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DATE 04-14-03 11:23A M
PLAT BOOK R-
PAGE 54
INSTR # 2003R00016356
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

Crowne Ridge Section 1

GENERAL NOTES

Noise sensitive note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

Access: All Lots shall access interior streets only.
Lots shall not have access onto Green River Road or Kansas Road.

Lots 7 thru 13 shall not have access to the 16.2' private roadway easement.

Double Frontage: Lots adjacent to Kansas Road and Green River Road shall not be considered double frontage lots.

Road Grades: Maximum road grades will not exceed 10.0%

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Zoning: The subject property is currently zoned Ag

Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0025 C, dated August 5, 1991.

All first floor grades shall conform to local and state enforced building codes. First floor grades shall be set to allow for proper drainage around houses.

Lots 88, 89, 100 thru 102, 114 thru 116, 131 and Lot 1 are non-buildable until a release or supplemental agreement for the relocation of and vacation of the existing 100' S.I.G.E.C.O. transmission line easement has been approved by S.I.G.E.C.O. a Vectren Company and and recorded in the office of the Recorder of Vanderburgh County, Indiana

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 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 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 plat 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.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Bench Mark Data:
Reference Bench Mark – Vanderburgh STC Survey disk at the entrance to the Vanderburgh Sheriff's Training Center on Kansas Rd. ELEV.=377.62'

TBM#1 – Top of P.K. Nail at the NE. corner of the Wynnfield Subdivision – Section 1, recorded in Plat Book Q, Page 192 Elevation = 382.49

Final Storm Drainage Plans were approved by the Vanderburgh County Drainage Board on: December 23, 2003

Road Construction Plans were approved by the Vanderburgh County Commissioners on: February 3, 2003

Sanitary Sewer Plans approved: 3-18-03

LEGEND

L.M. – Lake Maintenance
S.D. – Storm Drainage
D. – Drainage
P.U. – Public Utility
E. – Easement
R – Radius
L – Length
BL – Lot Width at Building Line
r – Record
m – Measured
c – Calculated
P.O.B. – Point of beginning
P.O.C. – Point of commencement
——— Center line
R/W Right-of-way line
– – – – – – Easement line
BSL Building setback line
AC. – Acres
sq.ft. – Square Feet
r/w – Right-of-way
CI – Curve Number
FPG – Flood Protection Grade

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
APR 14 2003
Bill Shutt AUDITOR
#2471

SCALE 1" = 60'
60 0 60 120

3/4" I.Rod (Fnd. 8" deep) NE. cor., SE. 1/4, Section 23-7SS-R10W (Used this Survey)

RADIAL LINE DATA

NUMBER	DIRECTION	DISTANCE
R5	S 02°22'12" W	40.00'
R6	N 59°39'57" E	40.00'
R7	N 54°55'33" W	40.00'
R8	S 02°22'12" W	40.00'
R9	S 02°22'12" W	40.00'
R10	N 59°39'57" E	40.00'
R11	N 54°55'33" W	40.00'
R12	S 02°22'12" W	40.00'

CENTERLINE CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C2	90°00'00"	S 42°37'48" E	50.00	50.00	78.54	70.71

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 **Crowne Ridge Section 1.** 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 **"D.E."** (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water, provided 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 so long as any damage caused to a drainage facility is repaired by the utility company. 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 **"P.U.E."** (Public Utility Easement), are hereby dedicated to public utilities 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 located 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 plat and marked **"D.&UG.P.U.E."** (Drainage & 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 **"L.M.& S.D.E."** (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 Detention 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.

Baywood Development, LLC.
P.O. Box 149
Newburgh, IN. 47629

By: Ray A. Zeller – 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 Ray A. Zeller, 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 21ST day of MARCH, 2003

My Commission Expires:
MAY 21, 2010

Gerald M. Withrow
Notary Public
GERALD M. WITHROW
(typed or printed name)

Notary Resides in VANDERBURGH County, Indiana

NOTARY PUBLIC SEAL 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, 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, Nov. 6, 2002

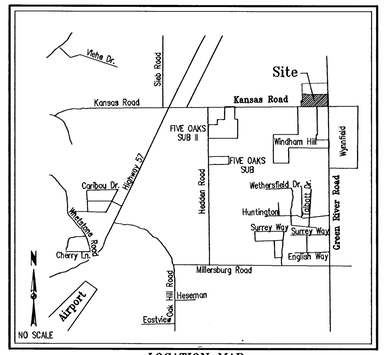
Mark Foster
President

Bradley E. Hill
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording

Bradley E. Hill
Executive Director

PLAT RELEASE DATE: April 14, 2003



LOCATION MAP

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 23, Township 5 South, Range 10 West in Vanderburgh County, Center Township, Indiana, being more particularly described by metes and bounds as follows:

Beginning at the southeast corner of the southeast quarter of said section 23, said point is also the intersection of Green River Road and Kansas Road; thence along the south line thereof North 87 degrees 37 minutes 49 seconds West 1256.10 feet to the southeast corner of a tract of land conveyed to Randall A. Hill in Deed Drawer 11, card 7665 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line thereof North 00 degrees 50 minutes 32 seconds East 256.00 feet to the northeast corner of said Hill tract; thence North 00 degrees 50 minutes 32 seconds East 64.39 feet; thence North 00 degrees 50 minutes 32 seconds East 330.70 feet; thence South 87 degrees 37 minutes 49 seconds East 180.52 feet; thence South 02 degrees 22 minutes 12 seconds West 25.00 feet; thence South 87 degrees 37 minutes 49 seconds East 1011.77 feet to a point on the east line of said quarter section; thence along the east line thereof South 00 degrees 50 minutes 02 seconds West 562.20 feet to the point of beginning containing 15.86 acres (690718 sq.ft.) more or less.

Subject to a 40 foot right-of-way along the entire east side for Green River Road.

Subject to a 30 foot right-of-way along the entire south side for Kansas Road.

Subject to all easements and rights-of way of record

Also the following off-site easements to remain in full force and effect for so long as and until such a time that the next section of said subdivision is approved by the Vanderburgh County Area Plan Commission and recorded in the office of the Recorder of Vanderburgh County, Indiana.

1. A 7 foot D & UG. P.U.E. located north of and adjacent to the north line of Lots 80 through 92 and extending 87.35 feet into Lot 93
2. A 5 foot P.U.E.located north of and adjacent to the north line of the above described Offsite Easement #1 and extending to the west right-of-way line of Green River Road
3. A 12' L.M. & S.D.E. and D & UG. P.U.E. located and adjacent to the the east 114.40 feet of north line of Lot 93

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do hereby certify that I am a land surveyor licensed in in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 21 day of March 2003.

Danny K. Leek, P.L.S.
Indiana Registration No. S0480
Morley and Associates Inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

OFFICIAL SEAL EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN COMMISSION

R-54

Morley and Associates inc.
600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713
PHONE: (812) 464-9585 FAX: (812) 464-2514

Secondary Plat

Proj. No.: 5423 Secl-plat.dwg 3/20/03 JEWood

APC 4-15-5-2002 R-54

RECEIVED BY PSC VANDERBURGH COUNTY SURVEYOR'S OFFICE 4/7/03

65 Lots