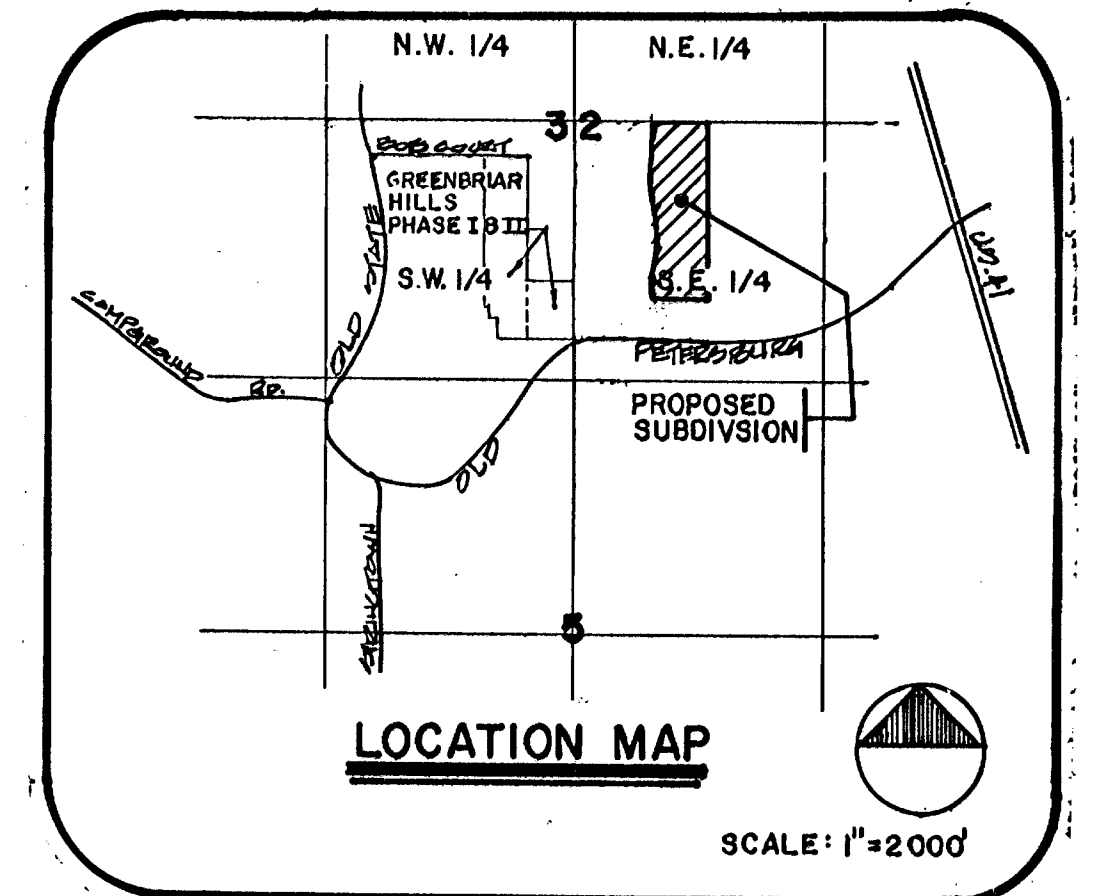
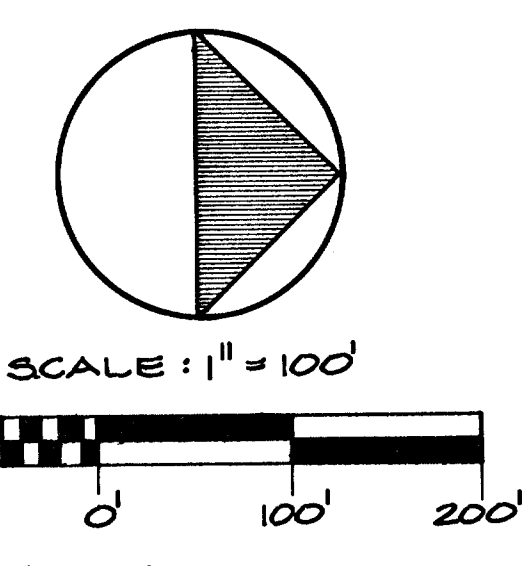
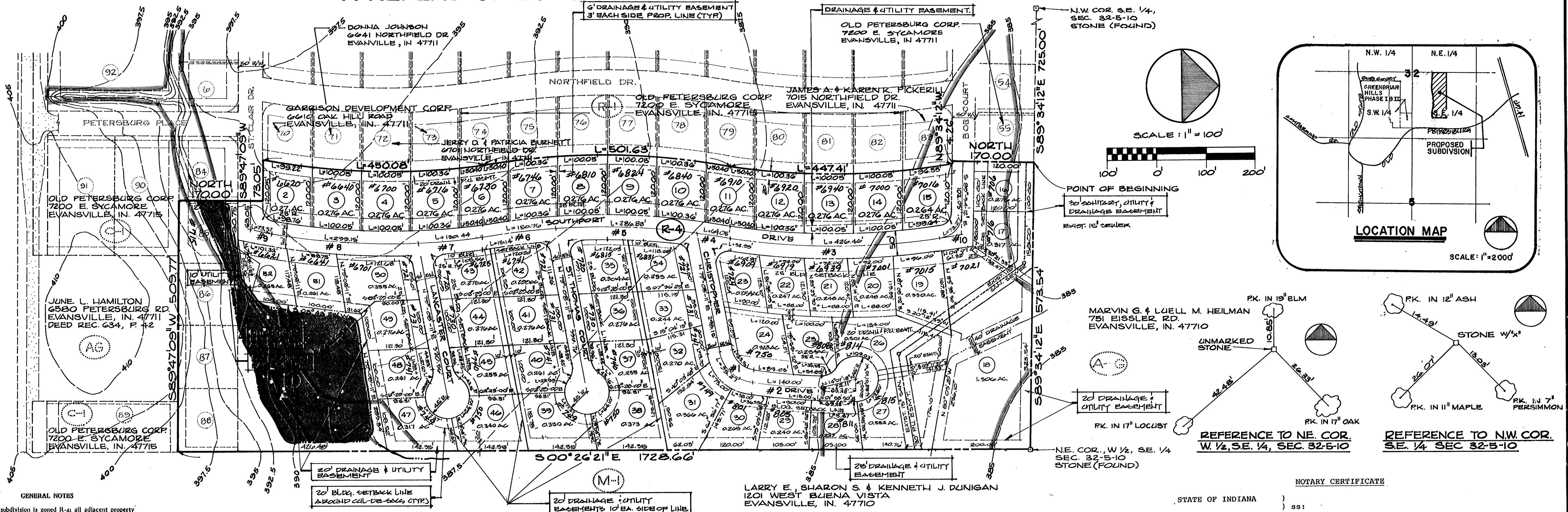


OLD PETERSBURG PLACE II

A REPLAT OF LOTS 85,86,87,88,&94 OF OLD PETERSBURG PLACE



GENERAL NOTES

Zoning: This subdivision is zoned R-41 all adjacent property is currently zoned as marked.

Flood Plain Data: Portions of the subdivision adjacent to the drainage swales are shown shaded on the 100 year flood plain map (R.I.R.M., Vanderburgh County, Indiana, Panel No. 180256 0025 B dated March 19, 1982). Calculations to determine the actual 100 year flood elevation will be prepared and when they are approved by the Federal Emergency Management Agency, the data will be presented to the Vanderburgh County Building Commissioner for approval of first floor elevations within those areas.

Minimum First Floor Elevation: First floor grades shall be a minimum of two feet above the 100 year flood elevation. Where 100 year flood elevations do not govern, the first floor grades shall be a minimum of 1'-4" above the top of the curb if the lawn drains across the curb or 1'-2" above the high point of a drainage swale around the house.

Temporary Erosion Control (during construction):

Slopes of 0% - 6% shall be mulched and seeded with a cover crop, i.e., eye, red top, or wheat within 45 days of disturbance of soil and must remain in place until final grading and shaping.

Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

Erosion Control for Ditches:

Slopes of 0% - 3% shall be mulched and seeded within 45 days of disturbance.

Slopes of 3% - 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.

Utilities: Sewer, water, telephone, and electric are available at the site.

Public Utility and Drainage Easements:

Above ground parts of public utilities are not to be located within the banks of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales.

Road Grades: Maximum road grades will not exceed 12%.

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

BOUNDARY DESCRIPTION

OLD PETERSBURG PLACE PHASE II
 A REPLAT OF LOTS 85, 86, 87, 88 AND 94
 OF OLD PETERSBURG PLACE

A part of the West Half of the Southeast Quarter of Section 32, Township 5 South, Range 10 West, Vanderburgh County, Indiana, being described by metes and bounds as follows:

Commencing at a stone marking the northwest corner of the Southeast Quarter of said Section 32-5-10; thence along the north line of said quarter section south 89 degrees 34 minutes 12 seconds east 725.00 feet to the point of beginning; thence continue along said quarter section line south 89 degrees 34 minutes 12 seconds east 573.54 feet to a stone marking the northeast corner of the West Half of the Southeast Quarter of said Section 32-5-10; thence along the east line of said West Half of said quarter section south 00 degrees 26 minutes 21 seconds east 1728.66 feet to the northeast corner of Lot 89 of Old Petersburg Place Subdivision; thence south 89 degrees 47 minutes 09 seconds west 509.77 feet to the southeast corner of Lot 84 of said Old Petersburg Place Subdivision; thence along the east line of said Lot 84 North 170.00 feet to the north right-of-way line of St. Clair Drive; thence along said north right-of-way line south 89 degrees 47 minutes 09 seconds west 73.05 feet to the southeast corner of Lot 70 of said Old Petersburg Place Subdivision, said point being a point on a 3 degree 11 minute 34 second degree curve, concave to the west having a radius of 1794.49 feet and a central angle of 8 degrees 00 minutes 29 seconds from which a chord to the point of reverse curvature bears north 00 degrees 49 minutes 23 seconds west 448.90 feet; thence along said curve 450.08 feet to the point of reverse curvature of a 3 degree 11 minute 34 second degree curve concave to the east having a radius of 1,794.49 feet and a central angle of 8 degrees 00 minutes 29 seconds from which the chord bears North 500.00 feet; thence along said curve 501.63 feet to the point of reverse curvature of a 3 degree 11 minute 34 second degree curve concave to the west having a radius of 1,794.49 feet and a central angle of 8 degrees 00 minutes 29 seconds from which a chord to the northeast corner of Lot 83 of said Old Petersburg Place Subdivision bears north 00 degrees 51 minutes 56 seconds east 446.25 feet; thence along said curve 447.41 feet to the northeast corner of said Lot 83 (the aforescribed curve courses described the east line of Lots 70 through 83 of Old Petersburg Place Subdivision); thence along the north line of said Lot 83 north 89 degrees 34 minutes 12 seconds west 4.26 feet; thence North 170 feet to the point of beginning, containing 22.72 acres (989,624.87 square feet).

OWNER(S)' CERTIFICATE

The undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designate the same as OLD PETERSBURG PLACE II. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use.

GARRISON DEVELOPMENT CORP.
 By: *Theris W. American* PRES.

DULY ENTERED FOR TAXATION

APR 15 1987 3148
Ann Murphy
 AUDITOR

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on MARCH 4, 1987.

Robert H. Brown, Jr. President
Barbara L. Cummins Director
Barbara L. Cummins Director

Plat Release Date APRIL 15, 1987

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), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 27th day of March, 1987.

My Commission Expires: 2-9-89

Jerry A. Campbell
 Notary Public
Terry A. Campbell
 (Typed or printed name)

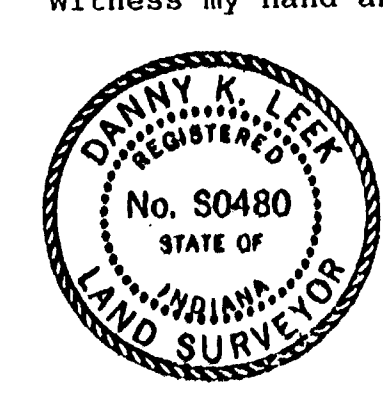
Notary resides in Vanderburgh County, Indiana.



SURVEYOR'S CERTIFICATE

I, Danny K. Leek do hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed under my direct supervision on March 4, 1987, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 27th day of March, 1987.



CURVE DATA

NO.	DELTA	DEGREE	RADIUS	TANGENT	EXT	CHORD	ARC LENGTH
1	72-45-37	76-23-39	75.00	55.27	18.87	88.99	95.27
2	04-28-12	03-11-34	1794.49	70.04	1.37	139.96	140.00
3	13-16-59	03-11-34	1794.49	214.24	12.74	425.46	425.46
4	02-02-42	03-11-34	1794.49	34.03	0.39	64.04	64.05
5	09-09-29	03-11-34	1794.49	143.73	5.75	286.53	286.83
6	04-48-49	03-11-34	1794.49	75.43	1.58	150.73	150.76
7	04-09-53	03-11-34	1794.49	65.25	1.19	130.41	130.44
8	09-33-05	03-11-34	1794.49	149.94	6.45	298.80	299.15
9	84-04-41	114-35-30	50.00	45.08	17.34	66.96	73.37
10	84-57-43	114-35-30	50.00	44.99	17.26	66.89	73.27

N-81