THE NORTH GREENS

PHASE 1

OLD STATE ONE
P. BK. K, PG. 227

93-26154

0-125

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SEPT. 27 1993
Plat Book O
Page 125
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
93-26154

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
SEP 27 1993
AUDITOR
5347

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as THE NORTH GREENS PHASE 1. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width shown on this plat and marked "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 erected within said strips of land and any house located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities, and 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 and egress and temporary staging areas for work by public utilities.

Lot owners adjoining each lake shall belong to a lake maintenance association to maintain the lake water quality, appearance and structures. Owners with drainage structures on their respective lot shall be responsible for debris removal from structure openings.

JAGOE DEVELOPEMENT CORP.

by: W. E. Jagoe IV
W. E. Jagoe IV President
2350 Tamarack Road
Owensboro, KY 42301

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 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 22 day of Sept. 1993

My Commission Expires:
8-25-99

Notary Public
Joan M. Morley
(typed or printed name)

Notary Resides in
Vanderburgh
County, Indiana

NOTARY PUBLIC SEAL INDIANA

GENERAL NOTES

Zoning: The subject property is zoned Agricultural. The adjacent property is zoned as noted.

Flood Plain Data: Portions of the proposed subdivision lie within the designated 100 year flood zone as said parcel plots by scale on Flood Insurance Rate Map for Vanderburgh County Indiana Community Panel Number 180256 0025 B, dated August 5, 1991. ALL BUILDING PADS ARE ABOVE THE 100 YEAR ZONE

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 Commissioner.

Minimum First Floor Elevation: 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.

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

Road Grades: Maximum road grades will not exceed 10.8%.

Temporary Erosion Control: (during construction)

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 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.

Erosion Control for Ditches:

Slopes of 0% to 2% shall be mulch and seeded within 45 days of disturbance.

Slopes of 2% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Easements: All easements, unless otherwise indicated, are public utility and drainage easements. All easement widths or shown hereon.

Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

Sidewalks: The sidewalks to be constructed on Phase I include the north side of Hunters Green from Evergreen Road to Greendale Drive; also along the west side of Greendale Drive from Hunters Green south to the south boundary of the development.

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 3 1993

President — Executive Director

PLAT RELEASE DATE: 9-27-93 — Executive Director

MINIMUM FIRST FLOOR ELEVATIONS

NUMBER	ELEVATION
LOT 1	390.8
LOT 2	390.4
LOT 3	390.3
LOT 4	390.5
LOT 5	390.8
LOT 6	391.2
LOT 7	391.8
LOT 8	391.9
LOT 9	391.9
LOT 10	391.9
LOT 11	391.8
LOT 12	391.2
LOT 13	391.2
LOT 14	391.2
LOT 38	391.2
LOT 39	391.2
LOT 40	391.4
LOT 41	391.6
LOT 42	392.3
LOT 43	392.8
LOT 98	392.8
LOT 99	392.5
LOT 100	392.1
LOT 101	391.7
LOT 102	391.2
LOT 103	390.8
LOT 104	390.6
LOT 105	390.5
LOT 106	390.8

CURVE TABLE

NUMBER	DELTA	CHORD BRG.	RADIUS	LENGTH	CHD LENGTH
C1	2°00'00"	N 75°57'48" E	400.00'	13.99'	13.99'
C2	1°59'59"	S 73°57'48" W	400.00'	13.99'	13.99'
C3	89°59'59"	S 45°00'00" E	14.00'	19.70'	17.73'

LOT TABLE

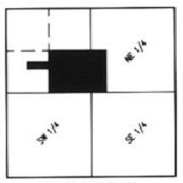
NUMBER	AREA	ACRES
L1	10870.92 sq. ft.,	0.25 acres
L2	12344.50 sq. ft.,	0.28 acres
L3	19017.36 sq. ft.,	0.44 acres
L4	10341.83 sq. ft.,	0.24 acres
L5	9159.19 sq. ft.,	0.21 acres
L6	9159.19 sq. ft.,	0.21 acres
L7	8795.34 sq. ft.,	0.20 acres
L8	26018.94 sq. ft.,	0.60 acres
L9	41975.85 sq. ft.,	0.96 acres
L10	21701.82 sq. ft.,	0.50 acres
L11	13720.23 sq. ft.,	0.31 acres
L12	15425.10 sq. ft.,	0.35 acres
L13	19751.81 sq. ft.,	0.45 acres
L14	20404.82 sq. ft.,	0.47 acres
L38	11074.19 sq. ft.,	0.25 acres
L39	9000.00 sq. ft.,	0.21 acres
L40	9000.00 sq. ft.,	0.21 acres
L41	9600.00 sq. ft.,	0.22 acres
L42	20393.80 sq. ft.,	0.47 acres
L43	14983.62 sq. ft.,	0.34 acres
L98	19825.43 sq. ft.,	0.46 acres
L99	24483.28 sq. ft.,	0.56 acres
L100	11043.01 sq. ft.,	0.25 acres
L101	9600.00 sq. ft.,	0.22 acres
L102	9600.00 sq. ft.,	0.22 acres
L103	9599.99 sq. ft.,	0.22 acres
L104	9599.99 sq. ft.,	0.22 acres
L105	9599.99 sq. ft.,	0.22 acres
L106	10654.40 sq. ft.,	0.24 acres

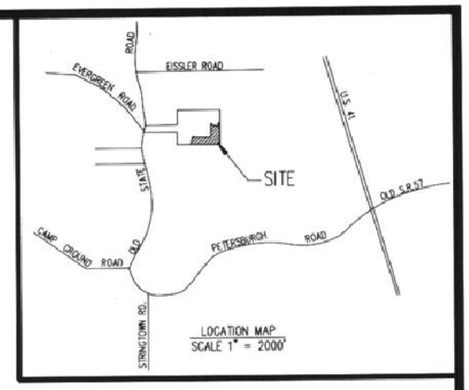
TANGENT TABLE

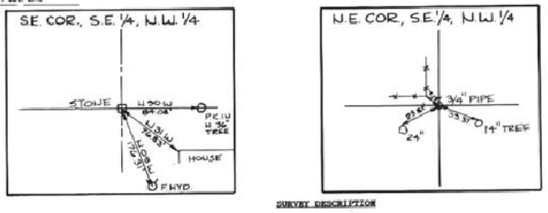
NUMBER	DISTANCE	BEARING
T1	58.92'	S 65°54'40" E
T2	73.92'	N 12°26'19" E
T3	31.62'	N 39°16'16" W
T4	60.71'	N 12°01'35" E
T5	63.15'	S 54°55'18" E
T6	75.61'	S 68°26'00" E
T7	62.42'	N 74°26'14" E
T8	51.85'	S 43°51'09" E
T9	42.73'	S 28°17'22" E
T10	30.52'	N 88°33'03" E
T11	14.07'	N 49°27'42" E

RADIAL LINE TABLE

NUMBER	DISTANCE	BEARING
R1	40.00'	S 57°50'52" W
R2	40.00'	N 49°27'14" W
R3	40.00'	N 24°05'41" E
R4	40.00'	N 85°30'54" E







SURVEY DESCRIPTION

THE NORTH GREENS - PHASE 1

A part of the Southeast Quarter of the Northwest Quarter of Section 32, Township 5 South, Range 10 West; also, part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 5 South, Range 10 West, in Vanderburgh County, Indiana and being more particularly described by metes and bounds as follows:

Beginning at a stone found marking the southeast corner of the Northwest Quarter of Section 32-5-10, said point also being the northeast corner of Greenbriar Hills Section III, as per plat thereof recorded in Plat Book N, page 93 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line of said quarter section and north line of said Greenbriar Hills Section III, north 89 degrees 32 minutes 35 seconds west 750.68 feet; thence north 00 degrees 29 minutes 20 seconds east 145.02 feet; thence north 48 degrees 08 minutes 27 seconds east 62.73 feet; thence north 00 degrees 29 minutes 20 seconds east 119.32 feet; thence south 89 degrees 30 minutes 40 seconds east 75.00 feet; thence south 77 degrees 51 minutes 45 seconds east 81.68 feet; thence south 89 degrees 32 minutes 35 seconds east 323.00 feet; thence south 89 degrees 40 minutes 22 seconds east 50.00 feet; thence south 89 degrees 32 minutes 48 seconds east 303.60 feet to the true point of beginning; thence north 00 degrees 47 minutes 46 seconds west 100.47 feet; thence north 14 degrees 22 minutes 31 seconds west 104.08 feet; thence north 30 degrees 52 minutes 14 seconds west 92.05 feet; thence north 52 degrees 10 minutes 24 seconds east 183.66 feet; thence south 00 degrees 29 minutes 20 seconds west 393.46 feet; thence north 89 degrees 32 minutes 48 seconds west 67.23 feet to the true point of beginning, containing 0.75 acres (32,843.57 square feet).

I, Danny K. Leek, hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further that this plat correctly represents a survey completed by me on January 26, 1993 and that all monuments exist at locations as noted.

Witness my hand and seal this 22nd day of September, 1993.

Danny K. Leek
Indiana Registration No. 50480

DANNY K. LEEK REGISTERED No. 50480 STATE OF INDIANA LAND SURVEYOR

Dedication + restrictions see misc. dr. 4 cd 1972
Instr 93-32897 Date 11/24/93
Attest BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

Patti R. Gullette DRVE