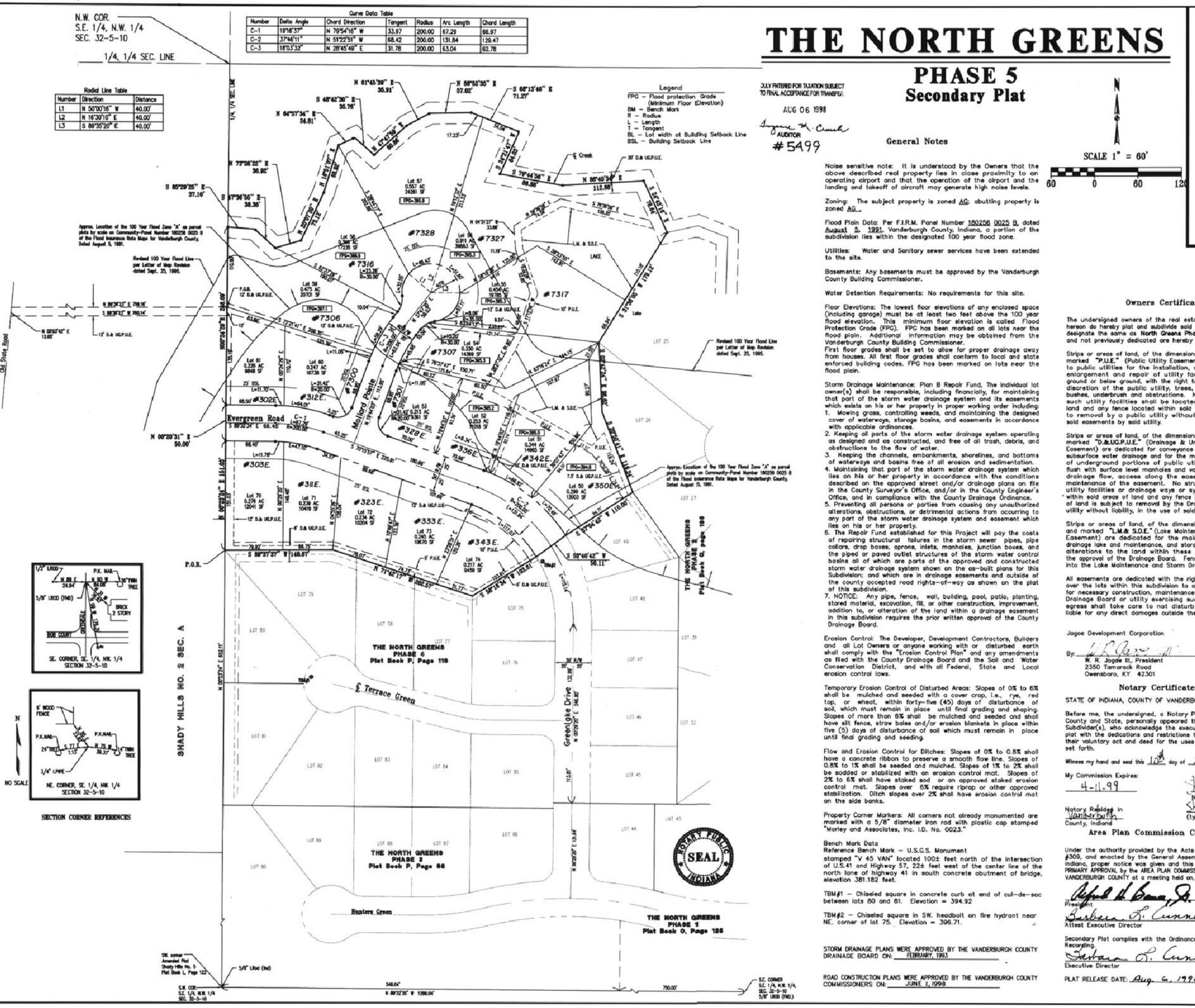
Conditions, restrictions APPLYING TO THIS PLAT
SEE MISC. DRAWER 5 CARD 6874
1998R00029849 DATE 9-3-98
ATTEST: BETTY J. HERMANN, RVC
BY Rebecca J Kachanuck DRVC

THE NORTH GREENS

PHASE 5
Secondary Plat



Radial Line Table

Number	Direction	Distance
L1	N 50°00'16" W	40.00'
L2	N 16°30'10" E	40.00'
L3	S 89°35'20" E	40.00'

Curve Data Table

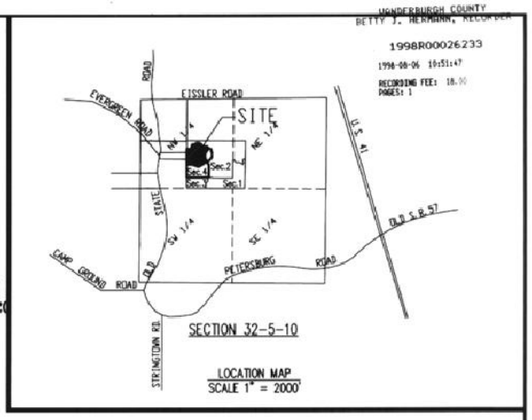
Number	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C-1	19°18'37"	N 79°54'16" W	33.97	200.00	67.29	66.97
C-2	37°46'11"	N 51°22'59" W	68.42	200.00	131.84	129.47
C-3	18°03'32"	N 28°45'49" E	31.78	200.00	63.04	62.78

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

JULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 06 1998
AUDITOR #5499

SCALE 1" = 60'
60 0 60 120



LOCATION MAP
SCALE 1" = 2000'

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER
1998R00026233
1998-08-06 10:51:47
RECORDING FEE: 18.00
PAGES: 1

P-164

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 = 398.71.

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: JUNE 1, 1998

Owners Certificate

The undersigned owners of the real estate shown and described herson do hereby plat and subdivide said real estate as shown and designate the same as **North Greens Phase 5**. 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.&U.G.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: _____ 6-10-98
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 10th day of June 1998

My Commission Expires: 4-11-99

Notary Public Sharon J. Scurlock-Miller (typed or printed name)

Notary Resident in Vanderburgh County, 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, March 3, 1993

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. 6, 1998

Boundary Description

Part of the Northwest Quarter of Section 32, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:
Commencing at
a 5/8 inch iron rod marking the Southeast corner of the Northwest Quarter 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 652.11 to the point of beginning, said point is also the northwest corner of North Greens Phase 4 as recorded in Plat Book P, page 116; thence North 00 degrees 23 minutes 24 seconds East 151.03 feet; thence North 00 degrees 20 minutes 31 seconds East 50.00 feet; thence North 00 degrees 24 minutes 29 seconds East 248.09 feet to the centerline of an existing creek; thence along said centerline the following twelve calls;
South 85 degrees 29 minutes 25 seconds East 37.10 feet; thence South 47 degrees 36 minutes 55 seconds East 38.36 feet; thence North 73 degrees 28 minutes 22 seconds East 36.92 feet; thence North 25 degrees 07 minutes 20 seconds East 73.12 feet; thence North 16 degrees 51 minutes 07 seconds East 68.92 feet; thence North 64 degrees 57 minutes 34 seconds East 24.81 feet; thence North 48 degrees 42 minutes 30 seconds East 35.76 feet; thence North 47 degrees 47 minutes 59 seconds East 60.86 feet; thence North 61 degrees 45 minutes 39 seconds East 35.91 feet; thence North 88 degrees 52 minutes 35 seconds East 57.02 feet; thence South 68 degrees 13 minutes 46 seconds East 71.27 feet; thence South 24 degrees 21 minutes 47 seconds West 64.03 feet; thence South 79 degrees 44 minutes 56 seconds East 88.85 feet; thence North 86 degrees 40 minutes 34 seconds East 112.88 feet; thence South 24 degrees 43 minutes 16 seconds East 78.64 feet; thence leaving the centerline of said creek and along westerly line of The North Greens Phase 2 as recorded in Plat Book O, page 195, South 31 degrees 36 minutes 05 seconds West 179.12 feet; thence continue along the westerly line South 02 degrees 42 minutes 24 seconds East 96.62 feet; thence continue along said westerly line South 20 degrees 50 minutes 41 seconds East 119.24 feet to a point on the northerly line of The North Greens Phase 4; thence along the northerly line thereof South 57 degrees 04 minutes 42 seconds West 110.00 feet; thence continue along said northerly line South 53 degrees 40 minutes 42 seconds West 50.11 feet; thence continue along said northerly line South 58 degrees 18 minutes 34 seconds West 103.61 feet; thence continue along said northerly line North 71 degrees 42 minutes 17 seconds West 202.57 feet; thence continue along said northerly line South 89 degrees 37 minutes 37 seconds West 148.67 feet to the point of beginning Containing 8.76 acres (294,592 sq.ft.).

Also, a twelve foot drainage and underground public utility easement more particularly described as follows:

Beginning at the northwest corner of lot 61; thence along the west line thereof South 00 Degrees 24 Minutes 29 Seconds West 12.00 feet; thence South 89 Degrees 36 Minutes 23 Seconds West 760.14 feet to the centerline of Old State Road; thence along the centerline thereof North 05 Degrees 03 Minutes 42 Seconds East12.05 feet; thence North 89 Degrees 36 Minutes 23 Seconds East 759.16 feet to the Point of Beginning Containing 0.209 acres (9,116 sq.ft.).

Subject to the right-of-way of Old State Road.

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 9th day of July 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 S.E. SIXTH ST.
Evansville, IN. 47713
(812) 464-9585

APC # 3-S-93

6/10/98 2527 phSplat.dwg J.E.W.

For easement Applying to Lot 54-57
See Dead Drawer 12 card 5024