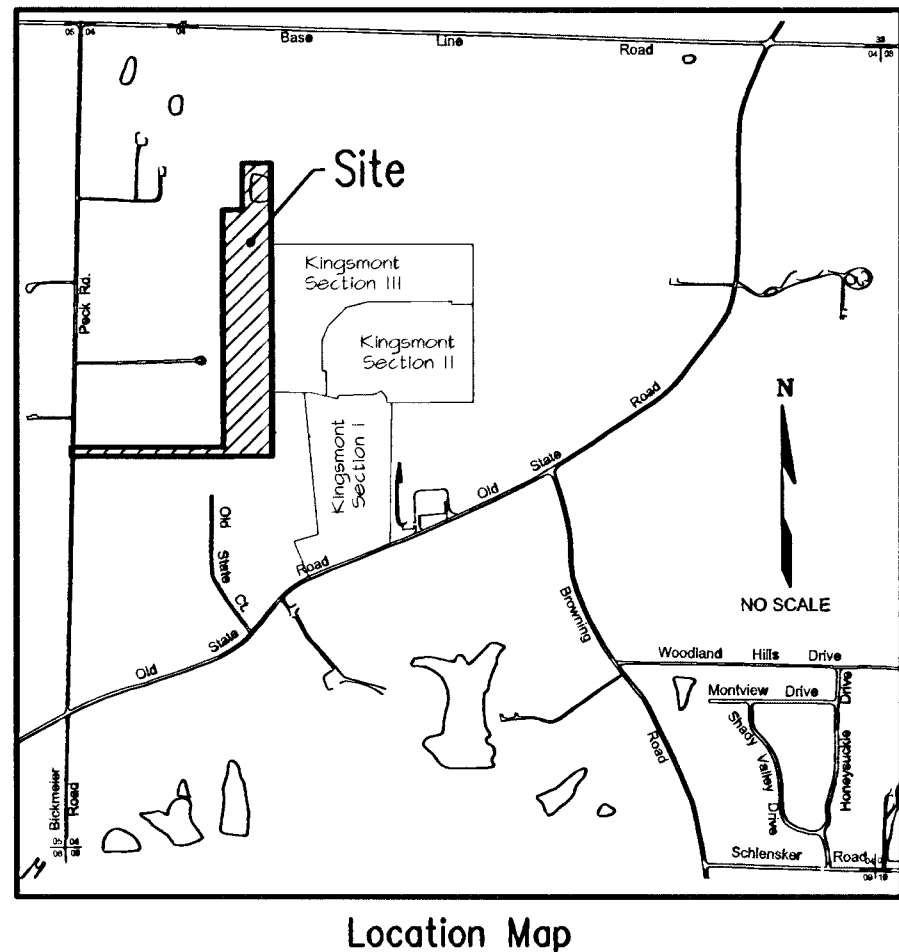
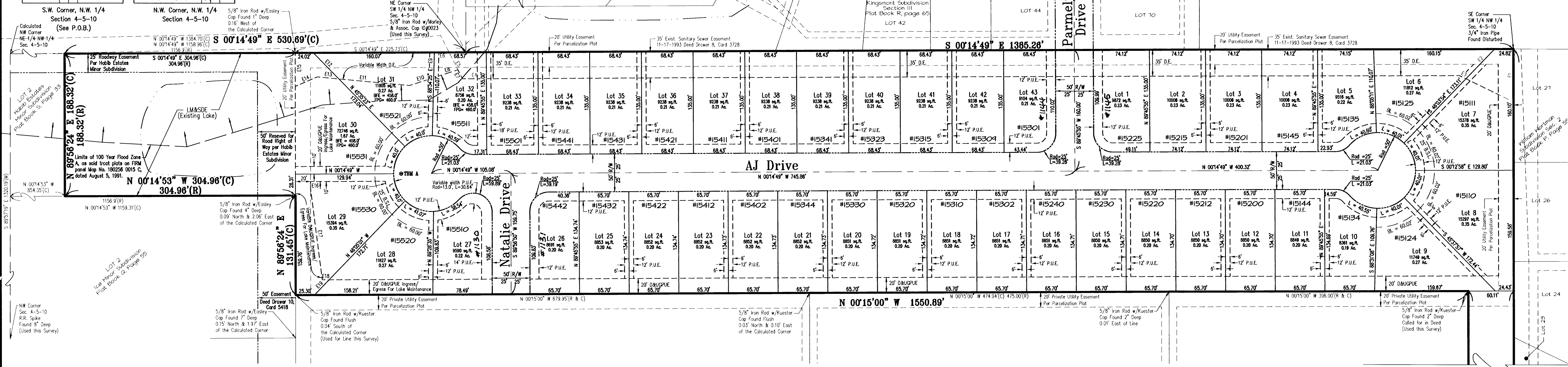
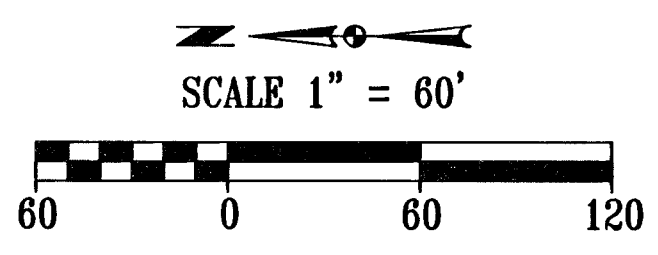
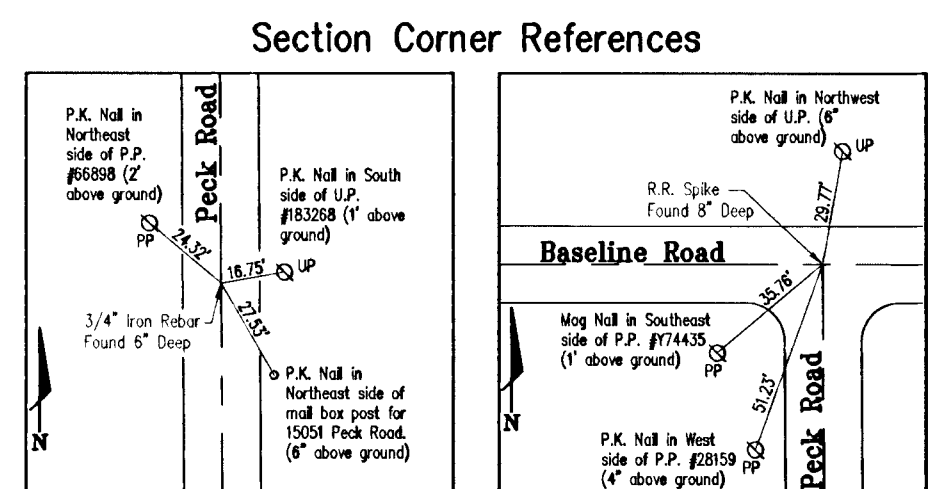


# Chadwick Place Subdivision

## S-95

RECEIVED FOR RECORD  
 DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 DATE 07-24-2008 3:38 PM  
 PLAT BOOK 5  
 PAGE 95  
 INSTR# 2008R00020067  
 BETTY KNIGHT SMITH RECORDER  
 VANDERBURGH COUNTY



**Legend**

- Rad - Radius
- L - Length
- BL - Building Setback Line
- B.S.L. - Building Setback Line
- R - Record
- M - Measured
- C - Calculated
- P.O.B. - Point of beginning

**Easement Line Table**

Number	Bearing	Distance	Number	Bearing	Distance
E1	S 89°56'16" W	70.00'	E11	N 05°15'43" E	93.88'
E2	N 46°03'54" W	54.77'	E12	N 45°35'23" E	48.22'
E3	N 25°50'15" E	9.72'	E13	N 05°15'43" E	28.84'
E4	N 00°14'49" W	31.51'	E14	N 23°28'24" W	31.62'
E5	N 83°04'50" E	39.17'	E15	N 89°56'24" E	44.49'
E6	N 00°14'49" W	19.47'	E16	S 89°56'24" W	9.33'
E7	N 83°04'50" E	13.38'	E17	S 82°39'54" W	121.36'
E8	N 18°02'30" W	33.63'	E18	S 00°15'00" E	9.29'
E9	S 88°34'25" E	33.33'	E19	N 46°05'01" W	27.88'
E10	N 18°02'30" W	33.66'			

**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 2nd day of July, 2008.  
 My Commission Expires: 5-3-2009  
 Notary Public: Joan M. Morley  
 Notary Resides in: Vanderburgh County, Indiana  
 (Typed or Printed Name)

**Owner's Certificate**

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Chadwick Place Subdivision. All road right-of-ways 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 "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities and/or storm drains, 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 buildings or similar structures other than such utility facilities shall be located within said areas of land. 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. However, nothing herein shall prevent the use of any portion of the easement for parking and drives.  
 Strips or areas of land, of the dimensions shown on this plat and marked "D&UGPUE" (Drainage and Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of 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 structures 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 the drainage board or a public utility without liability, in the use of said easements.  
 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 drainage; however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such 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. 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.  
 Strips or areas of land, of the dimensions shown on this plat and marked "LMS&SDE" (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Drainage 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.

**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, INDIANA, VANDERBURGH COUNTY at a meeting held on, August 10, 2008.  
 Blaine Oliver, President  
 Blaine Oliver, Attest Executive Director  
 Secondary Plat complies with the Ordinance and is released for Recording.  
 PLAT RELEASE DATE: July 24, 2008

**County**  
 Final drainage plans were approved by the Vanderburgh County Drainage Board on: **OCTOBER 17, 2006**  
 Final road plans were approved by the Vanderburgh County Commissioners on: **OCTOBER 24, 2006**  
 Final sanitary sewer plans were approved by the Evansville Water and Sewer Utility Board on: **JULY 8, 2008**  
 Owner: Grisham Investments Incorporated  
 By: Victor L. Grisham, President  
 370 Huey Road  
 Wadesville, IN. 47378

**General Notes**

- Utilities: Water, sanitary sewers, gas and electric will be extended to the site.
- Basements: The Vanderburgh County Building Commissioner must approve all basements.
- Flood Plain Data: Portions of the proposed subdivision does lie within the boundaries of the 100 Year Flood Zone "A" as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 190295-00195, dated August 5, 1991.  
 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 (FPD). FPD has been marked on all lots in the flood plain and all areas designated by the Building Commissioner. 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. Lowest adjacent grades and crawlspaces shall be a minimum of 0.1' above the Base Flood Elevation (100 year flood elevation).  
 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.  
 TBM A: Chisled Square set on back of curb at the east side of the curb inlet located at the north end of the Cut-de-sac of AJ Drive. Elevation = 458.38'  
 Access: All Lots shall access interior streets only.  
 Lake Maintenance: The owners of lot 30 shall maintain the lakefront lying on their lot.  
 Outlot: Shall be maintained by the Owners, or Future Owners, as the Outlot ownership is Transferred.  
 Storm Drainage Maintenance: Per Plan B (Repair Fund) of the Vanderburgh 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 easements which exist on his or her property in proper working order including:  
 1. Mowing grass, controlling weeds and maintaining the designed cover the waterways, storage basins, and easements in accordance with applicable ordinances. and 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.  
 2. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.  
 3. 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.
- 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.
- The Repair Fund established for this project will pay the cost 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 of this subdivision, and which are in drainage and/or public utility easements and outside of the county accepted road rights-of-way as shown on the plat of this subdivision.
- 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, Lot Owners, and anyone else that disturbs 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 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 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 already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

**Boundary Description**  
 Part of the West Half of the Northwest Quarter of Section 4, Township 5 South, Range 10 West, Scott Township, Vanderburgh County, Indiana, and more particularly described as follows:  
 Beginning at a 3/4" iron pin found 6" below grade marking the Southwest corner of the said half Section; thence along the West line of said Half Quarter Section North 00 degrees 19 minutes 42 seconds West 60.00 feet; thence North 89 degrees 55 minutes 54 seconds East 996.65 feet to a 5/8" Iron Pin with a Kuester Cap found flush; thence North 00 degrees 15 minutes 00 seconds West 1550.89 feet; thence North 89 degrees 56 minutes 24 seconds East 131.45 feet; thence North 00 degrees 14 minutes 53 seconds West 304.96 feet; thence North 89 degrees 56 minutes 24 seconds East 158.32 feet; thence South 00 degrees 14 minutes 49 seconds East 530.69 feet to a 5/8" Iron Rebar with Morley & Associates Cap found flush; thence South 00 degrees 14 minutes 49 seconds East 1385.28 feet; thence South 89 degrees 56 minutes 16 seconds West 1316.25 feet to the Point of Beginning; containing 63247.41 square feet or 14.52 acres.  
 Subject to all easements and right-of-way of record.

**Surveyor's Certificate**  
 I, Danny K. Leek, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me and that all monuments shown exist at the locations as noted.  
 Witness my hand and seal this 3rd day of July, 2008.  
 Danny K. Leek, P.L.S.  
 Indiana Registration No. S0480  
 Morley and Associates, Inc.  
 4800 Rosebud Lane  
 Newburgh, IN 47630-9351

**Affirmation Statement**  
 I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.  
 Signature: *[Signature]*

**Secondary Plat**  
 Designed by: D.K.L. Job Number: 7168  
 Drawn by: M.D.L. Date: 6/28/2008  
 File name: 7168 Chadwick Place.dwg  
 www.morleyandassociates.com

**Engineering Surveying Architecture Construction Management**  
 Morley and Associates, Inc.  
 Evansville, IN (812) 464-9585  
 Henderson, KY (270) 830-0300  
 Jasper, IN (812) 634-9990

**Notary Public Seal**  
 DANNY K. LEAK  
 REGISTERED LAND SURVEYOR  
 No. S0480  
 STATE OF INDIANA

**Peck Road** N 00°19'42" W  
 60.00' (C.R.)  
 60.00'  
 30' R/W  
 5/8" Iron Rod w/ Kuester Cap Found 1" Deep Called for in Deed (Used this Survey)  
 3/4" Iron Rebar Found 9" Deep Called for in Deed (Used this Survey)  
 P.O.B. SW Corner SW 1/4 NW 1/4 Sec. 4-5-10 3/4" Iron Rebar Found 9" Deep Called for in Deed (Used this Survey)  
 APC# 12-S-2006