Amendment Restrictions
FOR ~~AFFIDAVIT~~ APPLYING TO THIS ~~RELEASE~~ Plat
SEE MISC. DRAWER 5 CARD 68 to
1998R0002985 DATE 2-3-98
ATTEST: BETTY J. HERMANN, RVC
97-21304 BY Rebecca J Kachanuk DRVC

THE NORTH GREENS

PHASE 4

Secondary Plat

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
AUG 11 1997
Eugene M. Crouch AUDITOR
4692

General Notes

Noise sensitive note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

Zoning: The subject property is zoned AG; abutting property is zoned AG.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 B, dated August 5, 1991, Vanderburgh County, Indiana, a portion of the subdivision lies within the designated 100 year flood zone.

Utilities: Water and Sanitary sewer services have been extended to the site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Water Detention Requirements: No requirements for this site.

Floor Elevations: 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). FPG has been marked on all lots near the flood plain. Additional information may be obtained from the Vanderburgh County Building Commissioner.
First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on lots near the flood plain.

Storm Drainage Maintenance: Plan B Repair Fund. 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 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.

Flow and Erosion Control for Ditches: Slopes of 0% to 0.8% shall have a concrete ribbon to preserve a smooth flow line. Slopes of 0.8% to 1% shall be seeded and mulched. Slopes of 1% to 2% shall be sodded or stabilized with an erosion control mat. Slopes of 2% to 6% shall have staked sod or an approved staked erosion control mat. Slopes over 6% require riprap or other approved stabilization. Ditch slopes over 2% shall have erosion control mat on the side banks.

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. 0023."

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.

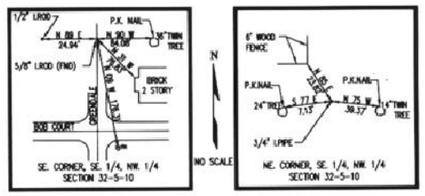
TBM#1 – Chiseled square in concrete curb at end of cul-de-sac between lots 80 and 81. Elevation = 394.92

TBM#2 – Chiseled square in SW. headbolt on fire hydrant near NE. corner of lot 75. Elevation = 396.71.

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:

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



SECTION CORNER REFERENCES

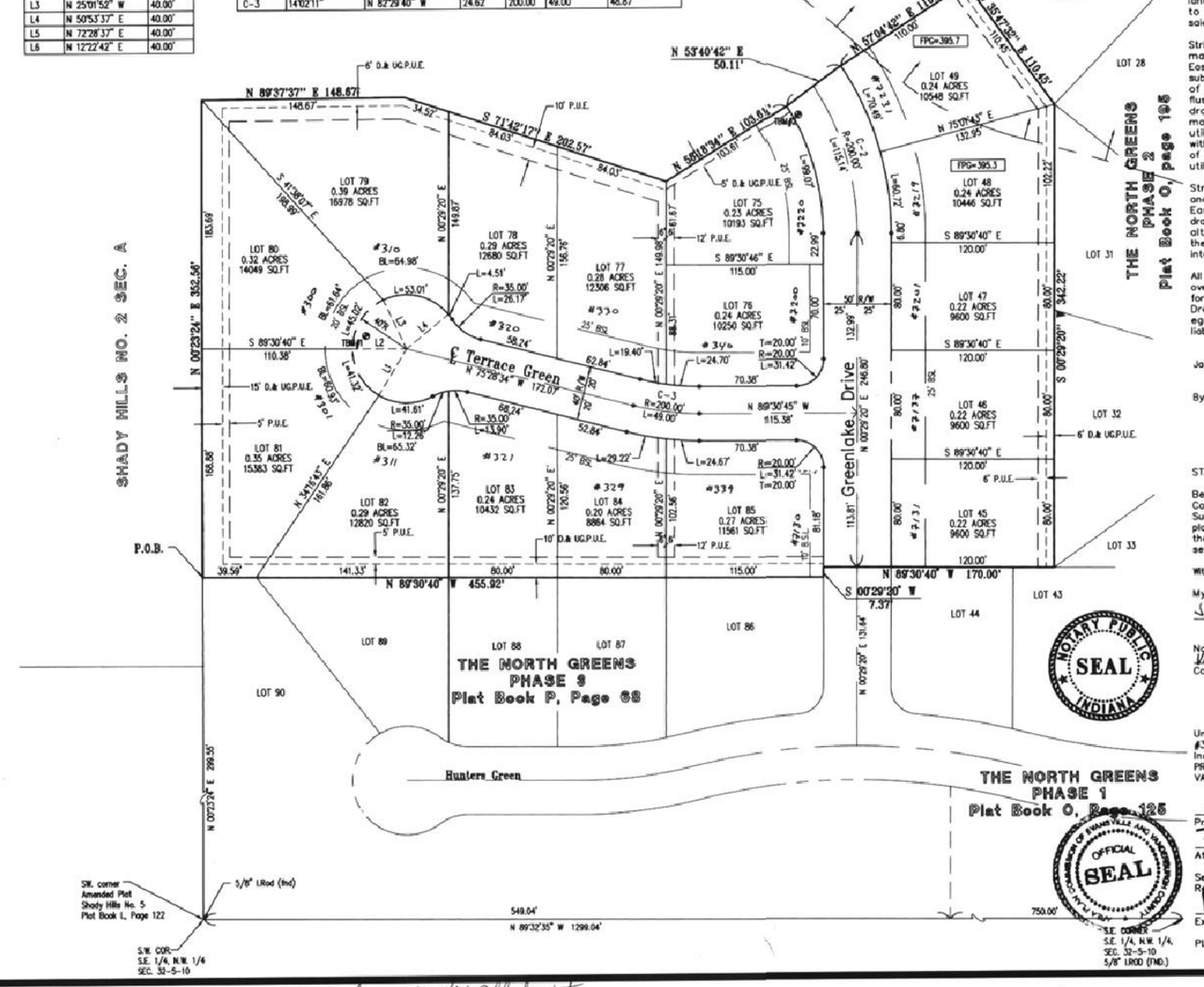
Approx. Location of the 100 Year Flood Zone "A" as parcel plots by scale on Community-Panel Number 180256 0025 B of the Flood Insurance Rate Maps for Vanderburgh County, Dated August 5, 1991.

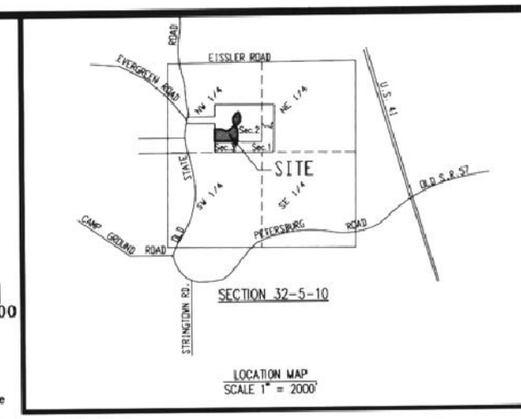
Radial Line Table

Number	Direction	Distance
L1	N 31°17'52" E	40.00'
L2	N 89°30'40" W	40.00'
L3	N 25°01'52" W	40.00'
L4	N 50°53'37" E	40.00'
L5	N 72°28'37" E	40.00'
L6	N 12°22'42" E	40.00'

Curve Data Table

NUMBER	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C-1	119°54'05"	S 42°25'39" W	69.14	40.00	83.71	69.25
C-2	32°59'06"	N 16°00'13" W	59.21	200.00	115.14	113.56
C-3	140°21'1"	N 82°29'40" W	24.62	200.00	49.00	48.87





Owners 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 **North Greens Phase 4** . 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 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.& UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the 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 the easement. 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 "L.M.& S.D.E." (Lake Maintenance & Storm Drainage Easement) are 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 Drainage 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. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

Jagoe Development Corporation

By: W R Jagoe III 7-17-97
W. R. Jagoe, III, President — Date
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 17th day of July 1997

My Commission Expires:
September 16, 1998

Deborah J. Masterson
Notary Public

Notary Resides in Vanderburgh County, Indiana

Deborah J. Masterson
(typed or printed name)

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

Alfred H. Bana, Jr.
President

Barbara L. Cunningham
Attest Executive Director

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

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: Aug 11, 1997

RECEIVED FOR RECORD
at 3:34 P.M.
Aug 11, 1997
Plat Book P
Page 116
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
GRC # 0210

P-116

Boundary Description

Part of the Northwest Quarter of Section 32, Township 5 South, Range 10 West in Vanderburgh County, Indiana, being more 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 Southeast corner of said North Greens Subdivision, Phase 3, as recorded in Plat Book P, page 68; thence along the south line thereof, 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 to the point of beginning; thence North 00 degrees 23 minutes 24 seconds East 352.56 feet; thence North 89 degrees 37 minutes 37 seconds East 148.67 feet; thence South 71 degrees 42 minutes 17 seconds East 202.57 feet; thence North 56 degrees 18 minutes 34 seconds East 103.61 feet; thence North 53 degrees 40 minutes 42 seconds East 50.11 feet; thence North 57 degrees 04 minutes 42 seconds East 110.00 feet; thence North 20 degrees 50 minutes 41 seconds West 119.24 feet; thence North 02 degrees 42 minutes 24 seconds West 96.82 feet; thence North 31 degrees 36 minutes 05 seconds East 179.12 feet; thence North 77 degrees 36 minutes 05 seconds East 41.96 feet; thence South 68 degrees 12 minutes 36 seconds East 43.66 feet; thence South 01 degrees 04 minutes 35 seconds West 78.58 feet; thence South 67 degrees 53 minutes 39 seconds East 30.31 feet; thence South 03 degrees 10 minutes 08 seconds West 161.79 feet; to the point of curvature of a curve to the left, concave to the southeast, having a central angle of 119 degrees 54 minutes 05 seconds and a radius of 40.00 feet from which a chord bears South 42 degrees 25 minutes 39 seconds West 69.25 feet; thence along the arc of said curve 83.71 feet; thence South 62 degrees 57 minutes 40 seconds West 111.52 feet; thence South 35 degrees 47 minutes 32 seconds East 110.45 feet; thence South 00 degrees 29 minutes 20 seconds West 342.22 feet; thence North 89 degrees 30 minutes 40 seconds West 170.00 feet; thence South 00 degrees 29 minutes 20 seconds West 7.37 feet; thence North 89 degrees 30 minutes 40 seconds West 455.92 feet; to the point of beginning, containing 271,190 square feet or 6.23 acres, more or less.

Surveyor's Certificate

I, Danny K. Leek, 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 17th day of July 1997.

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
605 SE. M.L.King Jr. Blvd.
Evansville, IN. 47713
(812) 464-9585

7/16/97 2527 ph4plat.dwg J.E.W.

Dedication of Restrictions
See Misc Dr 5 Cd 2358, Date 8-18-97
Instr # 97-21927
Attest: BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
By: Rebecca J Kachanuk, DRVC

Surveyors Affidavit
Misc Dr 6 Cd 3251, 1-14-98 #98-01399
Attest: BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
By: Rebecca J Kachanuk, DRVC

For easement Applying to Lot Pt 75
See Deed Drawer 11 card 4991

For easement Applying to Lot Pt 76
See Deed Drawer 11 card 4992

Amendment Restrictions
See Misc Dr 5 Cd 3976, 2-10-98
#98-03936
Attest BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
By: Rebecca J Kachanuk, DRVC