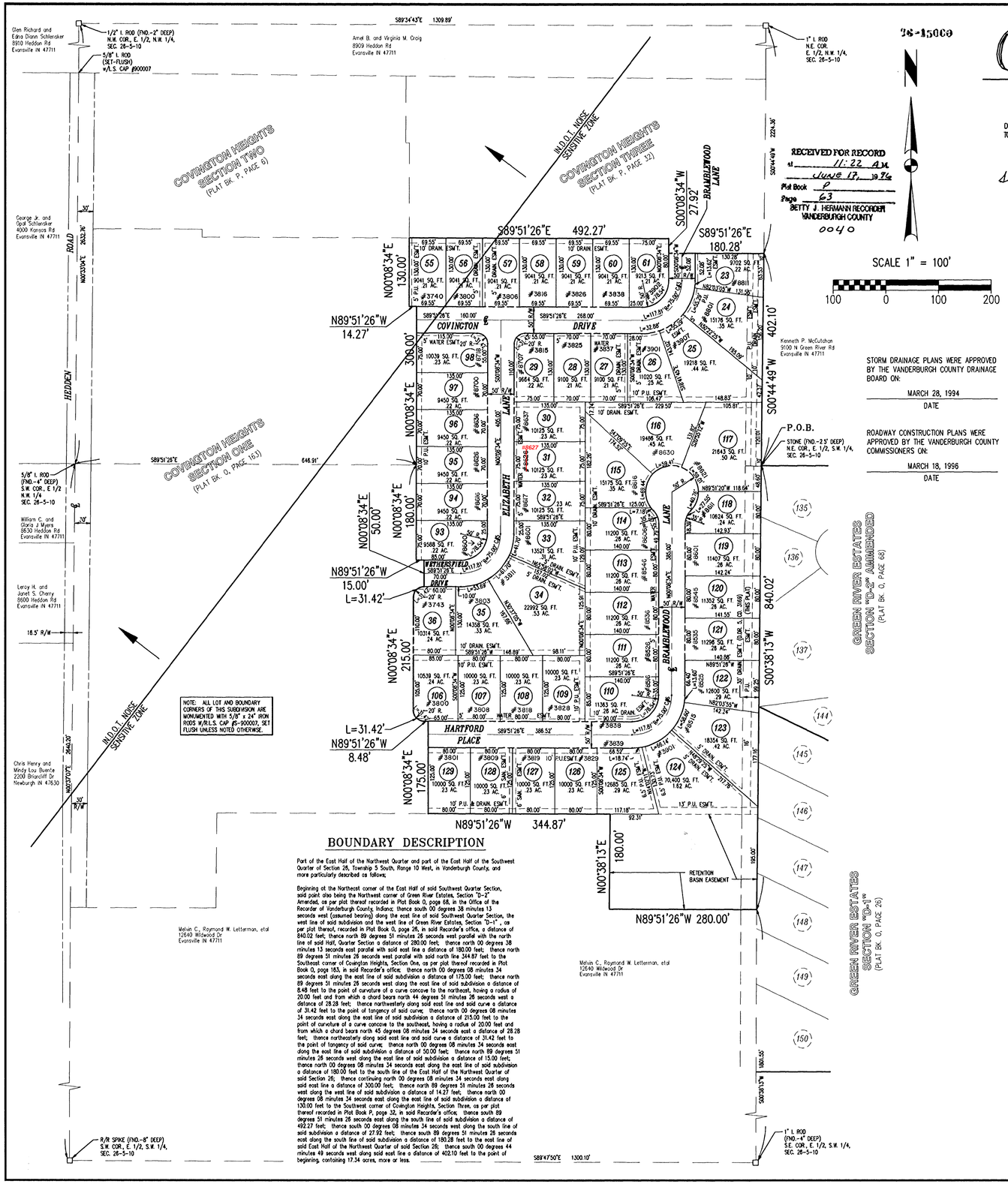
COVINGTON HEIGHTS
SECTION FOUR



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Plat Book P
Page 63
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
0040

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUN 17 1996
Suzanne M. Crouch
AUDITOR
3197

CURVE DATA TABLE

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD
3	75.00'	90°00'00"	117.81'	S45°08'34"W 106.07'
5	75.00'	90°00'00"	117.81'	N45°08'34"E 106.07'
6	75.00'	90°00'00"	117.81'	N45°08'34"E 106.07'

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:
MARCH 28, 1994
DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
MARCH 18, 1996
DATE

OWNERS CERTIFICATE

The undersigned owner of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as "Covington Heights Section Four". All roads shown, and not previously dedicated, are hereby dedicated to public use.

Strips of grounds, 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 a 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.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the banks of drainage ditches, or swales, in such a manner as to impede the flow of water.

Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "Drainage Easement" or "Retention Basin Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Drainage Easements" or "Retention Basin Easements" clear of any impediments which may happen to fall or enter therein.

AMERINETTE DEVEOPMENT CORP.

BY: JOHN EUPERS JR., PRESIDENT
4700 ST. WENDEL-CYNTHIANA RD.
WADESVILLE, IN 47638

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 Owners and Subdividers 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 11th day of JUNE, 1996

My Commission Expires:
12-12-97

Notary Resides In
GIBSON
County, Indiana

Jerry Wildman
Notary Public
JERRY WILDMAN
(typed or printed name)

SURVEYORS CERTIFICATE

I, Steven A. Sherwood, 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 on MAY 21, 1996 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 11TH day of June 1996

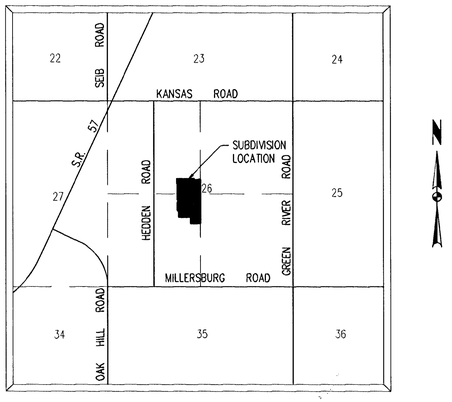
Steven A. Sherwood, L.S.
Indiana Registration No. 900007

STEVEN A. SHERWOOD — REGISTERED — No. 900007 — STATE OF INDIANA — LAND SURVEYOR

BOUNDARY DESCRIPTION

Part of the East Half of the Northwest Quarter and part of the East Half of the Southwest Quarter of Section 28, Township 5 South, Range 10 West, in Vanderburgh County, and more particularly described as follows;

Beginning at the Northeast corner of the East Half of said Southwest Quarter Section, said point also being the Northwest corner of Green River Estates, Section "D-2" Amended, as per plat thereof recorded in Plat Book O, page 68, in the Office of the Recorder of Vanderburgh County, Indiana; thence south 00 degrees 38 minutes 13 seconds west (assumed bearing) along the east line of said Southwest Quarter Section, the west line of said subdivision and the west line of Green River Estates, Section "D-1", as per plat thereof, recorded in Plat Book O, page 26, in said Recorder's office, a distance of 840.02 feet; thence north 89 degree 51 minutes 26 seconds west parallel with the north line of said Half, Quarter Section a distance of 280.00 feet; thence north 00 degrees 38 minutes 13 seconds east parallel with said east line a distance of 180.00 feet; thence north 89 degrees 51 minutes 26 seconds west parallel with said north line 344.87 feet to the Southeast corner of Covington Heights, Section One, as per plat thereof recorded in Plat Book O, page 163, in said Recorder's office; thence north 00 degrees 08 minutes 34 seconds east along the east line of said subdivision a distance of 175.00 feet; thence north 89 degrees 51 minutes 26 seconds west along the east line of said subdivision a distance of 8.48 feet to the point of curvature of a curve concave to the northeast, having a radius of 20.00 feet and from which a chord bears north 44 degrees 51 minutes 26 seconds west a distance of 28.28 feet; thence northwesterly along said east line and said curve a distance of 31.42 feet to the point of tangency of said curve; thence north 00 degrees 08 minutes 34 seconds east along the east line of said subdivision a distance of 215.00 feet to the point of curvature of a curve concave to the southeast, having a radius of 20.00 feet and from which a chord bears north 45 degrees 08 minutes 34 seconds east a distance of 28.28 feet; thence northeasterly along said east line and said curve a distance of 31.42 feet to the point of tangency of said curve; thence north 00 degrees 08 minutes 34 seconds east along the east line of said subdivision a distance of 50.00 feet; thence north 89 degrees 51 minutes 26 seconds west along the east line of said subdivision a distance of 15.00 feet; thence north 00 degrees 08 minutes 34 seconds east along the east line of said subdivision a distance of 180.00 feet to the south line of the East Half of the Northwest Quarter of said Section 28; thence continuing north 00 degrees 08 minutes 34 seconds east along said east line a distance of 300.00 feet; thence north 89 degrees 51 minutes 26 seconds west along the west line of said subdivision a distance of 14.27 feet; thence north 00 degrees 08 minutes 34 seconds east along the east line of said subdivision a distance of 130.00 feet to the Southwest corner of Covington Heights, Section Three, as per plat thereof recorded in Plat Book P, page 32, in said Recorder's office; thence south 89 degrees 51 minutes 26 seconds east along the south line of said subdivision a distance of 492.27 feet; thence south 00 degrees 08 minutes 34 seconds west along the south line of said subdivision a distance of 27.92 feet; thence south 89 degrees 51 minutes 26 seconds east along the south line of said subdivision a distance of 180.28 feet to the east line of said East Half of the Northwest Quarter of said Section 28; thence south 00 degrees 44 minutes 49 seconds west along said east line a distance of 402.10 feet to the point of beginning, containing 17.34 acres, more or less.



LOCATION MAP
SCALE: 1"=2000'

GENERAL NOTES

Zoning: The subject property, and all abutting property, is zoned agricultural.

Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.

Flood Plain Data: Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991 shows that no portion of this subdivision lies within Zone A.

Lot Drainage: Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.

Road Grades: Maximum road grades will not exceed 7.0%.

Contours: Contours shown were taken from Vanderburgh County Topographic Map (sheet 213-dated March 27, 1991).

Temporary Erosion Control: (during construction)
- Slopes of 0%- 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%-2% shall be mulched and seeded within forty-five (45) days of disturbance.

- Slopes of 2%-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.

Site Location Relative to Airport:
This subdivision lies in close proximity to an operating airport. The operation of the airport and the landing and takeoff of aircraft may generate high noise levels. The center of this subdivision can be located by beginning at the northerly terminus of Evansville Regional Airport Runway 4-22; thence northeasterly along the extended centerline of said runway approximately five thousand three hundred (5300) lineal feet (1.0 miles); thence southeasterly, perpendicular to said extended centerline, approximately one thousand six hundred twenty (1620) lineal feet (0.3 miles).

Retention Basin Maintenance:
The owners of lot 124 shall be responsible for:

1. Keeping the weeds, including along the shoreline and in the Retention Basin on their property, controlled according to the County Ordinances.
2. Keeping that part of the retention basin on their property clear of trash and debris.
3. Keeping all storm sewers discharging out of retention basin on their property clear at all times.
4. Keeping shoreline and embankment free from all erosion and protect all banks for erosion.

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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 MAY 4, 1994

President

Executive Director

PLAT RELEASE DATE June 17, 96

Executive Director

DATE: 6-11-96; PROJ. 5-96-5-1; FILE: PLAT4.DWG