

LINCOLN DANE ESTATES

100 YEAR FLOOD CONTOUR 439.30

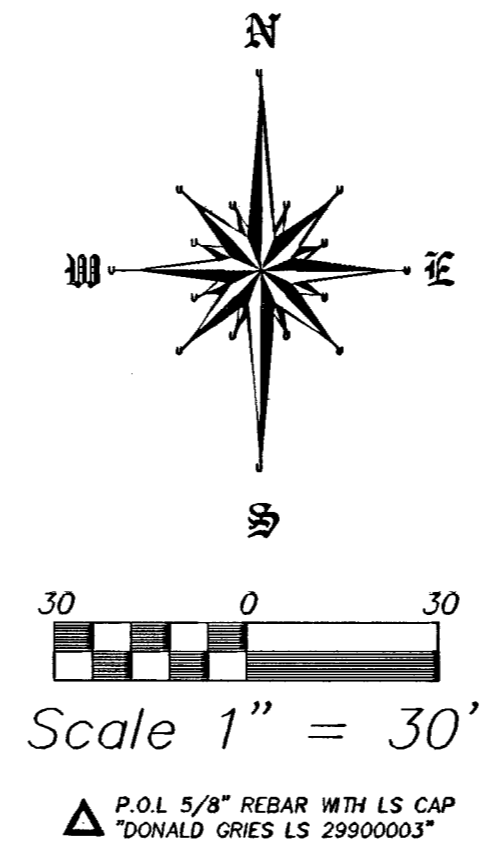
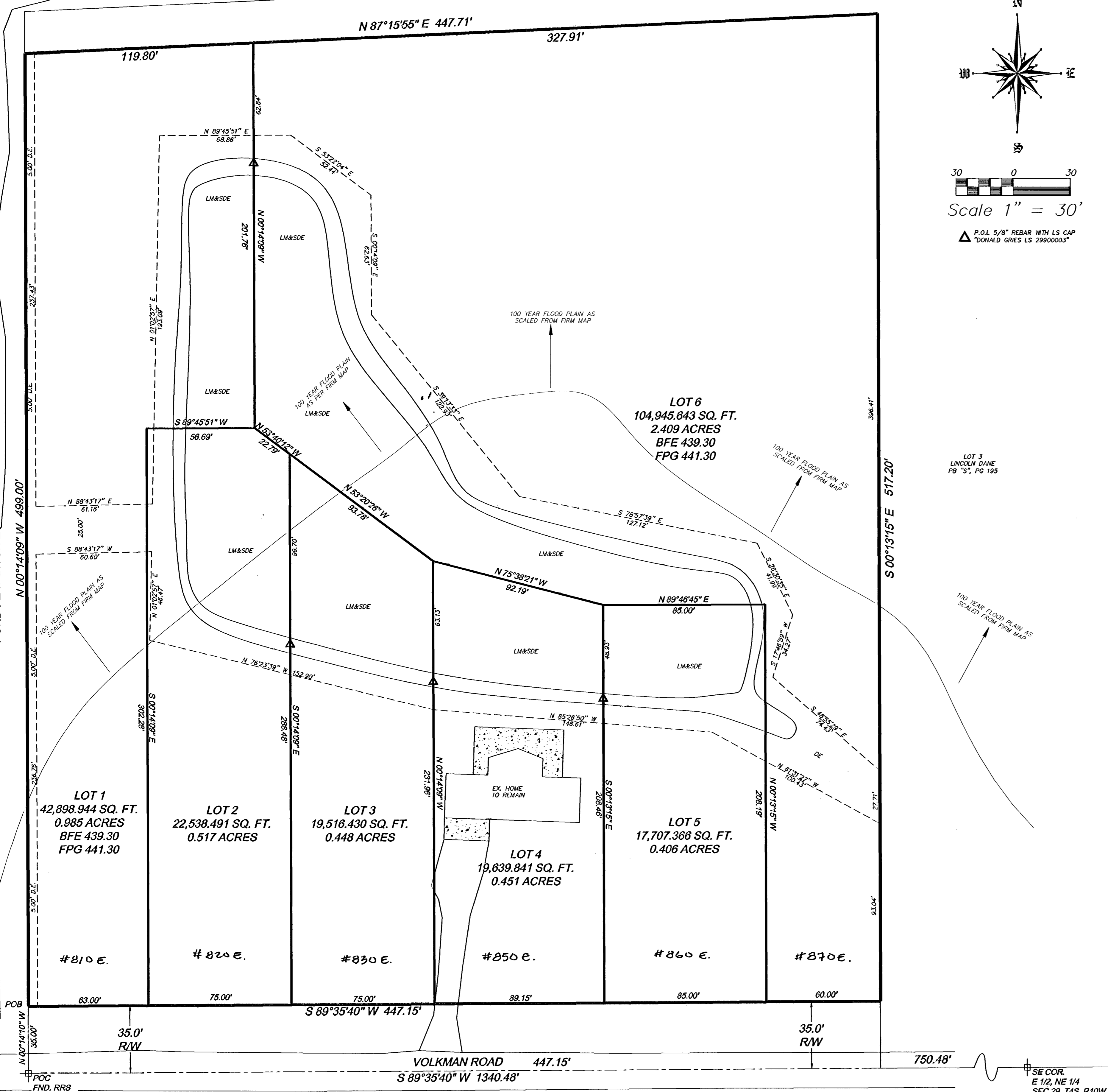
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100 YEAR FLOOD CONTOUR 439.30

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LINCOLN DANE ESTATES

OWNER'S CERTIFICATE:
I, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AND DESIGNATE THE SAME AS LINCOLN DANE ESTATES

ALL ADDITIONAL ROAD RIGHTS-OF-WAY 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 "PU" (PUBLIC UTILITY 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, 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 "DE" (DRAINAGE EASEMENT) ARE HEREBY 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 A 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 "LM&SDE" (LAKE MAINTENANCE & STORM DETENTION EASEMENT), ARE HEREBY 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 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.

Randy Johnston
RANDY JOHNSTON
11121 Pinewood Circle
Evansville, IN 47725

T-30
Apr # 2-3-2012

NOTARY CERTIFICATE:

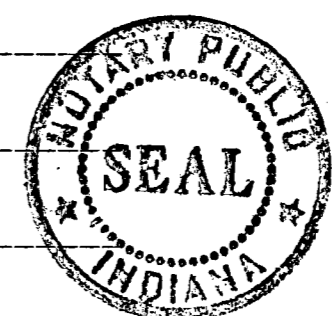
STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), 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 29th day of March, 2012.

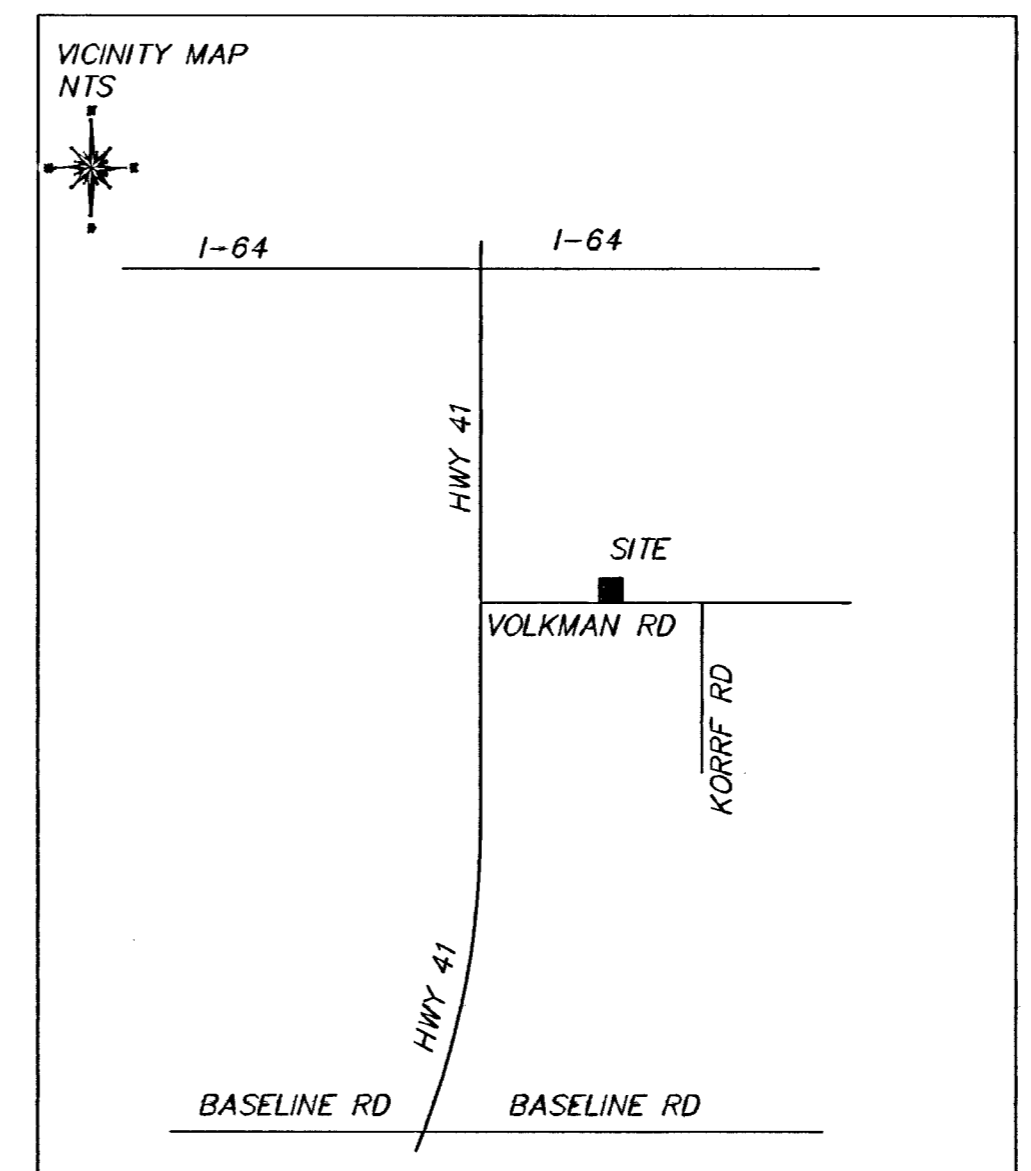
My Commission Expires: 11/22/2014

Notary resides in Vanderburgh County, Indiana.
Patricia E. Keith
Patricia E. Keith
(typed or printed name)



FINAL DRAINAGE PLAN APPROVAL WAS GRANTED BY VANDERBURGH COUNTY COMMISSIONERS & DRAINAGE BOARD ON MARCH 20TH, 2012.

ALL LOTS NOT PREVIOUSLY MONUMENTED ARE MARKED WITH A 5/8" REBAR WITH LS CAP "DONALD GRIES LS 29900003"



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER 03-30-2012 JOE GRIES 1502	RECEIVED FOR RECORD DATE 03-30-12 9:47 AM PLAT BOOK 7 PAGE 30 INSTR# 2012 R0000 7761 Z TULEY RECORDER VANDERBURGH COUNTY
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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 March 8th, 2012.

Blaine Oliver
Blaine Oliver
Attest Executive Director



Secondary Plat complies with the Ordinance and is released for recording.
Blaine Oliver
Executive Director

March 30, 2012
Plat Release Date

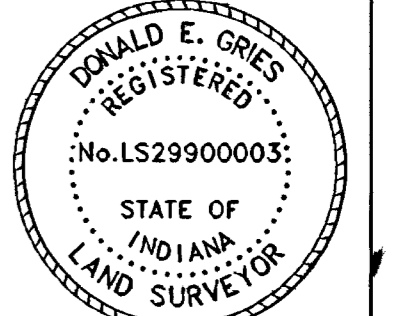
SURVEYOR'S CERTIFICATE:

I, Donald E. Gries, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on January 9th, 2012, and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 27th day of March, 2012.

I, Donald E. Gries, hereby affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Donald E. Gries
Donald E. Gries L.S.
Indiana Registration No. S-29900003
Andy Easley Engineering, Inc.
1133 West Mill Road
Evansville, IN, 47710



General Notes:

- Owner: RANDY JOHNSTON; 11121 PINWOOD CIRCLE; EVANSVILLE, IN 47725; 812/453-0272
- Utilities: City of Evansville water & sewer service is available. Vectran Gas and Electric service are also available.
- Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding. The developer/permit holder shall be responsible for erosion control on each lot is developed. Erosion must be controlled on the lot on which the erosion occurs and sedimentation must be contained on the lot on which it originates.
- Flood Plain Data: A portion of the property is located in the Special Flood Hazard Area (SFHA) Zone "AE" according to FIRM panel 18163 C 0045 D dated March 17, 2011 for Vanderburgh County and Incorporated Areas, Indiana.
- All lots within or adjacent to the special Flood Hazard Area (SFHA) Zone "A" are marked with the appropriate Flood Protection Grade (FPG). The FPG is the minimum Finished Floor Elevation (FFE) required for all new construction as per the requirements of the Vanderburgh County Building Commission. Consult with an engineer or the Vanderburgh Building Commission to confirm how the FPG influences the type of construction and the structures being built within the SFHA. Base Flood Elevation 439.30 (NGVD 29) as per FIS.
- The Individual Lot Owners shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system and its easements within or attached to this subdivision and outside of the county accepted road right of ways including:
 - Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin and easements in accordance with applicable ordinances.
 - Keeping all parts of the storm water drainage system operating at all times as designed and as constructed; free of all trash, debris and obstructions to the flow of water.
 - Keeping the channel, embankments, shoreline, and bottom of waterways free of all erosion and sediment.
 - Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's office and/or 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 easements within or attached to this subdivision.
 - Notice: any pipe, fence wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.
 - Additional maintenance requirements and construction provisions are part of the covenants and restrictions of the subdivision.
- Shared Driveways and common access to the lots from Volkman Road shall be utilized wherever possible. Maintenance of said shared driveways and access are detailed in the covenants and restrictions.

BOUNDARY DESCRIPTION:
A Re-plat of Lots 1 and 2 in Lincoln Dane Subdivision as per plat thereof, recorded in Plat Book "S", page 195 in the office of the Recorder of Vanderburgh County, Indiana; said subdivision being in the East Half of the Northeast Quarter of Section Twenty Nine (29), Township Four (4) South, Range Ten (10) West of the 2nd P.M., lying in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows:

- 1st: North 00'14'09" West 499.00 feet to the Northwest corner of said Lot 2; thence along the North line of said Lots 1 and 2
- 2nd: North 87'15'55" East 447.71 feet to the Northeast corner of said Lot 1; thence along the East line of said Lot 1
- 3rd: South 00'13'15" East 517.20 feet to the Southeast corner of said Lot 1; thence along the South line of said Lots 1 and 2
- 4th: South 89'35'40" West 447.15 feet to the point of beginning, containing 5.217 acres more or less.

SECONDARY PLAT
LINCOLN DANE ESTATES
810/850 E. VOLKMAN RD
VANDERBURGH CO., IN

ANDY EASLEY ENGINEERING, INC
LAND SURVEYING
EVANSVILLE, INDIANA 47710
(812) 424-2481

DATE: 01-10-12	DRAWN BY: JKS
PROJECT NO.: 2525	CHECKED BY: BAC
REVISIONS:	SCALE: 1" = 30'
1 OF 1	