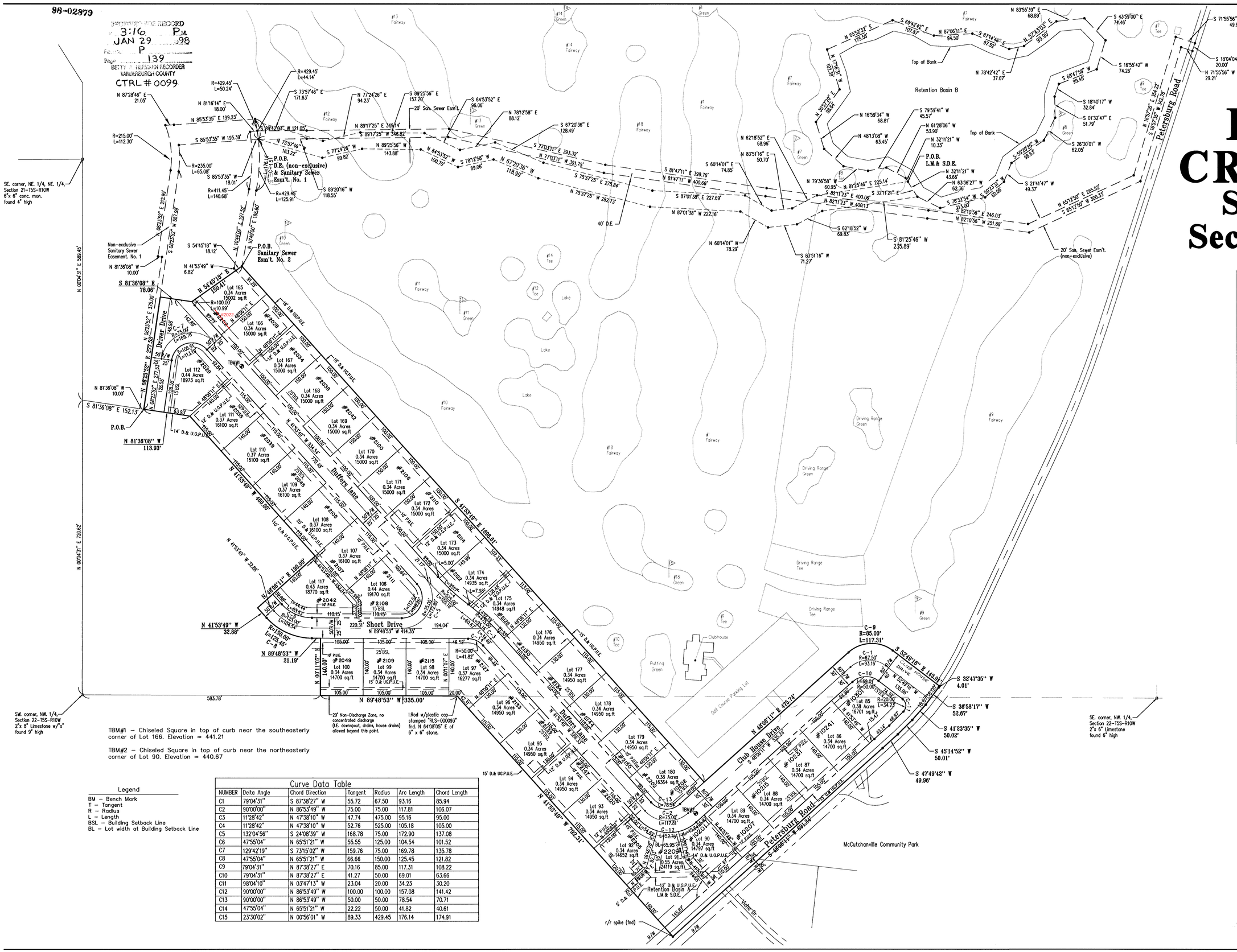
98-02879

3:16 PM
JAN 29 1998
P
Page 139
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL # 0099

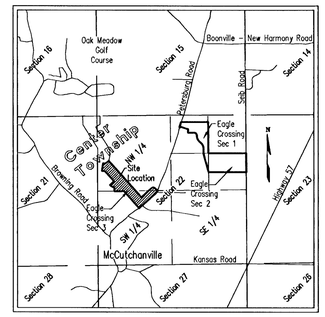
JULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
JAN 29 1998 629
AUDITOR

EAGLE CROSSING
Section 3A
Secondary Plat



TBM#1 – Chiseled Square in top of curb near the southeasterly corner of Lot 166. Elevation = 441.21

TBM#2 – Chiseled Square in top of curb near the northeasterly corner of Lot 90. Elevation = 440.67



LOCATION MAP
SCALE 1" = 2500'

SCALE 1" = 100'
100 0 100 200

Legend

BM – Bench Mark
T – Tangent
R – Radius
L – Length
BSL – Building Setback Line
BL – Lot width at Building Setback Line

Curve Data Table

NUMBER	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C1	79°04'31"	S 87°38'27" W	55.72	67.50	93.16	85.94
C2	90°00'00"	N 86°53'49" W	75.00	75.00	117.81	106.07
C3	11°28'42"	N 47°38'10" W	47.74	475.00	95.16	95.00
C4	11°28'42"	N 47°38'10" W	52.76	525.00	105.18	105.00
C5	132°04'56"	S 24°08'39" W	168.78	75.00	172.90	137.08
C6	47°55'04"	N 65°51'21" W	55.55	125.00	104.54	101.52
C7	129°42'19"	S 73°15'02" W	159.76	75.00	169.78	135.78
C8	47°55'04"	N 65°51'21" W	66.66	150.00	125.45	121.82
C9	79°04'31"	N 87°38'27" E	70.16	85.00	117.31	108.22
C10	79°04'31"	N 87°38'27" E	41.27	50.00	69.01	63.66
C11	98°04'10"	N 03°47'13" W	23.04	20.00	34.23	30.20
C12	90°00'00"	N 86°53'49" W	100.00	100.00	157.08	141.42
C13	90°00'00"	N 86°53'49" W	50.00	50.00	78.54	70.71
C14	47°55'04"	N 65°51'21" W	22.22	50.00	41.82	40.61
C15	23°30'02"	N 00°56'01" W	89.33	429.45	176.14	174.91

P-139

Sheet No. 1 of 2
3581 Sec3-plt.dwg 12/31/97 J.E.W.
#21-S-97

EAGLE CROSSING
Section 3A
Secondary Plat

General Notes

Access: All Driveways shall access interior streets only.

Access: Lots 85 thru 91 shall not access Petersburg Road.

Utilities: Water and sanitary sewers will be extended to the site.

Road Grades: Maximum road grades will not exceed 10.0%.

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

Zoning: The subject property is currently zoned Ag

Flood Plain Data: No portion of this proposed subdivision 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 C, dated August 5, 1991.

All first floor grades shall conform to local and state enforced building codes. First floor grades shall be set to allow for proper drainage around houses.

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.

Island Maintenance: The Owner(s) of Lot 85 shall be liable for the landscaping maintenance of the island at the intersection of Petersburg Road and Eagle Boulevard.

Island Maintenance: The Owner(s) of Lot 98, 99, 174, 175 and 106 shall be liable for the landscaping maintenance of the island at the intersection of Duffers Lane and Short Drive.

Island Maintenance: The Owner(s) of Lot 112 and 165 shall be liable for the landscaping maintenance of the island at the intersection of Duffers Lane and Driver Drive.

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."

Bench Mark Data:
Reference Bench Mark – USGS Bench Mark V-316. Elevation = 415.898 Brass Monument set in top of concrete headwall on the east side of Hwy 41, north of Old S.R. 57. NAVD 29 Datum.

TBM#1 – Chiseled Square in top of curb near the southeasterly corner of Lot 166. Elevation = 441.21

TBM#2 – Chiseled Square in top of curb near the northeasterly corner of Lot 90. Elevation = 440.67

BSH Development Co., LLC will maintain and pay for the maintenance of off-site drainage facilities and their easements in accordance with the Vanderburgh County Drainage Ordinance of 1994 and all amendments supplemental thereto.

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: June 23, 1997

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: August 4, 1997

Boundary Description

Part of the West Half of Section 22, Township 5, Range 10 West in Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at a limestone with "x" marking the southwest corner of the northwest quarter of said section 22; thence along the west line thereof, North 00 degrees 04 minutes 31 seconds East 720.62 feet; Thence South 81 degrees 36 minutes 08 seconds East 152.13 feet to the point of beginning; thence North 08 degrees 23 minutes 52 seconds East 277.53 feet; thence South 81 degrees 36 minutes 08 seconds East 78.06 feet; thence North 54 degrees 45 minutes 18 seconds East 150.41 feet; thence South 41 degrees 53 minutes 49 seconds East 1696.61 feet; thence North 48 degrees 06 minutes 11 seconds East 475.74 feet to the point of curvature of a curve to the right, concave to the south, having a central angle of 79 degrees 04 minutes 31 seconds and a radius of 85.00 feet from which a chord bears North 87 degrees 38 minutes 27 seconds East 108.22 feet; thence along the arc of said curve 117.31 feet; thence South 52 degrees 49 minutes 18 seconds East 143.91 feet to a point in the centerline of Petersburg Road; thence along said centerline described by the following chords; South 32 degrees 47 minutes 35 seconds West 4.01 feet; thence South 36 degrees 58 minutes 17 seconds West 52.67 feet; Thence South 41 degrees 23 minutes 35 seconds West 50.02 feet; thence South 45 degrees 14 minutes 52 seconds West 50.01 feet; thence South 47 degrees 49 minutes 42 seconds West 49.96 feet; thence continue along said centerline of Petersburg Road South 48 degrees 06 minutes 11 seconds West 691.34 feet; thence leaving said centerline North 41 Degrees 53 minutes 49 seconds West 792.31 feet to the south line of the Northwest Quarter of said Section 22; thence along the south line thereof North 89 degrees 48 minutes 53 seconds West 335.00 feet; thence North 00 degrees 11 minutes 07 seconds East 140.00 feet; thence North 89 degrees 48 minutes 53 seconds West 21.19 feet to the point of curvature of a curve to the right, concave to the north having a central angle of 47 degrees 55 minutes 04 seconds and a radius of 150.00 feet from which a chord bears North 65 degrees 51 minutes 21 seconds West 121.82 feet; thence along the arc of said curve 125.45 feet; thence North 41 degrees 53 minutes 49 seconds West 32.88 feet; thence North 48 degrees 06 minutes 11 seconds East 190.00 feet; thence North 41 degrees 53 minutes 49 seconds West 460.00 feet; thence North 81 degrees 36 minutes 08 seconds West 113.93 feet; to the point of beginning containing 19.24 acres (838.131 sq.ft.).

Also, Drainage Easement No. 1 (D.E. No. 1), a 40 foot wide easement, being more particularly described as follows:

Commencing at the northmost corner of lot 165 as shown on this plat: thence North 10 degrees 49 minutes 00 seconds East 188.60 feet to the point of curvature of a curve to the left, concave to the west, having a central angle of 16 degrees 47 minutes 53 seconds and a radius of 429.45 feet from which the chord bears North 02 degrees 25 minutes 14 seconds West 125.46 feet, thence along the arc of said curve 125.91 feet to the point of beginning; thence continue along said curve thru a central angle of 05 degrees 53 minutes 21 seconds and a radius of 429.45 feet from which the chord bears North 08 degrees 55 minutes 33 seconds West 44.12 feet; thence along the arc of said curve 44.14 feet; thence South 73 degrees 57 minutes 46 seconds East 171.63 feet; thence North 77 degrees 24 minutes 26 seconds East 94.23 feet; thence South 89 degrees 25 minutes 56 seconds East 157.20 feet; thence South 64 degrees 53 minutes 52 seconds East 96.06 feet; thence North 78 degrees 12 minutes 58 seconds East 88.12 feet; thence South 67 degrees 20 minutes 36 seconds East 128.49 feet; thence South 75 degrees 37 minutes 25 seconds East 275.84 feet; thence South 87 degrees 01 minutes 38 seconds East 227.69 feet; thence South 60 degrees 14 minutes 01 seconds East 74.85 feet; thence North 83 degrees 51 minutes 16 seconds East 50.70 feet; thence North 62 degrees 18 minutes 52 seconds East 68.96 feet; thence North 81 degrees 25 minutes 46 seconds East 225.14 feet; thence South 32 degrees 11 minutes 21 seconds East 43.66 feet; thence South 81 degrees 25 minutes 46 seconds West 235.89 feet; thence South 62 degrees 18 minutes 52 seconds West 69.83 feet; thence South 83 degrees 51 minutes 16 seconds West 71.27 feet; thence North 60 degrees 14 minutes 01 seconds West 78.29 feet; thence North 87 degrees 01 minutes 38 seconds West 222.16 feet; thence North 75 degrees 37 minutes 25 seconds West 282.73 feet; thence North 67 degrees 20 minutes 36 seconds West 118.99 feet; thence South 78 degrees 12 minutes 58 seconds West 89.06 feet; thence North 64 degrees 53 minutes 52 seconds West 100.70 feet; thence North 89 degrees 25 minutes 56 seconds West 143.88 feet; thence South 77 degrees 24 minutes 26 seconds West 99.82 feet; thence North 73 degrees 57 minutes 46 seconds West 163.22 feet to the point of beginning containing 1.53 acres (66,679 sq.ft.).

Also, A Lake Maintenance And Storm Detention Easement (L.M.& S.D.E.) being more particularly described as follows:

Commencing at the northmost corner of lot 165 as shown on this plat; thence North 10 degrees 49 minutes 00 seconds East 188.60 feet to the point of curvature of a curve to the left, concave to the west, having a central angle of 22 degrees 41 minutes 14 seconds and a radius of 429.45 feet from which the chord bears North 00 degrees 31 minutes 37 seconds West 168.94 feet, thence along the arc of said curve 170.05 feet; thence South 73 degrees 57 minutes 46 seconds East 171.63 feet; thence North 77 degrees 24 minutes 26 seconds East 94.23 feet; thence South 89 degrees 25 minutes 56 seconds East 157.20 feet; thence South 64 degrees 53 minutes 52 seconds East 96.06 feet; thence North 78 degrees 12 minutes 58 seconds East 88.12 feet; thence South 67 degrees 20 minutes 36 seconds East 128.49 feet; thence South 75 degrees 37 minutes 25 seconds East 275.84 feet; thence South 87 degrees 01 minutes 38 seconds East 227.69 feet; thence South 60 degrees 14 minutes 01 seconds East 74.85 feet; thence North 83 degrees 51 minutes 16 seconds East 50.70 feet; thence North 62 degrees 18 minutes 52 seconds East 68.96 feet; thence North 81 degrees 25 minutes 46 seconds East 225.14 feet to the point of beginning; thence North 32 degrees 11 minutes 21 seconds West 10.33 feet; thence North 61 degrees 28 minutes 06 seconds West 53.90 feet; thence South 79 degrees 59 minutes 41 seconds West 45.57 feet; thence North 79 degrees 36 minutes 58 seconds West 60.95 feet; thence North 48 degrees 13 minutes 08 seconds West 63.45 feet; thence North 16 degrees 59 minutes 34 seconds West 68.81 feet; thence North 35 degrees 57 minutes 20 seconds East 98.64 feet; thence North 17 degrees 16 minutes 31 seconds West 102.39 feet; thence North 65 degrees 52 minutes 32 seconds East 175.56 feet; thence South 69 degrees 42 minutes 42 seconds East 107.87 feet; thence North 87 degrees 06 minutes 11 seconds East 94.50 feet; thence South 67 degrees 14 minutes 46 seconds East 97.52 feet; thence North 78 degrees 42 minutes 42 seconds East 37.07 feet; thence North 52 degrees 43 minutes 03 seconds East 99.90 feet; thence North 83 degrees 55 minutes 39 seconds East 68.89 feet; thence South 43 degrees 59 minutes 00 seconds East 74.46 feet; thence South 16 degrees 55 minutes 42 seconds West 74.26 feet; thence South 68 degrees 47 minutes 58 seconds West 99.45 feet; thence South 18 degrees 40 minutes 17 seconds West 32.84 feet; thence South 01 degrees 32 minutes 47 seconds East 51.79 feet; thence South 26 degrees 30 minutes 01 seconds West 62.05 feet; thence South 55 degrees 20 minutes 25 seconds West 96.63 feet; thence South 21 degrees 41 minutes 47 seconds West 49.37 feet; thence South 50 degrees 23 minutes 31 seconds West 60.06 feet; thence South 76 degrees 32 minutes 54 seconds West 113.00 feet; thence North 63 degrees 36 minutes 27 seconds West 62.36 feet; thence North 32 degrees 11 minutes 21 seconds West 43.66 feet to the point of beginning Containing 4.76 acres (208,019 sq.ft.).

Also, Sanitary Sewer Easement No. 1, a non-exclusive easement, being more particularly described as follows:

Commencing at the northmost corner of lot 165 as shown on this plat: thence North 10 degrees 49 minutes 00 seconds West 188.60 feet to the point of curvature of a curve to the left, concave to the west, having a central angle of 16 degrees 47 minutes 53 seconds and a radius of 429.45 feet from which the chord bears North 02 degrees 25 minutes 14 seconds West 125.46 feet, thence along the arc of said curve 125.91 feet to the point of beginning; thence South 85 degrees 53 minutes 35 seconds West 195.39 feet to a point on a non-tangent curve to the right, concave to the west, having a central angle of 15 degrees 52 minutes 06 seconds and a radius of 230.00 feet from which the chord bears South 00 degrees 27 minutes 49 seconds West 64.88 feet, thence along the arc of said curve 65.08 feet; thence South 08 degrees 23 minutes 52 seconds West 587.99 feet; thence North 81 degrees 36 minutes 08 seconds West 10.00 feet; thence North 08 degrees 23 minutes 52 seconds East 375.00 feet; thence North 81 degrees 36 minutes 08 seconds West 10.00 feet; thence North 08 degrees 23 minutes 52 seconds East 212.99 feet to the point of curvature of a curve to the left, concave to the west, having a central angle of 29 degrees 55 minutes 34 seconds and a radius of 215.00 feet from which the chord bears North 06 degrees 33 minutes 55 seconds West 111.02 feet, thence along the arc of said curve 112.30 feet; thence North 87 degrees 28 minutes 46 seconds East 21.05 feet; thence North 85 degrees 53 minutes 35 seconds East 199.23 feet; to a point on a non-tangent curve to the right, concave to the west, having a central angle of 06 degrees 42 minutes 09 seconds and a radius of 429.50 feet from which the chord bears South 09 degrees 19 minutes 57 seconds East 50.21 feet, thence along the arc of said curve 50.24 feet to the point of beginning Containing 0.462 acres (20,135 sq. ft.).

Also, Sanitary Sewer Easement No. 2, a non-exclusive easement being more particularly described as follows:

Beginning at the northmost corner of lot 165 as shown on this plat; thence South 54 degrees 45 minutes 18 seconds West 18.12 feet; thence North 41 degrees 53 minutes 49 seconds West 3.05 feet; thence North 10 degrees 49 minutes 00 seconds East 199.80 feet; to a point of curvature of a curve to the left, concave to the west, having a central angle of 19 degrees 35 minutes 22 seconds and a radius of 414.45 feet from which the chord bears North 01 degrees 01 minutes 19 seconds East 141.01 feet, thence along the arc of said curve 141.70 feet; thence North 81 degrees 16 minutes 14 seconds East 15.00 feet; thence North 89 degrees 42 minutes 03 seconds East 121.05 feet; thence North 89 degrees 17 minutes 25 seconds East 349.14 feet; thence South 77 degrees 03 minutes 11 seconds East 393.32 feet; thence South 81 degrees 47 minutes 11 seconds East 399.76 feet; thence South 82 degrees 11 minutes 23 seconds East 400.06 feet; thence South 82 degrees 10 minutes 56 seconds East 246.03 feet; thence North 65 degrees 12 minutes 50 seconds East 285.52 feet; thence North 16 degrees 57 minutes 35 seconds East 354.22 feet; thence South 71 degrees 55 minutes 56 seconds East 49.60 feet; thence South 18 degrees 04 minutes 04 seconds West 20.00 feet; thence North 71 degrees 55 minutes 56 seconds West 29.21 feet; thence South 16 degrees 57 minutes 35 seconds West 342.78 feet; thence South 65 degrees 12 minutes 50 seconds West 300.33 feet; thence North 82 degrees 10 minutes 56 seconds West 251.88 feet; thence North 82 degrees 11 minutes 23 seconds West 400.13 feet; thence North 81 degrees 47 minutes 11 seconds West 400.66 feet; thence North 77 degrees 03 minutes 11 seconds West 391.75 feet; thence South 89 degrees 17 minutes 25 seconds West 346.82 feet; thence South 89 degrees 20 minutes 16 seconds West 118.55 feet; to a point on a non-tangent curve to the right, concave to the west, having a central angle of 16 degrees 47 minutes 53 seconds and a radius of 429.45 feet from which the chord bears South 02 degrees 25 minutes 04 seconds West 125.46 feet, thence along the arc of said curve 125.91 feet; thence South 10 degrees 49 minutes 00 seconds West 188.60 feet to the point of beginning Containing 1.308 acres (56,956 sq.ft.).

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 12th day of January, 1998.

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

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713

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 **Eagle Crossing Section 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 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 Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Detention Easement.

Strips or areas of land, of the dimensions shown on this plat and marked **"D.E."** (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; 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 and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. 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 impede 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 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.

BSH Development Co. LLC
By: Earl G. Schutz, BSH MANAGER
Bart L. Schutz — Manager
10350 Petersburg Road
Evansville, IN. 47711
(812) 867-7714

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 28th day of January, 1998

My Commission Expires:
4-11-99

Sharon J. Burks-Maier
Notary Public

Notary Resides in Vanderburgh County, Indiana

Sharon J. Burks-Maier
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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, June 4 1997.

Alfred H. Bonar, Jr.
President

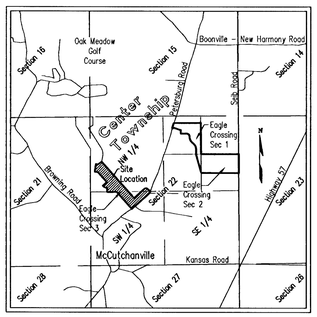
Blaine A. Davis
Secretary Executive Director

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

Blaine A. Davis
Executive Director

PLAT RELEASE DATE: 1-29-98

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL



LOCATION MAP
SCALE 1" = 2500'

P-139

3581 sec3-pl2.dwg 1/28/98 J.E.W.
#21-S-97