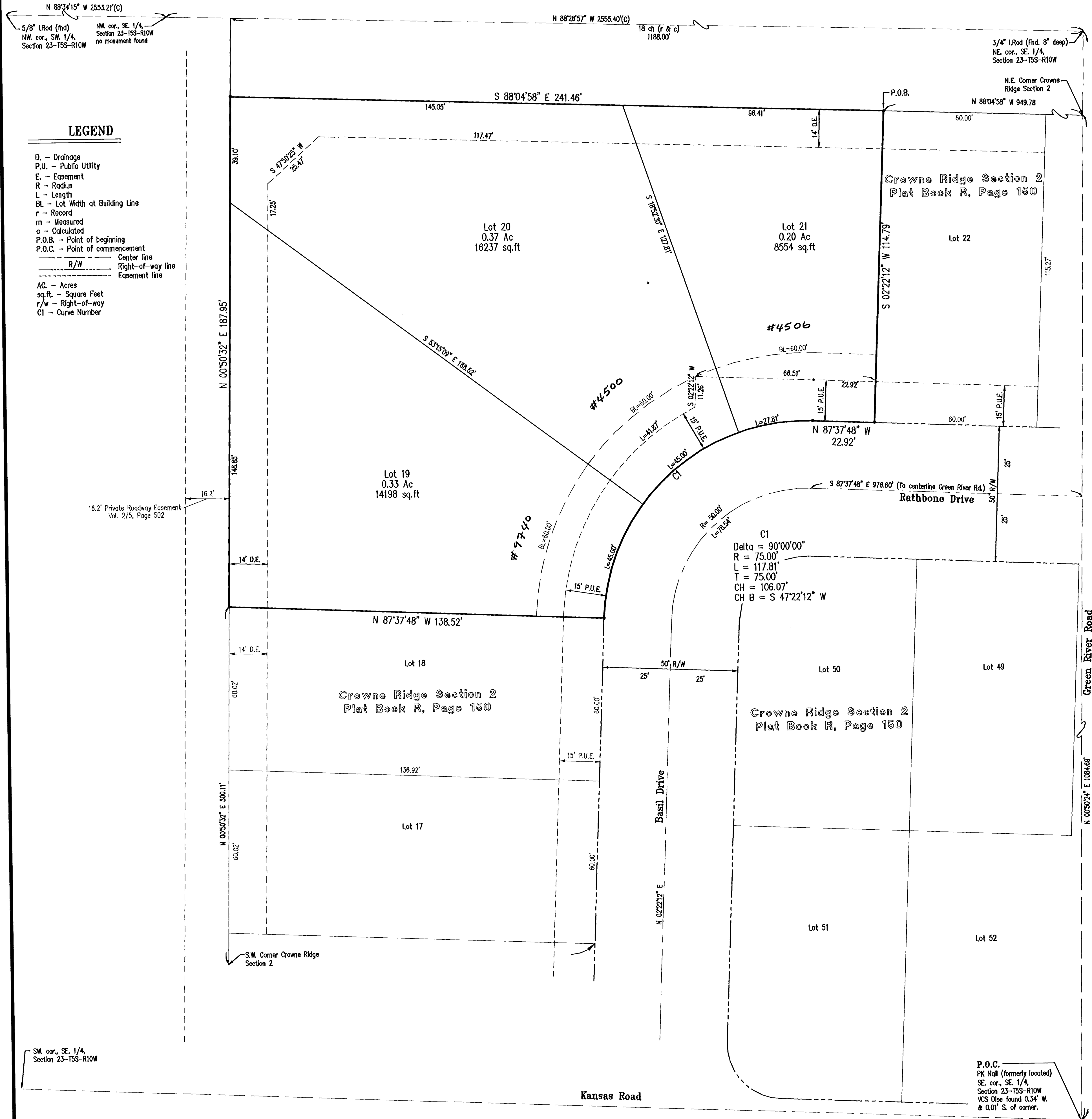


# Crowne Ridge Section 3

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 09-25-06  
 DATE 09-25-06 3:16 PM  
 PLAT BOOK 5-  
 PAGE 24  
 INSTR# 2006R0032901  
 BETTY KNIGHT SMITH RECORDER  
 VANDERBURGH COUNTY



**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 19 and 20 shall not have access to the 16.2' private roadway easement.

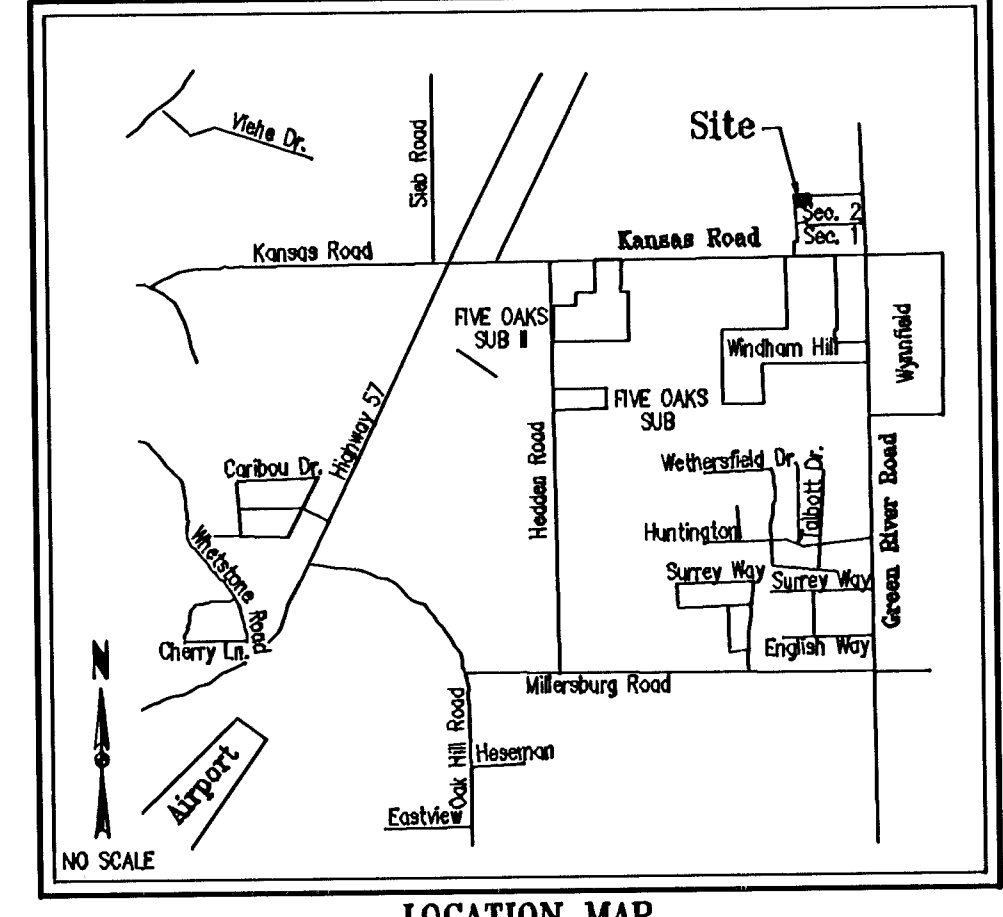
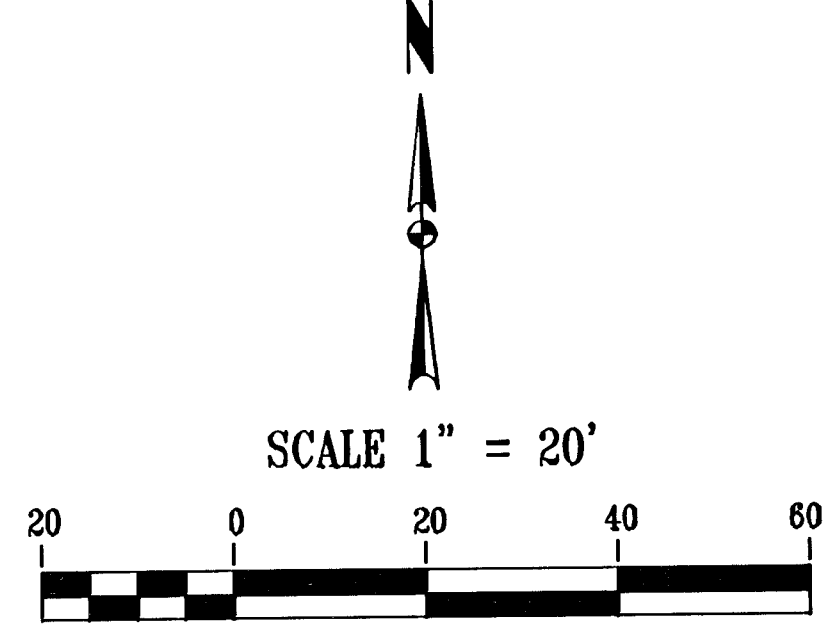
Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

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 G, 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.

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:



**OWNER'S CERTIFICATE**

The undersigned owners of the real estate shown and described hereon do hereby plot and subdivide said real estate as shown and designate the same as Crowne Ridge Section 3.

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- 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.
- Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- 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 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.
- 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.

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 storage 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.

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.

Bywood Development, LLC  
 4540 Crowne Ridge Ct.  
 Evansville, IN 47725

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 steel rebar with plastic cap stamped "Morley & Assoc. I.D.# 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.=377.82'

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 were approved by the Evansville Water and Sewer Utility Board on: April 8, 2004

By: Roy A. Zeller - Notary

**NOTARY PUBLIC**  
 STATE OF INDIANA, COUNTY OF Vanderburgh

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Roy A. Zeller, who acknowledged 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 15 day of May, 2006

My Commission Expires: 5-5-2009  
 Notary Public: Joan M. Miller  
 Notary Residing in: Vanderburgh County, Indiana



**BOUNDARY DESCRIPTION**

Part of the Southeast Quarter 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:

Commencing 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 east line thereof, North 00 degrees 50 minutes 24 seconds East, 1084.69 feet to the northeast corner of Crowne Ridge Section 2, as per plat thereof, recorded in Plat Book R, page 150 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said Section 2, North 88 degrees 04 minutes 58 seconds West 949.78 feet to the northwest corner of Lot 22 in said Section 2, said point being the point of beginning, thence along the west line of said Lot 22, South 02 degrees 22 minutes 12 seconds West 114.79 feet to the southwest corner of said Lot 22, said point also being on the north line of Rathbone Drive; thence along the north line of Rathbone Drive, North 87 degrees 37 minutes 48 seconds West 22.92 feet to the point of curvature of a curve to the left having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 75.00 feet from which a chord bears South 47 degrees 22 minutes 12 seconds West 106.07 feet; thence along the northwesterly boundary of Rathbone Drive and along the arc of said curve 117.81 feet to the northeast corner of Lot 18 in said Section 2; thence along the north line of said Lot 18, North 87 degrees 37 minutes 48 seconds West 138.52 feet to the northeast corner of said Lot 18; thence along the extended west line of said Lot 18, North 00 degrees 50 minutes 32 seconds East 187.85 feet to a point on the extended north line of said Section 2, thence along the extended north line of said Section 2, South 88 degrees 04 minutes 58 seconds East 241.46 feet to the point of beginning containing 38,888 square feet (0.90 acres)

Subject to all easements and rights-of-way of record

**SURVEYOR'S CERTIFICATE**

I, Bret Alan Semersheim, 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 by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 15 day of May, 2006

Bret Alan Semersheim  
 Bret Alan Semersheim, R.L.S.  
 Indiana Registration No. LS2020009  
 Morley and Associates, INC.  
 4800 Rosebud Lane  
 Newburgh, IN 47830  
 (812) 464-9585

**AREA PLAN COMMISSION CERTIFICATE**

Under the authority provided by the Acts of 1981, Public Law 1393, 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, November 6, 2002.

President: *[Signature]*  
 Attest Executive Director: *[Signature]*

Secondary Plat complies with the Ordinance and is released for Recording  
 Executive Director: *[Signature]*

PLAT RELEASE DATE: Sept. 25, 2006

**Secondary Plat**

Designed By: Job Number: 5425-4A  
 Drawn By: BAS Date: 5-10-06  
 Filename: 5425/sec3-plat.dwg

**Morley and Associates**  
 Inc.  
 Evansville, IN (812) 464-9585  
 Henderson, KY (270) 830-0300  
 Jasper, IN (812) 634-9980