BROADLAWN ESTATES
Section II
Secondary Plat

RECEIVED FOR RECORD
at 11:29 A M
FEB 3 1999
Plat Book P-
Page 200
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999R00003734

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
FEB 03 1999
Suzanne M. Crouch
AUDITOR
#767

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.

Access: All Driveways shall access interior streets only.

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 the proposed subdivision lies within the boundaries of the 100 year flood zone as platted 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.

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.

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 - N.G.S. #W-356
Round top pin in recessed pot at the southeast corner of the intersection of U.S. 41 and Lynch Road. Elev. = 384.69

FINAL STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: JAN. 25, 1999

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: FEB. 1, 1999

SCALE 1" = 60'
60 0 60 120

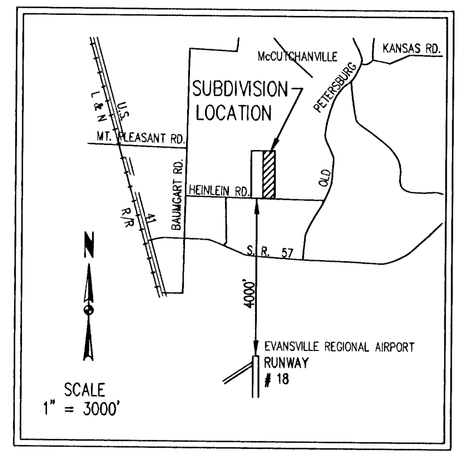
Legend
FPG - Flood protection Grade (Minimum Floor Elevation)
BM - Bench Mark
R - Radius
L - Length
BSL - Building Setback Line
BL - Lot width at Building Setback Line

LINE TABLE

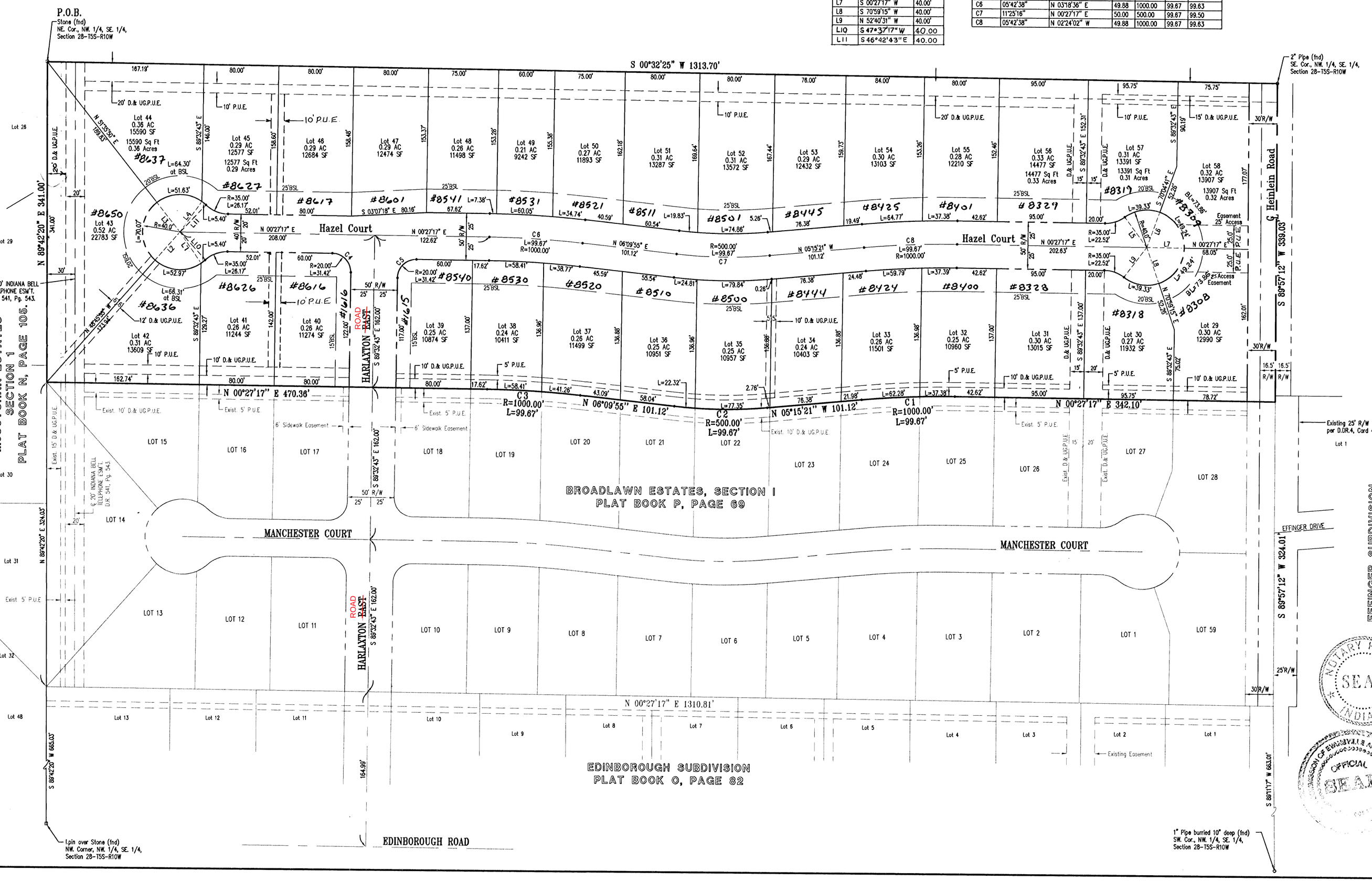
NUMBER	DIRECTION	DISTANCE
L1	S 55°21'18" W	40.00'
L2	N 48°45'55" W	40.00'
L3	N 51°35'50" E	40.00'
L4	S 54°26'44" E	40.00'
L5	N 53°35'06" E	40.00'
L6	S 70°04'41" E	40.00'
L7	S 00°27'17" W	40.00'
L8	S 70°59'15" W	40.00'
L9	N 52°40'31" W	40.00'
L10	S 47°37'17" W	40.00
L11	S 46°42'43" E	40.00

CURVE TABLE

NUMBER	Delta	Ch'd B. =	Ť = '	R = '	L = '	ch'd = '
C1	05°42'38"	N 02°24'02" W	49.88	1000.00	99.67	99.63
C2	11°25'16"	N 00°27'17" E	50.00	500.00	99.67	99.50
C3	05°42'38"	N 03°18'36" E	49.88	1000.00	99.67	99.63
C4	90°00'00"	N 45°27'17" E	20.00	20.00	31.42	28.28
C5	90°00'00"	N 44°32'43" W	20.00	20.00	31.42	28.28
C6	05°42'38"	N 03°18'36" E	49.88	1000.00	99.67	99.63
C7	11°25'16"	N 00°27'17" E	50.00	500.00	99.67	99.50
C8	05°42'38"	N 02°24'02" W	49.88	1000.00	99.67	99.63



LOCATION MAP



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 **"Broadlawn Estates Section II"** 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.

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.

Whetstine Homes, Inc.

By: Roy Michael Whetstine
Roy Michael Whetstine — President
1984 North Burkhardt Road
Evansville, IN. 47715

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 4th day of December 1998

My Commission Expires: 4-11-99

Notary Public
Sharon J. Burks-Meier
(typed or printed name)

Notary Resides 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, November 4, 1998.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: Feb. 3, 1999

Boundary Description

Part of the East Half of the Northwest Quarter of the Southeast Quarter of Section 28, Township 5 South, Range 10 West in Center Twp., Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at a stone marking the northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 28; thence along the east line of said Quarter Quarter Section South 00 degrees 32 minutes 25 seconds West 1313.70 feet to the southeast corner thereof; thence along the south line of said Quarter Quarter Section South 89 degrees 57 minutes 12 seconds West 339.03 feet to the southeast corner of Broadlawn Estates, Section I as recorded in Plat Book P, Page 69 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line of said subdivision North 00 degrees 27 minutes 17 seconds East 342.10 feet to the beginning of a tangent curve to the left having a central angle of 05 degrees 42 minutes 38 seconds and a radius of 1000.00 feet from which the chord bears North 02 degrees 24 minutes 02 seconds West 99.63 feet; thence continue along the east line of said subdivision and along the arc of said curve 99.67 feet; thence continue along the east line of said subdivision North 05 degrees 15 minutes 21 seconds West 101.12 feet to the beginning of a tangent curve to the right having a central angle of 11 degrees 25 minutes 16 seconds and a radius of 500.00 feet from which the chord bears North 00 degrees 27 minutes 17 seconds East 99.50 feet; thence continue along the east line of said subdivision and along the arc of said curve 99.67 feet; thence continue along the east line of said subdivision North 05 degrees 15 minutes 21 seconds West 101.12 feet to the beginning of a tangent curve to the left having a central angle of 05 degrees 42 minutes 38 seconds and a radius of 1000.00 feet from which the chord bears North 03 degrees 18 minutes 36 seconds East 99.63 feet; thence continue along the east line of said subdivision and along the arc of said curve 99.67 feet; thence continue along the east line of said subdivision North 00 degrees 27 minutes 17 seconds East 470.36 feet to the northeast corner of said Broadlawn Estates, Section I, said point being located on the north line of said Quarter Quarter Section; thence along the north line of said Quarter Quarter Section North 89 degrees 42 minutes 20 seconds East 341.00 feet to the true point of beginning and containing a Gross Area of 10.340 Acres.

Subject to a 20-foot Indiana Bell Telephone Easement as recorded in Deed Book 541, Page 543 in the office of said Recorder.

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 4th day of December 1998.

Danny K. Leek, R.L.S.
Indiana Registration No. S0480

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

P-200

Apc# 33-5-98

2759 sec2-plt.dwg 12/3/98 J.E.W.