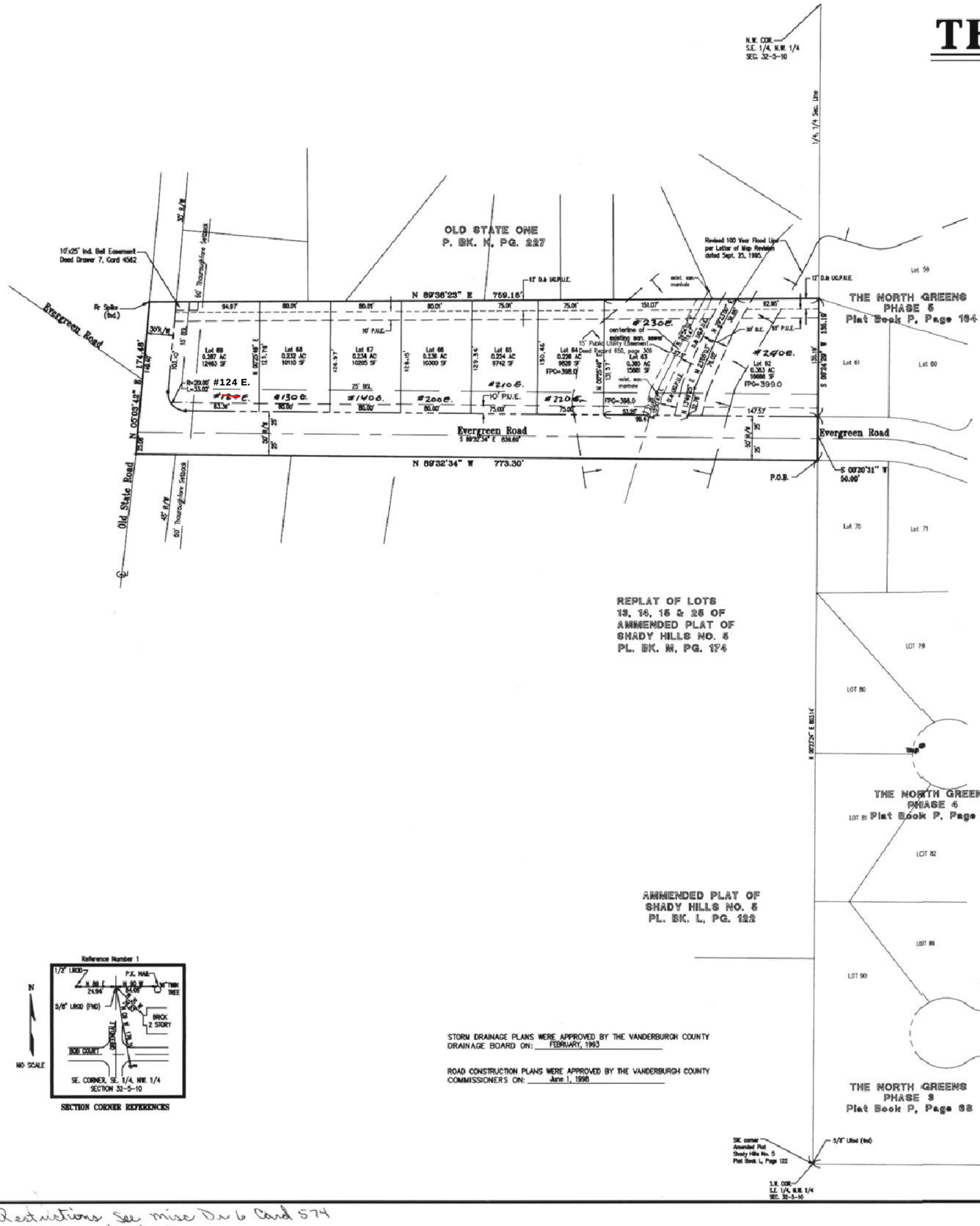
THE NORTH GREENS

PHASE 6
Secondary Plat



Reference Number 1

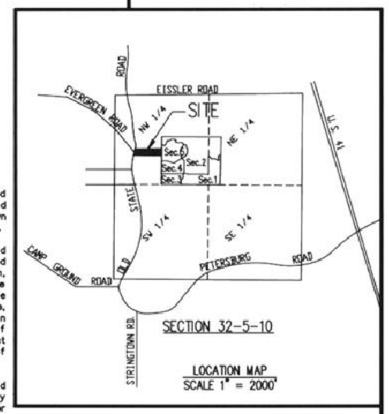
SECTION CORNER REFERENCES

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

...LY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 13 1999
AUDITOR
#5554

RECEIVED FOR RECORD
at 1:50 P.M.
AUG 13 1999
Plat Book Q-
Page 31
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999R00027274



Q-31

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.

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.

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.

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 6** . 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 "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.

Jagoe Development Corporation

By: _____ 6-30-99
W. R. Jagoe III, President Date
4215 Bent Tree Drive
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), Jagoe Development Corporation, and who acknowledge the execution of the foregoing Plat and 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 30th day of June 1999

My Commission Expires: 4-11-09

Notary Public
Sharon J. Burks-Miller
(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 March 3, 1993

President

Barbara P. Cunningham
Attest Executive Director

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

Barbara P. Cunningham
Executive Director

PLAT RELEASE DATE: August 13, 1999

THE NORTH GREENS PHASE 1 Plat Book O, Page 126

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 5/8 inch iron rod marking the Southeast corner of the southeast quarter of the northwest quarter of Section 32, Township 5 South, Range 10 West, 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. 5as 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 803.14 to the point of beginning, said point is also the northwest corner of lot 79 in North Greens Phase 5 per plat recorded in Plat Book P, page 184; thence North 89 degrees 32 minutes 34 seconds West 773.30 feet to a point in the centerline of Old State Road; thence along the centerline of said Old State Road North 05 degrees 03 minutes 42 seconds East 174.48 feet to the southwest corner of Old State One Subdivision per plat recorded in Plat Book K, page 227; thence along the south line thereof North 89 degrees 36 minutes 23 seconds West 759.18 feet to a point on the west line of said North Greens Phase 5, thence along the west line thereof South 00 degrees 24 minutes 29 seconds West 1135.19 feet; thence continue along said west line South 00 degrees 20 minutes 31 seconds West 50.00 feet to the point of beginning Containing 3.16 acres (137,531 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 August 1999

Danny K. Leek, P.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

Apc # 3-3-93

8/14/99 2527 plt\plat.dwg J.E.W.

For Restrictions See misc Dr 6 Card 574
99-32475 9/29/99
Attest BETTY J. HERMANN RECORDER
VANDERBURGH CO. By Linda Wilson Deputy