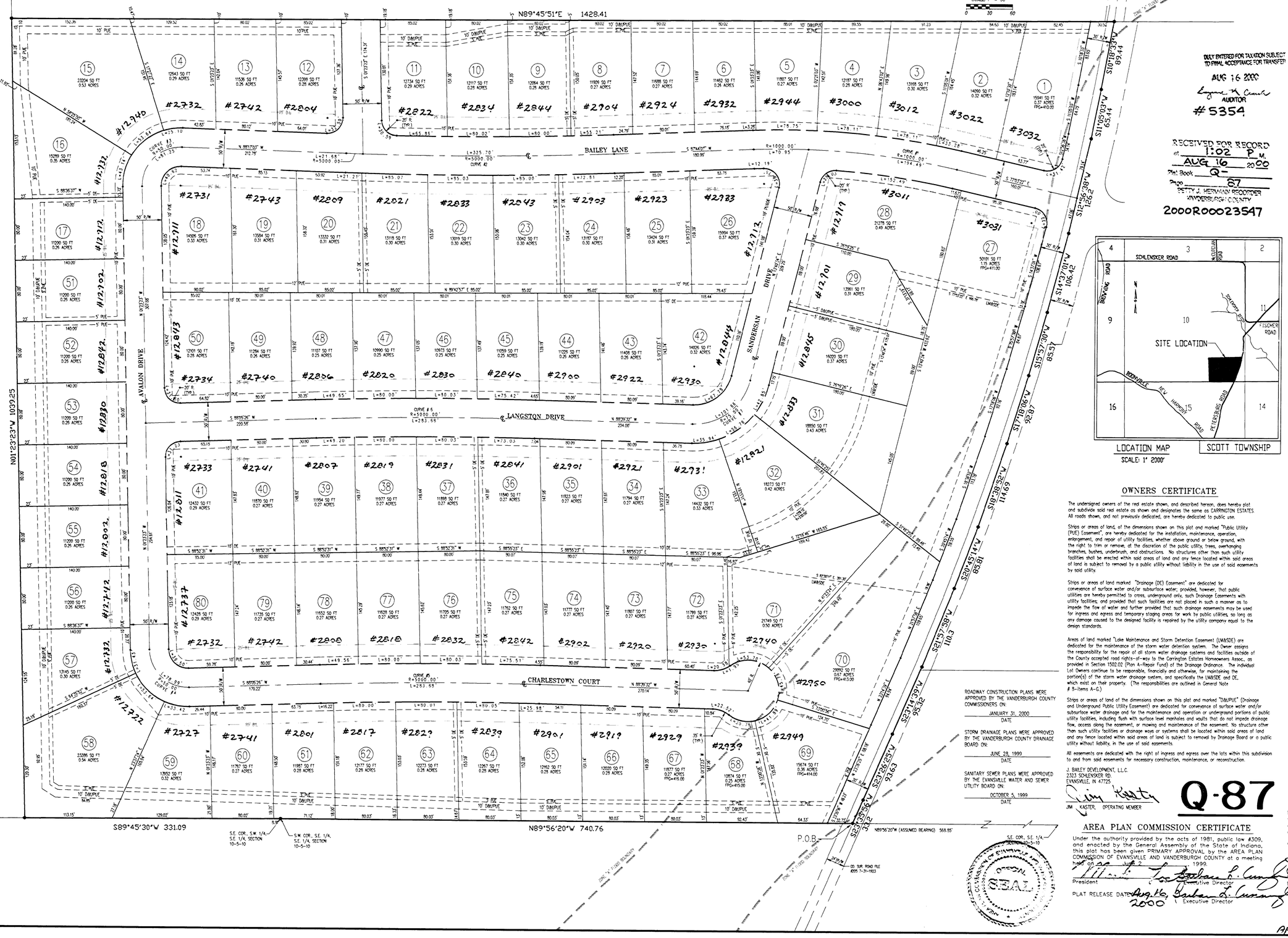
CARRINGTON ESTATES

CURVE DATA TABLE

NUMBER	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD	CHORD (FT)	TANGENT (FT)
#1	1000.00	15°12'32"	265.44	N 84°39'38" W	264.67	133.51
#2	5000.00	03°58'50"	347.38	N 89°43'32" E	347.31	173.76
#3	50.00	97°06'20"	81.25	S 45°09'47" W	72.60	52.79
#4	50.00	90°31'11"	79.99	S 46°38'59" E	71.93	50.46
#5	5000.00	03°15'03"	283.68	S 89°42'57" W	283.64	141.88
#6	5000.00	03°15'03"	283.68	S 89°42'57" W	283.64	141.88
#7	75.00	77°39'54"	101.66	N 52°30'31" E	94.06	60.37



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 16 2000
AUDITOR
#5354

RECEIVED FOR RECORD
AT 1:02 P.M.
AUG 16 2000
Plat Book Q-87
Page
PETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
2000R00023547

LOCATION MAP — SCOTT TOWNSHIP
SCALE: 1" 2000'

GENERAL NOTES

1. Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
2. 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 0015 C, dated August 5, 1991.
3. 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.
4. Road Grades: Maximum road grades will not exceed 5.0%.
5. Temporary Erosion Control: (during construction)
   - Slopes of 0%- 5% 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 5% 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.
6. 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.
7. Property Corner Markers: All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007."
8. 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 (LM&SDE)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, 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 plat 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."
9. Lot Access: All lots must access to interior streets only. Driveways onto Petersburg Road are prohibited.

BOUNDARY DESCRIPTION

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

Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 10; thence along the South line thereof, North 89 degrees 56 minutes 20 seconds West (assumed bearing) 568.85 feet to the centerline of Old Petersburg Road and the Point of Beginning; thence continue along said South line, North 89 degrees 56 minutes 20 seconds West 740.76 feet to the Southwest corner of said Quarter Quarter Section; thence along the South line of the Southwest Quarter of the Southeast Quarter of said Section 10, South 89 degrees 45 minutes 30 seconds West 331.09 feet; thence North 01 degrees 23 minutes 23 seconds West 1039.25 feet; thence North 89 degrees 45 minutes 51 seconds East 1428.41 feet to the centerline of said road; thence along said centerline, South 10 degrees 18 minutes 33 seconds West 69.44 feet; thence along said centerline, South 11 degrees 05 minutes 03 seconds West 65.44 feet; thence along said centerline, South 12 degrees 56 minutes 38 seconds West 126.20 feet; thence along said centerline, South 14 degrees 37 minutes 01 seconds West 106.42 feet; thence along said centerline, South 15 degrees 37 minutes 30 seconds West 95.57 feet; thence along said centerline, South 17 degrees 18 minutes 06 seconds West 92.87 feet; thence along said centerline, South 18 degrees 38 minutes 32 seconds West 114.69 feet; thence along said centerline, South 20 degrees 45 minutes 14 seconds West 85.81 feet; thence along said centerline, South 21 degrees 57 minutes 38 seconds West 110.30 feet; thence along said centerline, South 23 degrees 14 minutes 39 seconds West 95.32 feet; thence along said centerline, South 23 degrees 26 minutes 25 seconds West 93.63 feet; thence along said centerline, South 23 degrees 39 minutes 56 seconds West 33.20 feet to the Point of Beginning, containing 30.482 acres, more or less.

OWNERS CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as CARRINGTON ESTATES All roads shown, and not previously dedicated, are hereby dedicated to public use.

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 and Storm Detention Easement (LM&SDE) are dedicated for the maintenance of the storm water detention system. The Owner assigns the responsibility for the repair of all storm water drainage systems and facilities outside of the County accepted road rights-of-way to the Carrington Estates Homeowners Assoc., as provided in Section 1502.02 (Plan A-Repair Fund) of the Drainage Ordinance. The individual Lot Owners continue to be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and specifically the LM&SDE and DE, which exist on their property. (The responsibilities are outlined in General Note # 5-Items A-G.)

Strips or areas of land of the dimensions shown on this plat and marked "D&UPUE" (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.

J. BAILEY DEVELOPMENT, LLC.
2323 SCHLENSKER RD.
EVANSVILLE, IN 47725

JIM KASTER, OPERATING MEMBER

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
JANUARY 31, 2000
DATE

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:
JUNE 28, 1999
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:
OCTOBER 5, 1999
DATE

Q-87

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 the 2 day of June, 1999.

President — Executive Director

PLAT RELEASE DATE Aug 16, 2000 — Executive Director

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 31 day of July 2000

My Commission Expires: June 14 2007

Notary Public Kristina Sanders (Signature)

Notary Resides in Vanderburgh County, Indiana

Kristina Sanders (Name or printed name)

NOTARY PUBLIC 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 APRIL 27, 1999 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 31st day of July 2000

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

LAND SURVEYOR

Apc# 13-5-99

FILENAME:BASE.DWG, PREPARED BY: JMS-9, DATE:7-31-2000