THE NORTH GREENS

PHASE 2

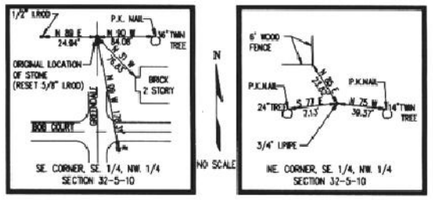
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 17 1995

Suzanne M. Crouch
AUDITOR
815

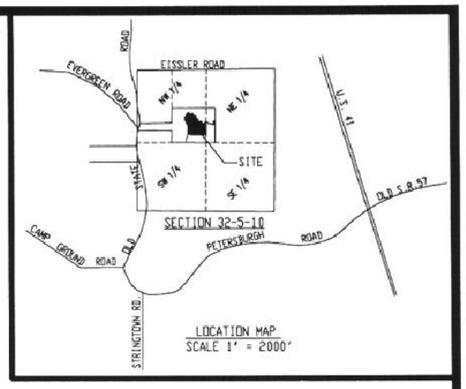
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NO SCALE

SECTION CORNER REFERENCES



LOCATION MAP
SCALE 1" = 2000'

SCALE 1" = 60'
60 0 60 120

CURVE TABLE					
NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	CHD LENGTH
C1	51°51'12"	N 25°26'16" W	300.00'	271.50'	262.33'
C2	07°51'21"	S 47°28'12" E	200.00'	27.42'	27.40'
C3	119°54'05"	S 42°25'39" E	40.00'	83.71'	69.25'

T/BANK TANGENT TABLE		
NUMBER	DISTANCE	BEARING
T1	8.09'	N 07°48'21" W
T2	79.60'	N 05°50'54" W
T3	1.03'	N 05°50'54" W
T4	36.17'	N 14°48'46" W
T5	65.50'	N 21°58'23" W
T6	7.47'	N 21°58'23" W
T7	44.80'	N 19°42'37" W
T8	38.62'	N 03°41'50" W
T9	18.22'	N 28°27'10" E
T10	36.18'	N 28°27'10" E
T11	55.49'	N 46°40'44" E
T12	50.69'	N 70°03'18" E
T13	4.34'	S 86°01'57" E
T14	10.77'	S 86°01'57" E

CU-DE-SAC TANGENT TABLE		
NUMBER	DISTANCE	BEARING
R1	40.00'	S 28°06'47" E
R2	40.00'	S 41°03'22" E
R3	40.00'	N 68°32'24" W
R4	40.00'	N 72°28'37" E
R5	40.00'	N 12°22'42" E

GENERAL NOTES

Zoning: The subject property is zoned Agricultural. The adjacent property is also zoned Agricultural.

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.

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 10.0%

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 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

Slopes over 8% require rip-rap 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 or 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 were waived by the Vanderburgh County Commissioners on May 24, 1993.

Bench Mark Data:

BM #1 – NE. Headbolt on the fire hydrant at the SE. corner of the intersection of Greedale and Bob Court
Elev. = 389.83

BM #4 – R/R spike in 30" tree in Lot 18
Elev. = 395.18

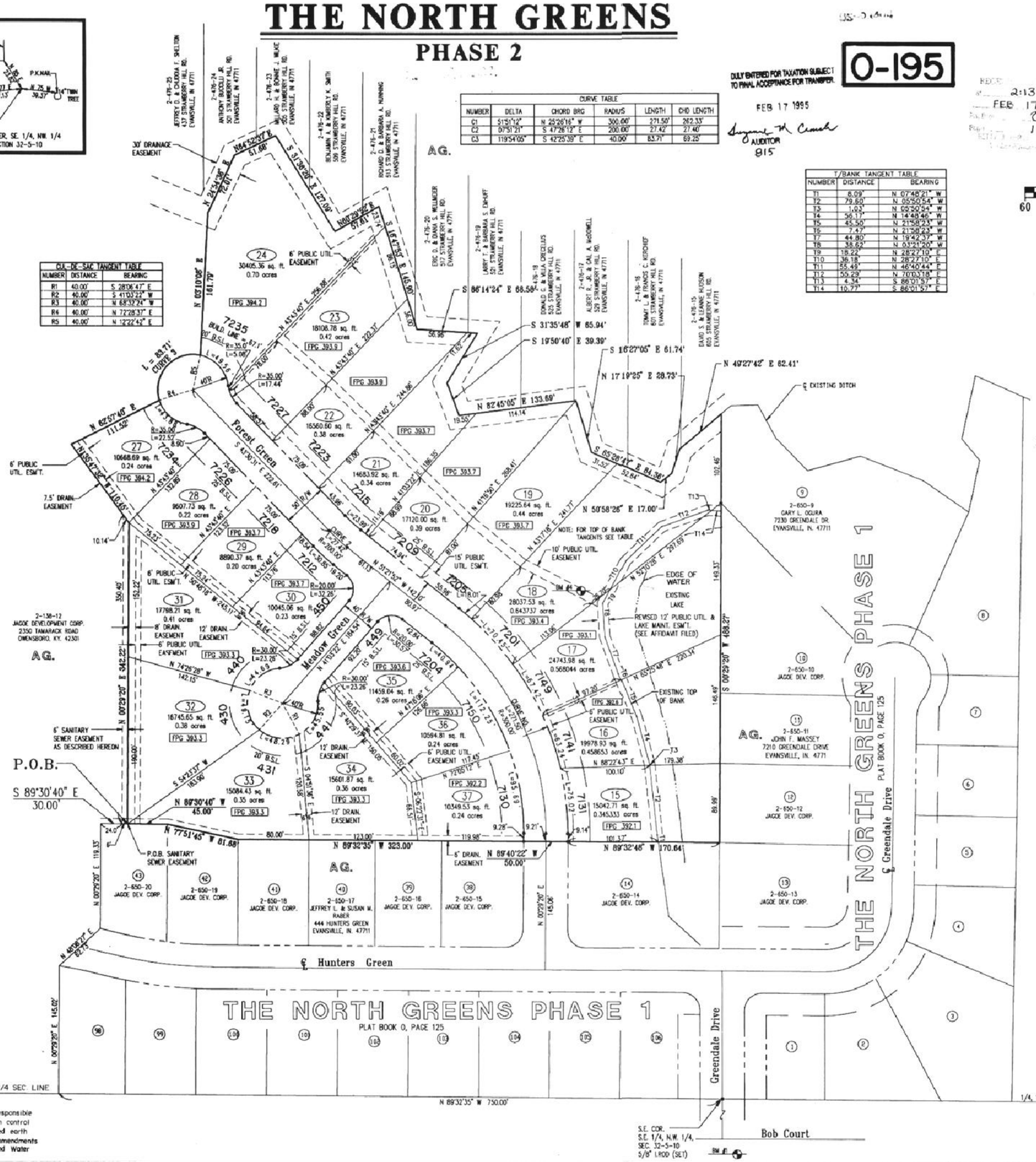
STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

FEBRUARY, 1993

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

MAY 24, 1993

The owners and contractors of or on each lot shall be responsible for compliance with all Federal, State and Local erosion control laws and ordinances. Anyone working with or on 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.



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 3-3 19 93

President, Executive Director

PLAT RELEASE DATE: 2-17-95

Executive Director

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 2. 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 fence 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.

JACOB DEVELOPMENT CORPORATION.

By: [signature]
R. L. Jacob III, 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 30th day of January 1995

My Commission Expires: 9-16-98

Deborah J. Masterson
Notary Public
Deborah J. Masterson
(typed or printed name)

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

SURVEY DESCRIPTION

THE NORTH GREENS – PHASE 2

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:

Commencing at a 5/8" LRod found marking the southeast corner of the northwest Quarter of Section 32-5-10, said point also being the northeast corner of Greenbrier 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 Greenbrier Hills Section III, north 89 degrees 32 minutes 35 seconds west 750.00 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 119.33 feet; thence south 89 degrees 30 minutes 40 seconds east 30.00 feet to the point of beginning; thence north 00 degrees 29 minutes 20 seconds east 342.22 feet; thence north 35 degrees 47 minutes 32 seconds west 110.45 feet; thence north 82 degrees 57 minutes 40 seconds east 111.52 feet to a point of curvature of a non tangent curve to the left concave to the southeast and having a central angle of 119 degrees 54 minutes 05 seconds and a radius of 40.00 feet from which the chord bears north 42 degrees 25 minutes 39 seconds east 69.25 feet; thence along the arc of said curve 83.71 feet; thence north 03 degrees 10 minutes 08 seconds east 161.79 feet to the center of an existing ditch; thence along the center of the existing ditch described by the following chords:

north 24 degrees 54 minutes 38 seconds east 72.01 feet; thence north 64 degrees 52 minutes 37 seconds east 51.68 feet; thence south 31 degrees 36 minutes 20 seconds east 127.09 feet; thence north 60 degrees 29 minutes 52 seconds east 57.81 feet; thence south 16 degrees 47 minutes 53 seconds east 145.90 feet; thence south 86 degrees 14 minutes 24 seconds east 88.58 feet; thence south 31 degrees 35 minutes 48 seconds west 65.94 feet; thence south 19 degrees 50 minutes 40 seconds east 39.39 feet; thence north 82 degrees 45 minutes 05 seconds east 133.69 feet; thence south 16 degrees 27 minutes 05 seconds east 61.74 feet; thence south 85 degrees 28 minutes 41 seconds east 84.36 feet; thence north 17 degrees 19 minutes 25 seconds east 28.73 feet; thence north 50 degrees 58 minutes 26 seconds east 17.00 feet; thence north 49 degrees 27 minutes 42 seconds east 62.41 feet to a point on the northwest corner of lot 9 in North Greens Subdivision Phase 1 recorded in Plat Book O Page 125 in the office of Recorder of Vanderburgh County Indiana; thence along the west line thereof south 00 degrees 29 minutes 20 seconds west 488.27 feet to a point on the northeast corner of lot 14 in said subdivision; thence along the north line of said subdivision north 89 degrees 32 minutes 48 seconds west 170.64 feet to a point on the west right-of-way line of Forest Green Drive; thence north 89 degrees 40 minutes 22 seconds west 50.00 feet to a point on the west right-of-way line of said road; thence north 88 degrees 32 minutes 35 seconds west 323.00 feet; thence north 77 degrees 51 minutes 45 seconds west 81.68 feet; thence north 88 degrees 30 minutes 40 seconds west 45.00 feet to the point of beginning, containing 8.86 acres (385,763.72 square feet).

Also, a 6 foot Sanitary Sewer Easement more particularly described as follows:

Beginning at the southwest corner of lot 32; thence north 89 degrees 30 minutes 40 seconds west 6.00 feet; thence parallel with the west line of lot 32 north 00 degrees 29 minutes 20 seconds east 350.40 feet to a point on the southwest line of lot 27; thence south 35 degrees 47 minutes 32 seconds east to the northwest corner of lot 31; thence south 00 degrees 29 minutes 20 seconds west 342.22 to the point of beginning containing 0.05 acres (2089.69 sq.ft.)

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 30th day of January 1995

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Danny K. Leek, R.L.S.
Indiana Registration No. S0480

94-2527-4 1/30/95 PH2PLAT.dwg

For Restrictions See Misc Dr 4 Cd 5166
#95-03742 Date 2-23-95
Attest: BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
By Rebecca J. Kachanuk, DRUC