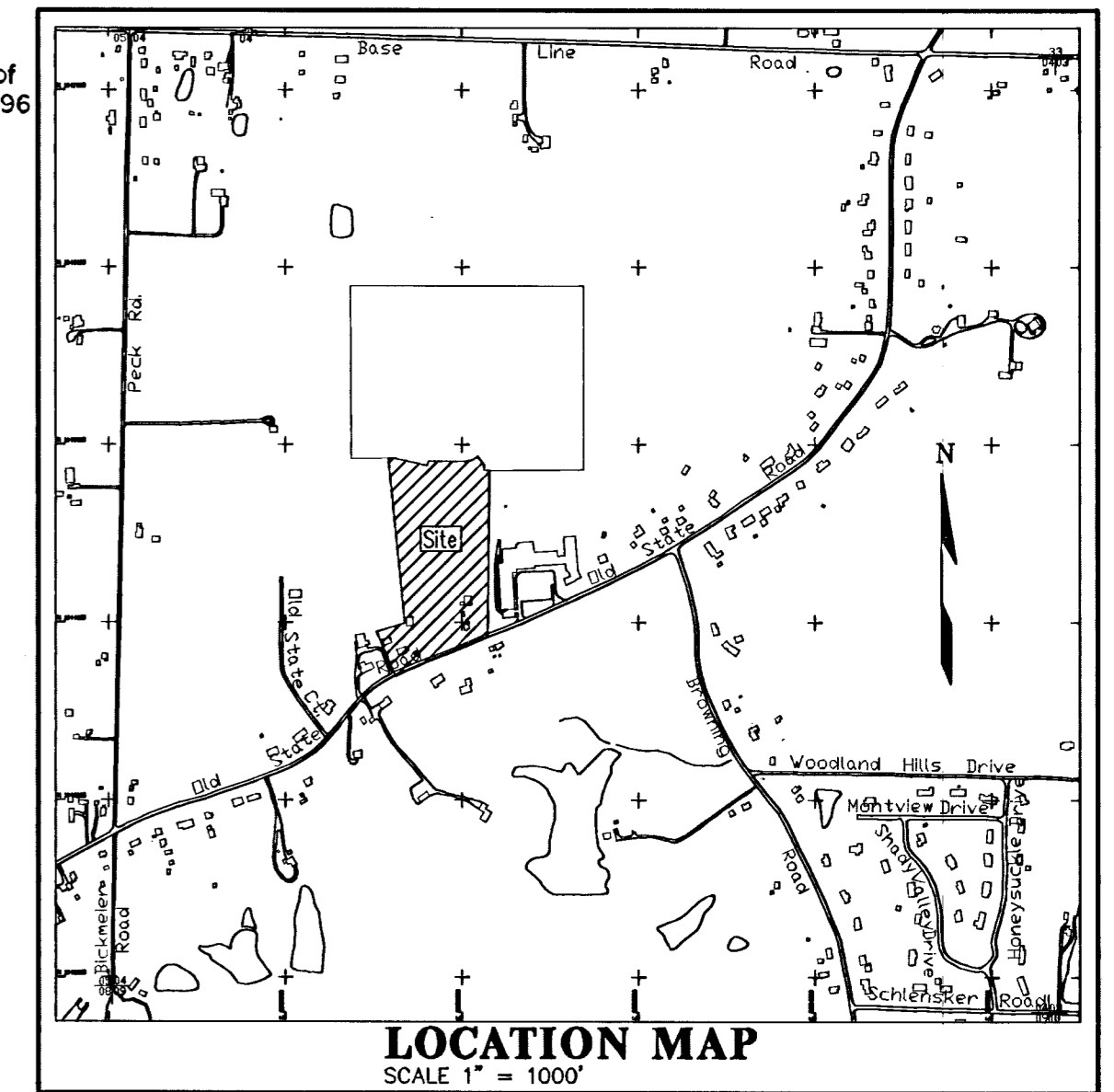


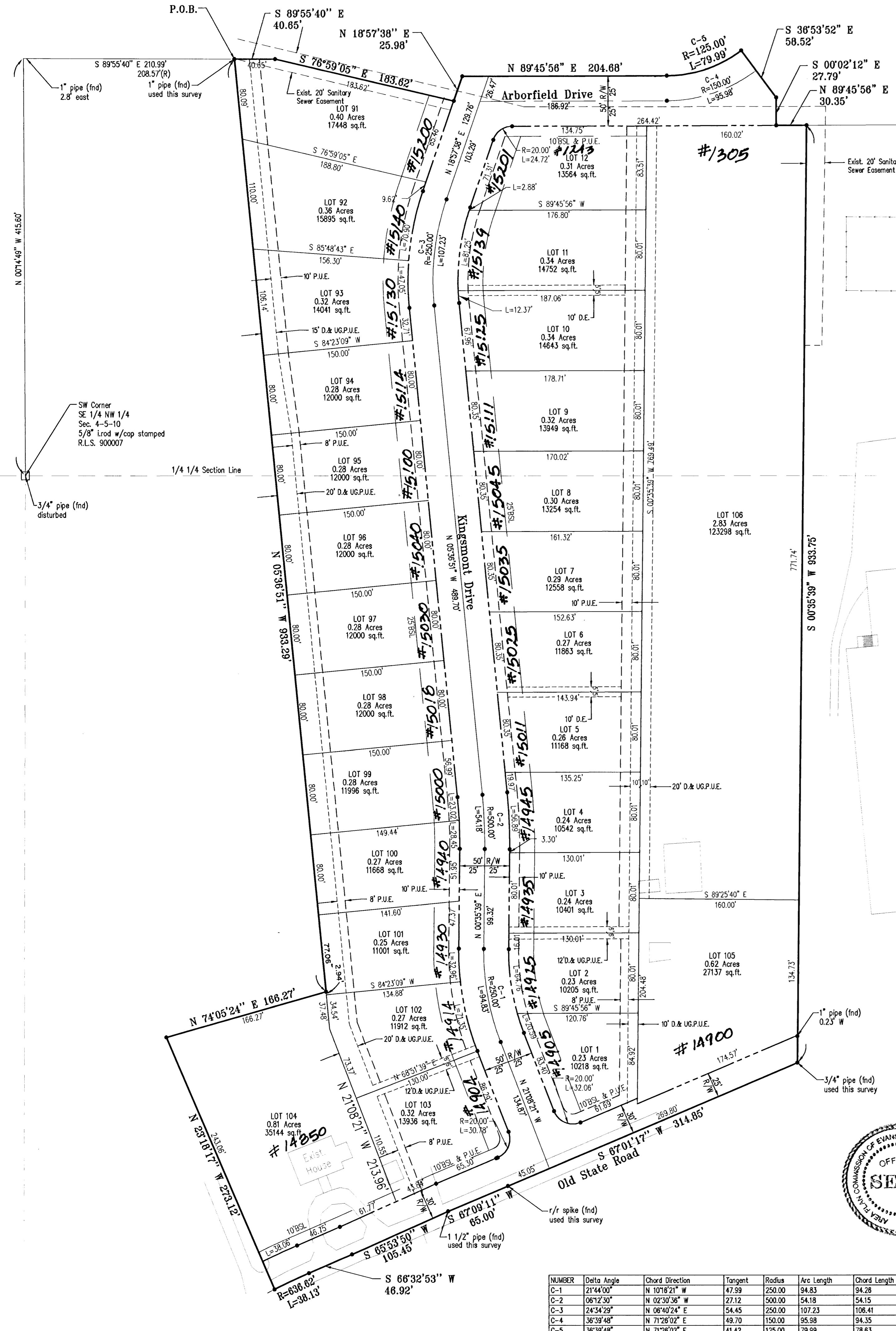
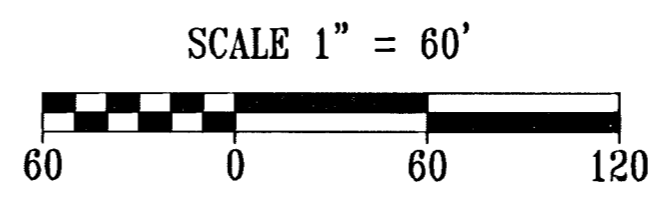
RECEIVED FOR RECORD  
 1:03 P.M.  
 OCT 29 1999  
 Plat Book 9-47  
 Page BETTY J. HERMANN RECORDER  
 VANDERBURGH COUNTY  
 1999R0036184

DAILY ENTERED FOR TAXATION SUBJECT  
 TO FINAL ACCEPTANCE FOR TRANSFER  
 OCT 29 1999  
 Signature of Clerk  
 AUDITOR  
 #7468

# Kingsmont Subdivision Section I Secondary Plat



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



### 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.  
 Access: Lots 1 and 103 shall access interior streets only.  
 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 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:  
 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 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.  
 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 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.  
 7. 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.

Bench Mark Data:  
 Reference Bench Mark -  
 BM #1 - Northeast most headbolt on Fire Hydrant on Westside of Road I between lots 97 & 98. Elevation = 504.90  
 BM #2 - Northeast most headbolt on Fire Hydrant on Westside of Road I, 8' south of Intersection of Road I & 3, between lots 91 & 74. Elevation = 486.96  
 BM #3 - Star Drill in Northwest corner of telephone utility pad, approximately 225' East of Road I entrance to subdivision, approximately 48' North of center of Old State Road. Elevation = 528.30

NOTE: Road 1 is Kingsmont Drive  
 Road 3 is Arborfield Drive

### Owners Certificate

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as Kingsmont Subdivision Section I. 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, 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.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 "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.

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.

Capital Partners, LLC  
 3 Brentwood drive  
 Evansville, IN 47715  
 By: *W.C. Bussing Jr.*  
 W.C. BUSSING JR.  
 3 Brentwood drive  
 Evansville, IN 47715  
 MEMBER-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 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 11th day of October, 1999.

My Commission Expires: 4-11-07  
*James Q. Morley*  
 Notary Public  
*Sharon D. Burks-Mier*  
 (typed or printed name)  
 Notary Resident in  
 Vanderburgh  
 County, 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, July 7, 1999.

*Barbara L. Cunningham*  
 President  
*Barbara L. Cunningham*  
 Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

*Barbara L. Cunningham*  
 Executive Director

PLAT RELEASE DATE: 10-29-99

NUMBER	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C-1	21°44'00"	N 10°16'21" W	47.99	250.00	94.83	94.28
C-2	06°12'30"	N 02°30'36" E	27.12	500.00	54.18	54.15
C-3	24°34'29"	N 06°40'24" E	54.45	250.00	107.23	108.41
C-4	36°39'48"	N 7°26'02" E	49.70	150.00	95.98	94.35
C-5	36°39'48"	N 7°26'02" E	41.42	125.00	79.99	78.63

### Boundary Description

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

Commencing at the southwest corner of the southeast quarter of the northwest quarter of section 4-15S-10W; thence along the west line of said quarter, quarter section North 00 degrees 14 minutes 49 seconds West 415.60 feet; thence South 89 degrees 55 minutes 40 seconds East 210.99 feet to the point of beginning; thence South 89 degrees 55 minutes 40 seconds East 40.65 feet; thence South 76 degrees 59 minutes 05 seconds East 183.62 feet; thence North 18 degrees 57 minutes 38 seconds East 25.98 feet; thence North 89 degrees 45 minutes 56 seconds East 204.68 feet to the point of curvature of a curve to the left, having a delta angle of 36 degrees 39 minutes 48 seconds and a radius of 125.00 feet from which the chord bears North 71 degrees 26 minutes 02 seconds East 78.63 feet; thence along the arc of said curve 79.99 feet; thence South 36 degrees 53 minutes 52 seconds East 58.52 feet; thence South 00 degrees 02 minutes 12 seconds East 27.79 feet; thence North 89 degrees 45 minutes 56 seconds East 30.35 feet; thence South 00 degrees 35 minutes 39 seconds West 933.75 feet to the center line of Old State Road; thence along the center line of said road South 87 degrees 01 minutes 17 seconds West 314.85 feet; thence continue along the center line of said road South 87 degrees 09 minutes 11 seconds West 65.00 feet; thence continue along the center line of said road South 65 degrees 53 minutes 50 seconds West 105.45 feet; thence continue along the center of said road South 68 degrees 32 minutes 53 seconds West 48.92 feet to the southwest corner of a tract of land conveyed to Sally S. Straming in Deed Drawer 1, Card 2989, said point is also the point of curvature of a curve to the left, concave to the southeast, having a delta angle of 03 degrees 25 minutes 56 seconds and a radius of 636.62 feet from which a chord bears South 84 degrees 49 minutes 53 seconds West 38.13 feet; thence along the arc of said curve and the centerline of Old State Road 38.13 feet; thence along the west line of the above described Sally S. Straming Tract, North 23 degrees 18 minutes 17 seconds West 273.12 feet to the northwest corner of said Straming Tract; thence along the north line thereof, North 74 degrees 05 minutes 24 seconds East 166.77 feet to the east line of a tract of land conveyed to Billy L. and Judy Hogwood in Deed Book 583, page 457, thence along the east line thereof, North 05 degrees 36 minutes 51 seconds West 933.29 feet to the point of beginning and containing 13.44 acres, (585,360 sq. ft.).

### Surveyor's Certificate

I, James Q. Morley, 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 completed by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 11th day of October, 1999.



*James Q. Morley*  
 James Q. Morley, R.L.S.  
 Indiana Registration No. 12629  
 Morley and Associates, Inc.  
 600 SE. Sixth Street  
 Evansville, IN 47713  
 APC # 17-5-99  
 4297 Plat.dwg 10/11/99 J.E.W.

Q-47