



RECORDED FOR RECORD  
 AT 3:49 P.M.  
 PLAT Q-122  
 PAGE 122  
 BETTY KNIGHT-SMITH RECORDER  
 VANDERBURGH COUNTY  
 MARCH 8 2001  
 2001R00007265

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 MAR 08 2001  
 Auditor  
 #1414

**GENERAL NOTES**

- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data:** Flood Insurance Rate Map (FIRM) Community Panel 180256-0025 C, dated August 5, 1991 shows that no portion of this subdivision lies within Zone A, or said property plots by scale.
- 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.
- Road Grades:** Maximum road grades will not exceed 8.0%.
- Temporary Erosion Control:** (during construction)
  - Slopes of 0% - 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 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% - 6% 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.
- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "T.L.S. 900007".

**OWNERS CERTIFICATE**

The undersigned owners of the real estate shown, and described herein, does hereby plat and subdivide said real estate as shown and designates the same as "IVY MEADOW". 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, undergrowth, 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 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 the conveyance of surface water and/or subsurface water. 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 Vanderburgh County, as provided in Section 1502.02 (Plan B-Repair Fund) of the Drainage Ordinance. The individual Lot Owners continue to be responsible, frantically 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 # 8-items A-G)

(G) 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.

MURPHY BUILDERS, INC.  
 CHARLES L. MURPHY - PRESIDENT  
 607 DREXEL DRIVE  
 EVANSVILLE, IN 47712

**BOUNDARY DESCRIPTION**

Part of the Southeast Quarter of Section 3, Township 6 South, Range 10 West of the Second Principal Meridian in Center Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 3, thence along the West line thereof, South 00 degrees 00 minutes 00 seconds East (assumed bearing) 895.94 feet to the Point of Beginning; thence North 89 degrees 55 minutes 25 seconds East 861.40 feet; thence North 00 degrees 00 minutes 00 seconds East 275.00 feet to the centerline of Rode Road; thence along said centerline North 89 degrees 55 minutes 25 seconds East 50.27 feet to a point 396 feet West of the East line of said Quarter Quarter Section; thence parallel with said East line South 00 degrees 01 minutes 26 seconds East 565.00 feet; thence North 89 degrees 55 minutes 25 seconds East 396.00 feet to the centerline of Rode Road; thence along said centerline North 89 degrees 55 minutes 25 seconds East 50.27 feet to the Southeast corner of the Northeast Quarter of the Southeast Quarter; thence parallel with the South line of said Quarter Quarter Section South 89 degrees 55 minutes 25 seconds West 1327.41 feet to the West line of the Southeast Quarter of the Southeast Quarter; thence along said West line North 00 degrees 04 minutes 45 seconds East 33.00 feet to the Southwest corner of the Northeast Quarter of the Southeast Quarter; thence along the West line thereof North 00 degrees 00 minutes 00 seconds East 430.70 feet to the Point of Beginning, containing 116.03 acres, more or less.

**CURVE DATA TABLE**

CURVE #	RADIUS (FT)	DELTA	ARC LEN. (FT)	CHORD	CH. LEN. (FT)	TANGENT (FT)
CURVE #1	225.00	143°04'	57.27	N 82°47'03" W	57.12	28.79
CURVE #2	225.00	143°04'	57.27	N 86°33'43" W	61.30	30.71
CURVE #3	500.00	07°01'43"	61.34	N 86°33'43" W	61.30	30.71
CURVE #4	500.00	07°01'43"	61.34	N 43°04'35" W	70.71	30.00

**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 15 day of MARCH, 2001.

My Commission Expires: 1-12-08

Notary Public  
MARK WILDMAN  
 (typed or printed name)

**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 10/12/2000 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 3 day of MARCH, 2001.

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

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: APRIL 24, 2000 DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: JULY 24, 2000 DATE

**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 APRIL 5, 2000.

President: Blaine C. Jones Executive Director: Blaine C. Jones  
 PLAT RELEASE DATE: Mar 8, 2001 Executive Director: Blaine C. Jones

**Q-122**