

S 89°57'19" E 1320.19'
NW Corner, NW 1/4
Sec. 4-5-10
r/r spike (nd)

NW Corner
NE 1/4 NW 1/4
Sec. 4-5-10
no monument found

Section Line
S 89°57'19" E 1320.19'

NE Corner
NE 1/4 NW 1/4
Sec. 4-5-10

NW Corner
SE 1/4 NW 1/4
Sec. 4-5-10
no monument found

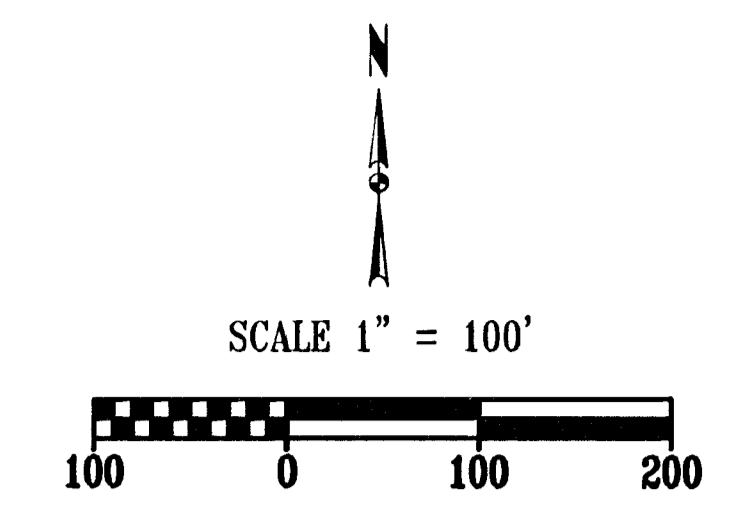
NE Cor., SE. 1/4,
NW 1/4, Sec. 4-5-10
3" pipe (nd)
4" high

DAILY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
OCT 12 2000
Auditor
6713

RECEIVED FOR RECORD
at 3:50 P.M.
OCT 12 2000
Plat Book Q-96
Page
BETTY J. HESMANN RECORDER
VANDERBURGH COUNTY

2000R.0030173

Kingsmont Subdivision Section II



- Legend
- (nd) - Found
 - TBM - Temporary Bench Mark
 - R - Radius
 - L - Length
 - B.S.L. - Building Setback Line
 - BL - Lot width at Building Setback Line
 - (r) - Record
 - (m) - Measured

Bench Mark Data:

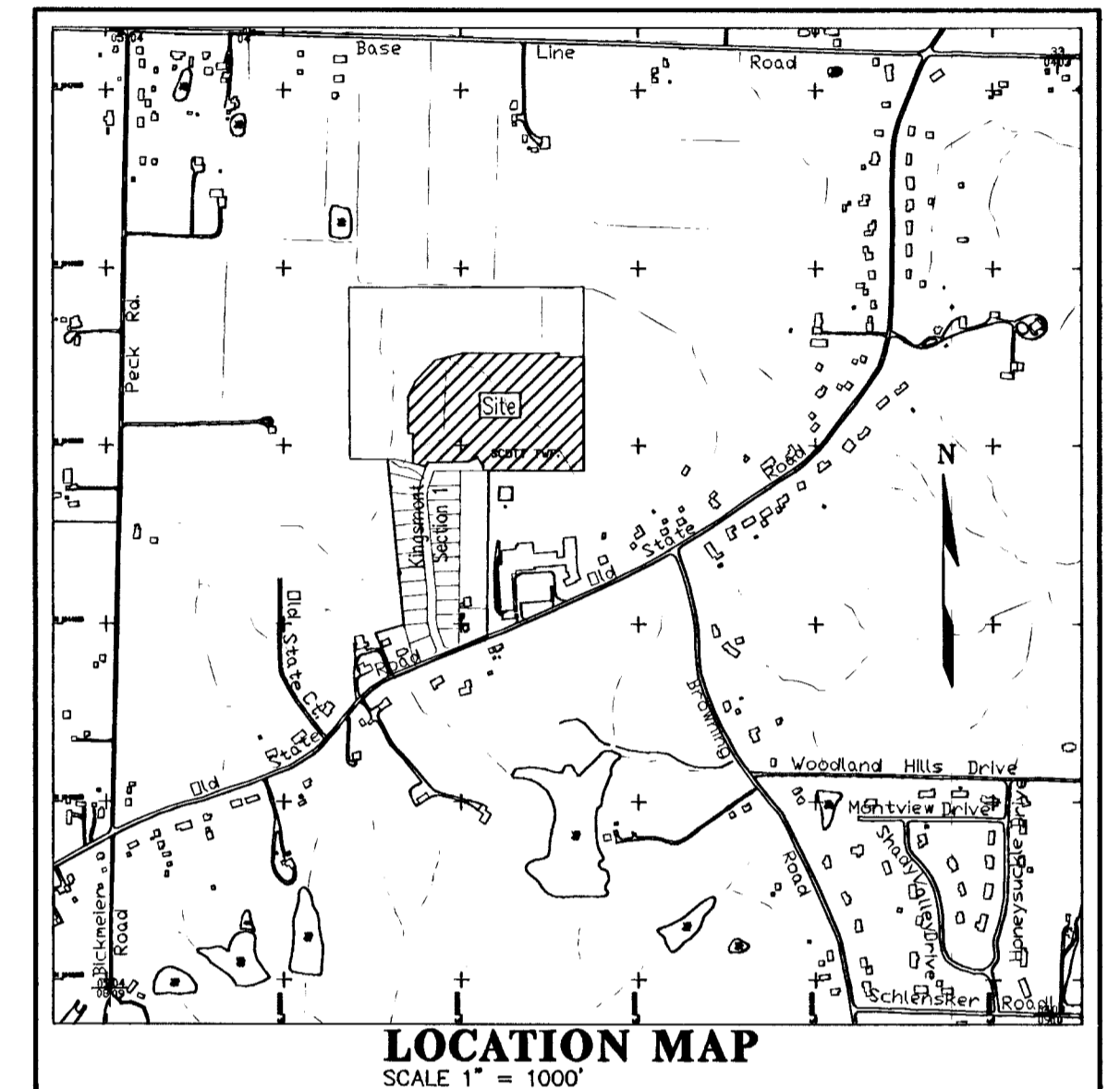
- TBM #1 - Aluminum Cap in flowline of curb joint. Located on the southeast side of Arborfield Drive and near the center of the curve along the north side of Lot 13. Elevation = 487.06'
- TBM #2 - Aluminum Cap in flowline of curb joint. Located on the east side of Collier Drive and in front of Lot 20. Elevation = 484.56'
- TBM #3 - Aluminum Cap in flowline of curb joint. Located on the south side of Collier Drive and near the property line between Lot 81 and Lot 82. Elevation = 475.23'
- TBM #5 - Aluminum Cap in flowline of curb joint. Located at the northeast corner of Kingsmont Drive and Parmely Drive, and also near the southeast corner of Lot 89. Elevation = 477.48'

Owners 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 Kingsmont Subdivision Section II. 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 "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, engagement 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.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.



General Notes

- Utilities: Water and sanitary sewers will be extended to the site.
- Road Grades: Maximum road grades will not exceed 10.0%.
- Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.
- Flood Plain Data: No portion of the proposed Kingsmont Subdivision, Section II 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 180258 0015 C, dated August 5, 1991.
- 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:
- 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 with Vanderburgh County 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: No pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land shall be placed within a drainage easement in this subdivision. Any waiver of this requirement must be approved by 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 monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

FINAL DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: July 28, 1999

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: October 11, 1999

Capitol Partners, LLC
3 Brentwood drive
Evansville, IN 47715

By: *W.C. Bussing Jr.*
W.C. BUSSING JR. MEMBER-MANAGER
3 Brentwood drive
Evansville, IN 47715

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 Owner(s) and Subdivider(s), W.C. Bussing Jr.
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 12th day of September, 2000

My Commission Expires: 4-11-07

Barbara R. Cunningham
Notary Public
Sharon T. Burks-Miier
(typed or printed name)



Q-96
APC# 17-5-99

Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law #509, 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 July 7, 1999.

Mark Fortner
President
Barbara R. Cunningham
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Barbara R. Cunningham
Executive Director

PLAT RELEASE DATE: Oct. 12, 2000

Curve Data Table

Number	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C1	36°39'48"	S 71°28'02" W	41.42	125.00	79.99	78.83
C2	19°49'50"	N 09°27'43" E	41.83	250.00	62.89	82.51
C3	89°48'08"	S 44°51'52" W	198.31	200.00	313.47	282.35
C7	89°48'08"	N 44°51'52" E	74.74	75.00	117.55	105.88
C8	54°11'10"	S 62°40'21" W	78.74	150.00	141.86	138.63
C9	17°31'22"	N 44°20'27" E	23.12	150.00	45.87	45.70
C10	36°39'48"	N 71°28'02" E	49.70	150.00	95.98	94.35

Boundary Description

Part of the Southeast Quarter of the Northwest Quarter of Section 4, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section; thence along the West Line of said Quarter Section North 00 degrees 14 minutes 49 seconds West 415.50 feet; thence South 89 degrees 55 minutes 40 seconds East 251.83 feet to a point on the north line of Kingsmont Subdivision, Section I, as recorded in Plat Book Q, page 47 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said subdivision, South 78 degrees 59 minutes 05 seconds East 106.20 feet to the point of beginning; thence North 00 degrees 14 minutes 49 seconds West 165.69 feet; thence South 89 degrees 45 minutes 56 seconds West 25.83 feet; thence North 00 degrees 02 minutes 12 seconds West 202.75 feet; thence North 23 degrees 38 minutes 51 seconds East 100.00 feet; thence North 44 degrees 24 minutes 48 seconds East 170.00 feet; thence North 75 degrees 53 minutes 57 seconds East 150.00 feet; thence North 89 degrees 45 minutes 58 seconds East 545.33 feet; thence South 00 degrees 02 minutes 12 seconds East 20.35 feet; thence North 89 degrees 45 minutes 56 seconds East 140.00 feet to a point on the East Line of Southeast Quarter of the Northwest Quarter of said Section; thence along said East Line, South 00 degrees 02 minutes 12 seconds East 839.68 feet; thence South 89 degrees 45 minutes 58 seconds West 555.35 feet to a corner of said Kingsmont Subdivision, Section I; thence along said subdivision boundary the following six (6) calls:
North 00 degrees 02 minutes 12 seconds West 27.79 feet; thence North 36 degrees 53 minutes 52 seconds West 58.52 feet to the beginning of a non-tangent curve to the right having a central angle of 36 degrees 39 minutes 48 seconds and a radius of 125.00 feet from which a chord bears South 71 degrees 28 minutes 02 seconds West 78.83 feet, thence along the arc of said curve 79.99 feet; thence South 89 degrees 45 minutes 56 seconds West 204.68 feet; thence South 18 degrees 57 minutes 38 seconds West 25.98 feet; thence North 78 degrees 59 minutes 05 seconds East 170.00 feet to the point of beginning and containing 13,857 acres (603,602 sq.ft.).

Surveyor's Certificate

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

Witness my hand and seal this 12th day of September, 2000.



Danny K. Leek
Registered Professional Land Surveyor
No. S0480
STATE OF INDIANA
600 SE. 6th Street
Evansville, IN 47713