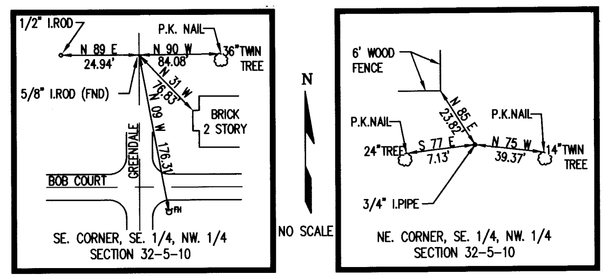
96-21009

THE NORTH GREENS
Phase 3



NO SCALE

ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 16 1996

Suzanne M. Cronk
AUDITOR 4590

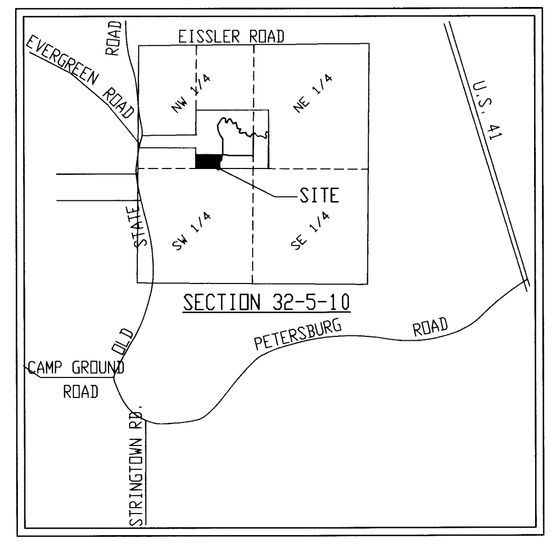
SECTION CORNER REFERENCES

RECEIVED FOR RECORD
at 1:43 P.M.
Aug. 16 1996
Plat Book P
Page 68
BETTY J. HERRMANN RECORDER
VANDERBURGH COUNTY
CTRL 0073

N

SCALE 1" = 50'

50 25 0 50 100



LOCATION MAP
SCALE 1" = 2000'

General Notes

Zoning: The subject property is currently zoned Ag

Flood Plain Data: No portion of this Section of the proposed sub. lies 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 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. 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 the lots.

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 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 shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, 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 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% 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.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: March 2, 1993

ROAD CONSTRUCTION WAS APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: MARCH 19, 1996.

Bench Mark Data:
Reference Bench Mark – U.S.G.S. Monument
stamped "V 45 VAN" located 100± feet north of the intersection of U.S.41 and Highway 57, 22± feet west of the center line of the north lane of highway 41 in south concrete abutment of bridge, elevation 381.182 feet.

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

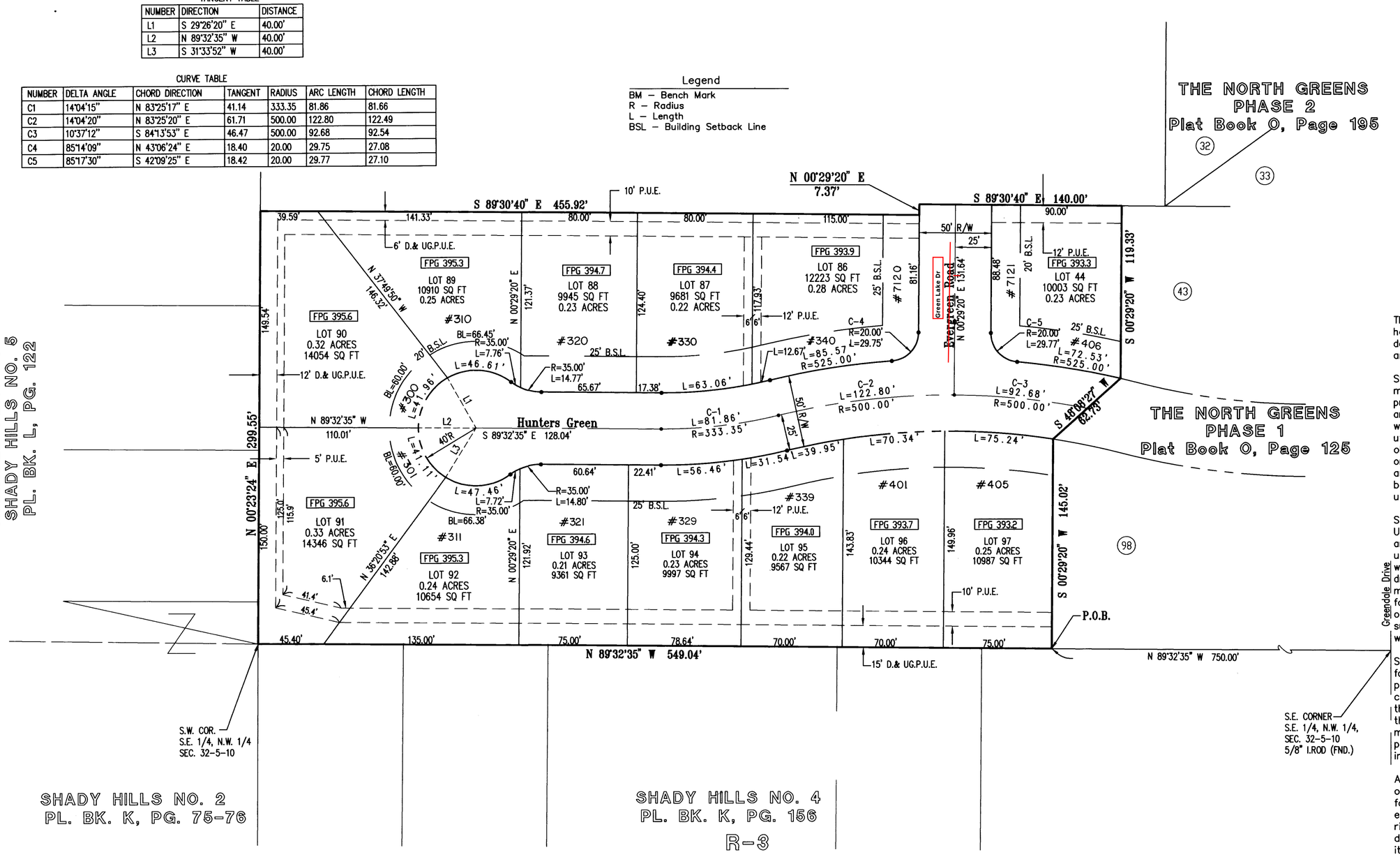
TANGENT TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 29°26'20" E	40.00'
L2	N 89°32'35" W	40.00'
L3	S 31°33'52" W	40.00'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	14°04'15"	N 83°25'17" E	41.14	333.35	81.86	81.66
C2	14°04'20"	N 83°25'20" E	61.71	500.00	122.80	122.49
C3	10°37'12"	S 84°13'53" E	46.47	500.00	92.68	92.54
C4	85°14'09"	N 43°06'24" E	18.40	20.00	29.75	27.08
C5	85°17'30"	S 42°09'25" E	18.42	20.00	29.77	27.10

Legend
BM – Bench Mark
R – Radius
L – Length
BSL – Building Setback Line



Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **The North Greens Phase 3**. 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 **P.U.E.** (Public Utility 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 pipes shall be installed within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or public utility without liability in the use of said easements.

Strips of land marked **D.& UG.P.U.E.** (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface drainage pipes, maintenance and operation of underground portions of public utility facilities including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of easement. No structures other than such utility facilities or drainage pipes shall be installed within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or public utility without liability in the use of said easements.

Strips of ground marked **D.E.** (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface drainage pipes provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping earth berms, fences or other obstructions that impeded or reduce the flow of water.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from the easements for access to facilities for installation, maintenance operation, enlargement, repair or reconstruction. The party exercising such rights of ingress and egress will use all diligence to not disturb property and will be responsible for any direct damages it causes outside the easements.

JAGOE DEVELOPMENT CORPORATION.

By: _____
W. R. Jagoe 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 15th day of August 1996

My Commission Expires:
4-11-99

Notary Public
Sharon S. Burks-Maier
(typed or printed name)

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

Boundary Description

Part of the Northwest Quarter of Section 32, Township 5 South, Range 10 West in Vanderburgh County, Indiana, being more particularly particularly described by metes and bounds as follows:

Commencing at 5/8 inch iron rod marking the Southeast corner of Section 32, Township 5 South, Range 10 South, said point being on the south line of the North Greens Subdivision, Phase 1 recorded in Plat Book O, page 125 in the office of the Recorder, Vanderburgh County, Indiana; thence along said south line North 89 degrees 32 minutes 35 seconds West 750.00 feet to the Southwest corner of said North Greens Subdivision, Phase 1, said point being the point of beginning; thence continue North 89 degrees 32 minutes 35 seconds West 549.04 feet to the southwest corner of the amended plat of Shady Hills No. 5 as recorded in Plat Book L, page 122; thence along the east line of said amended plat of Shady Hills No. 5, North 00 degrees 23 minutes 24 seconds East 299.55'; thence South 89 degrees 30 minutes 40 second East 455.92 feet; thence North 00 degrees 29 minutes 20 seconds East 7.37 feet; thence South 89 degrees 30 minutes 40 seconds East 140.00 feet to the northwest corner of said North Greens Subdivision, Phase 1; thence along the west line of said North Greens Subdivision, Phase 1, South 00 degrees 29 minutes 20 seconds West 119.33 feet; thence continue along said west line South 48 degrees 08 minutes 27 seconds East 62.73 feet; thence continue along said west line South 00 degrees 29 minutes 20 seconds West 145.02 feet to the point of beginning containing 3.941 acres (171,658 sq.ft.).

Surveyor's Certificate

I, James Q. 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 as noted.

Witness my hand and seal this 15th day of August 1996.

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James Q. Morley
James Q. Morley, R.L.S.
Indiana Registration No. 12629

P-68

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, March 3, 1993

President

Barbara L. Cunningham
Attest Executive Director

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL

Secondary Plat complies with the Ordinance and is released for Recording.

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: Aug. 16, 1996

2527 Ph3plat.dwg 8/15/96 J.E.W.