

ONLY OWNERS FOR EACH SUBJECT TO HAVE ACCEPTANCE FOR TRANSFER
SEP 01 2000 #5780
James E. Morley
SURVEYOR

The North Greens Phase 7

(A Replat of Lot 7 in The North Greens Phase 1 (O-125) and part of the SW 1/4, NE 1/4, Sec. 32, T5S, R10W)

RECEIVED FOR RECORD
at 2:48 PM
September 1, 2000
Plat Book 9
Page 91
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
2000R00025648

Boundary Description

A part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 5 South, Range 10 West, Center Township, Vanderburgh County, Indiana; also Lot 7 in The North Greens Phase 1 as per plat thereof recorded in Plat Book O, Page 125 in the Office of the Recorder, Vanderburgh County, Indiana, being more particularly described as follows:
Commencing at the southwest corner of the Southwest Quarter of the Northeast Quarter, thence along the south line of said phase 1 and the south line of said Quarter Quarter South 89 degrees 35 minutes 14 seconds East, 327.81 feet to the Southeast corner of said phase 1 and the true point of beginning, thence along the east line of the west 10 acres of said Quarter Quarter and the east line of said phase 1 North 01 degrees 06 minutes 10 East, 401.93 feet to the southeast corner of said Lot 7; thence North 88 degrees 53 minutes 50 seconds West, 114.99 feet to the Southwest corner of said lot being the east right-of-way line of Greendale Drive; thence along said right-of-way North 01 degrees 06 minutes 10 seconds East 311.11 feet to the point of curvature of a curve to the right, concave to the east, having a central angle of 38 degrees 52 minutes 12 seconds and a radius of 35.00 feet from which a chord bears North 19 degrees 32 minutes 16 seconds East, 22.14 feet; thence along said right-of-way and the arc of said curve 22.32 feet to the point of reverse curvature of a curve to the left, concave to the west, having a central angle of 42 degrees 27 minutes 28 seconds and a radius of 40.00 feet from which a chord bears North 18 degrees 44 minutes 38 seconds East, 28.97 feet; thence along the right-of-way and the arc of said curve 28.84 feet to the Northwest corner of said Lot 7; thence along the north line of said lot South 88 degrees 53 minutes 50 seconds East, 100.18 feet to the Northeast corner of said lot and the east line of said west 10 acres; thence along said line North 01 degree 06 minutes 10 seconds East, 318.30 feet to the center of an existing ditch; thence along the center of the existing ditch described by the following chords:
South 54 degrees 21 minutes 53 seconds East, 42.46 feet;
thence South 19 degrees 49 minutes 43 seconds East, 37.33 feet;
thence South 51 degrees 15 minutes 51 seconds East, 40.06 feet;
thence South 57 degrees 45 minutes 28 seconds East, 45.27 feet;
thence North 88 degrees 58 minutes 01 seconds East, 117.07 feet;
thence South 56 degrees 50 minutes 44 seconds East, 71.78 feet;
thence South 27 degrees 56 minutes 23 seconds East, 53.63 feet;
thence South 80 degrees 28 minutes 28 seconds East, 52.89 feet;
thence South 53 degrees 14 minutes 27 seconds East, 45.07 feet;
thence South 23 degrees 29 minutes 27 seconds East, 53.79 feet;
thence South 01 degree 18 minutes 28 seconds West, 34.13 feet;
thence South 18 degrees 57 minutes 57 seconds East, 37.35 feet;
thence South 40 degrees 04 minutes 17 seconds East, 68.21 feet;
thence South 05 degrees 51 minutes 01 seconds East, 28.63 feet;
thence South 12 degrees 33 minutes 57 seconds West, 60.35 feet;
thence South 36 degrees 30 minutes 06 seconds East, 20.81 feet;
thence North 87 degrees 22 minutes 30 seconds East, 44.01 feet;
thence South 21 degrees 47 minutes 17 seconds East, 54.89 feet;
thence South 01 degree, 02 minutes 37 seconds West, 129.36 feet;
thence South 18 degrees 50 minutes 34 seconds East, 51.51 feet;
thence South 37 degrees 31 minutes 14 seconds East, 63.19 feet;
thence South 77 degrees 45 minutes 27 seconds East, 84.51 feet;
thence South 33 degrees 17 minutes 01 seconds East, 43.85 feet to the south line of said Quarter Quarter section; thence along said south line thereof North 89 degrees 35 minutes 14 seconds West, 704.03 feet to the true point of beginning, containing 8.52 acres (371,003.72 square feet).

Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby certify that the plat and subdivision shown and designated the same as **The North Greens Phase 7 Subdivision**. 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 "L.M. & S.D.E." (Lake Maintenance & Storm Drainage 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.U.E." (Drainage 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 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.

Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E." (Sanitary Sewer Easement) are hereby dedicated to the sanitary sewer utility for the installation, maintenance, operation, enlargement and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer 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 "L.M. & S.D.E." (Lake Maintenance & Storm Drainage 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 Easement.

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.

General Notes

Access: All Driveways shall access interior streets only.
Utilities: Water and sanitary sewers will be extended to the site. Gas and electric will be extended to the site by SDECO.
Buildable Lot: Lot 8A is a non-buildable lot unless combined with lot 8 in The North Greens Phase 1. Lot 8A shall maintain the unimproved portion of the north half of the adjacent street right-of-way.
Road Grades: Maximum road grades will not exceed 10.0%.
Basements: Any basements must be approved by the Vanderburgh County Building Commission.
Floodway: No Building Structures allowed within Floodway. No construction is allowed within the Floodway without proper permitting from the Department of Natural Resources and local agencies.

Flood Plain Data: Portions of the proposed subdivision lie 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 0025 C, dated August 5, 1991. The plotted boundaries is the revised Letter of Map Revision boundary. This is a result of FEMA case #95-05-1059, dated Sept. 25, 1995. The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commission. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on all lots near the flood plain. All first floor grades shall conform to local and state enforced building codes. First floor grades shall be set to allow for proper drainage around houses.

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 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: 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.

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 seeding. Slopes of more than 6% shall be mulched and seeded and shall have all fences, stone holes 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 are marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 00223."

Surveyor's Certificate

I, James E. 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 Witness my hand and seal this 24 day of August, 2000.

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 Subdivisor(s), who acknowledged the execution of the foregoing plat with the declarations 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 24 day of August, 2000.
My Commission Expires: 1-1-07

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 9-1-1999.

Mark Foster
President
Catherine S. Cunningham
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Catherine S. Cunningham
Executive Director

PLAT RELEASE DATE: 9-1-2000

James E. Morley, P.L.S.
Indiana Registration No. LS20000007
Morley and Associates, Inc.
600 SE Sixth Street
Evansville, IN 47713
(812) 464-9585

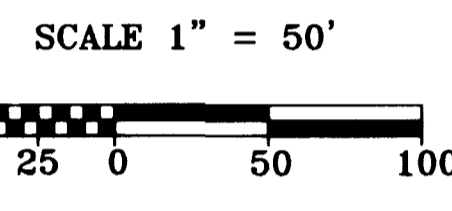
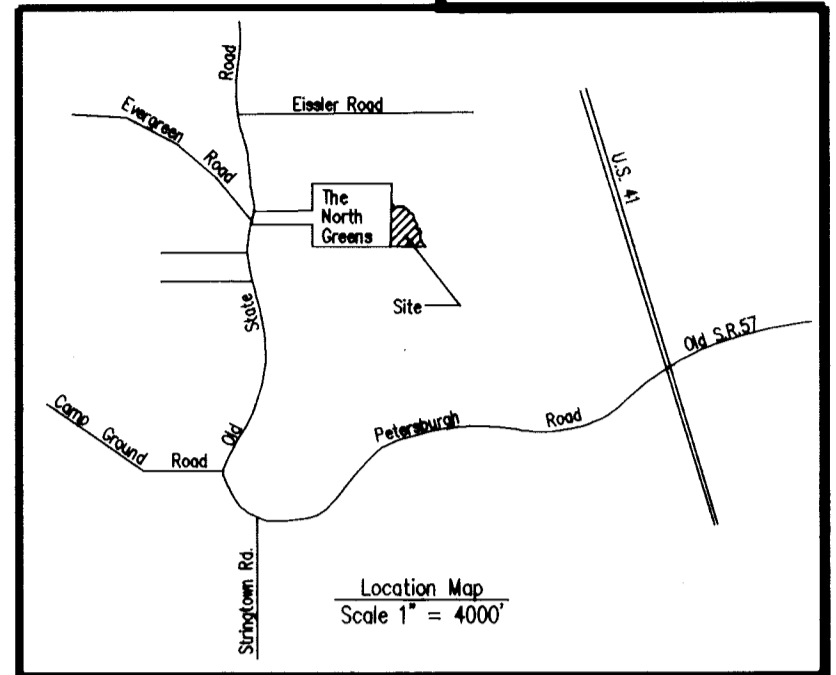
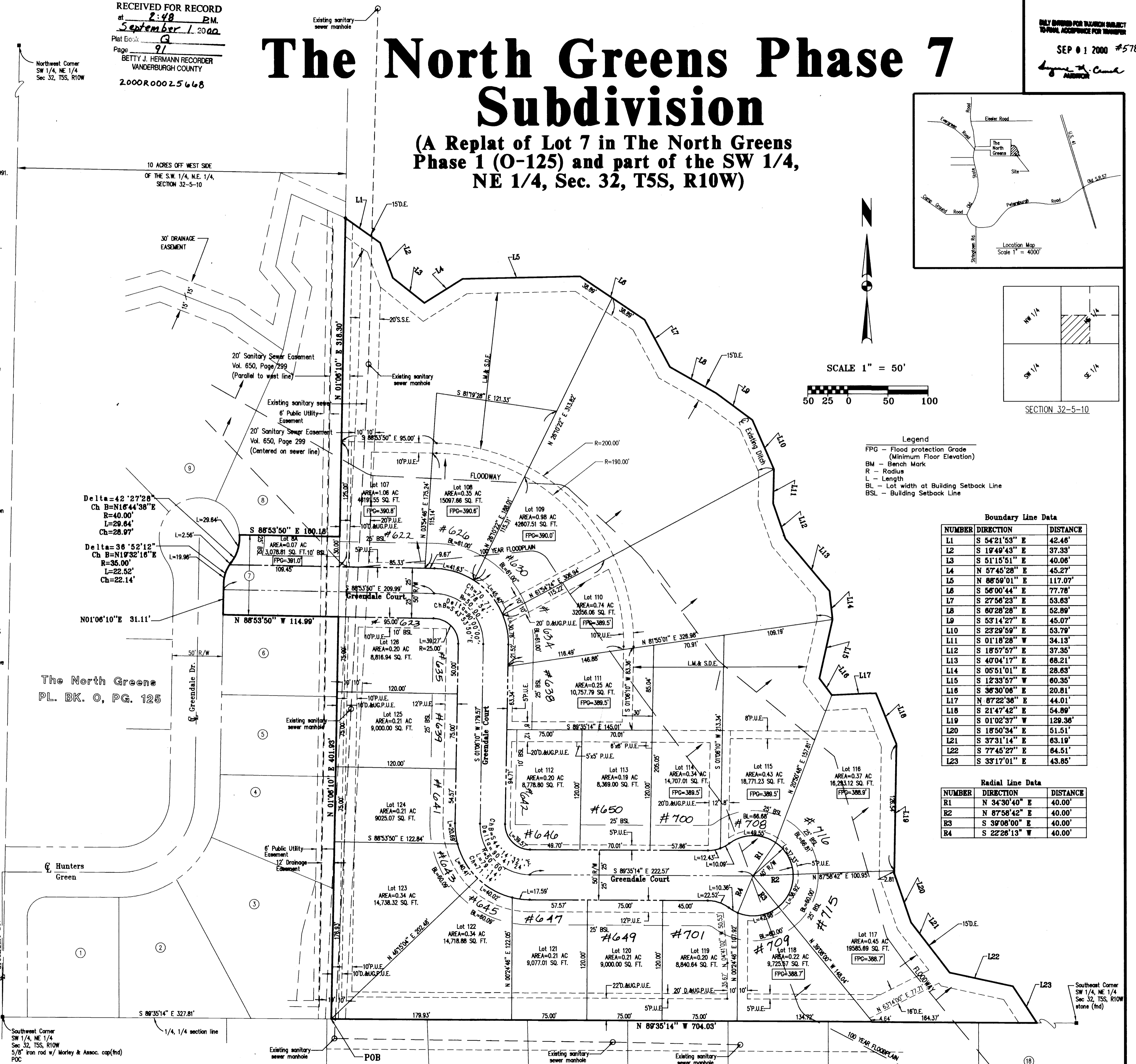
Notary Public
Sharon S. Bartholme
(typed or printed name)

James E. Morley, P.L.S.
Indiana Registration No. LS20000007
Morley and Associates, Inc.
600 SE Sixth Street
Evansville, IN 47713
(812) 464-9585

Notary Public
Sharon S. Bartholme
(typed or printed name)

OFFICIAL
JAMES E. MORLEY
SURVEYOR
VANDERBURGH COUNTY, INDIANA

SEAL
INDIANA



Legend

- FPG - Flood protection Grade (Minimum Floor Elevation)
- BM - Bench Mark
- R - Radius
- L - Length
- BL - Lot width at Building Setback Line
- BSL - Building Setback Line

Boundary Line Data

NUMBER	DIRECTION	DISTANCE
L1	S 54°21'53" E	42.46'
L2	S 19°49'43" E	37.33'
L3	S 51°15'51" E	40.06'
L4	N 57°45'28" E	45.27'
L5	N 88°50'01" E	117.07'
L6	S 60°04'41" E	77.78'
L7	S 27°56'23" E	53.63'
L8	S 60°28'28" E	52.89'
L9	S 53°14'27" E	45.07'
L10	S 23°29'59" E	53.79'
L11	S 01°18'28" W	34.13'
L12	S 18°57'57" E	37.35'
L13	S 40°04'17" E	68.21'
L14	S 05°51'01" E	28.63'
L15	S 12°33'57" W	60.35'
L16	S 36°30'06" E	20.81'
L17	N 87°22'36" E	44.01'
L18	S 21°47'42" E	54.89'
L19	S 01°02'37" W	129.36'
L20	S 18°50'34" E	51.51'
L21	S 37°31'14" E	63.19'
L22	S 77°45'27" E	84.51'
L23	S 33°17'01" E	43.85'

Radial Line Data

NUMBER	DIRECTION	DISTANCE
R1	N 34°30'40" E	40.00'
R2	N 87°58'42" E	40.00'
R3	S 39°08'00" E	40.00'
R4	S 22°28'13" W	40.00'

OLD PETERSBURG PLACE
PL. BK. M, PG. 182

Secondary Plat
99-4377-4(C) 08-24-00 4377PLAT.DWG J.E.M.