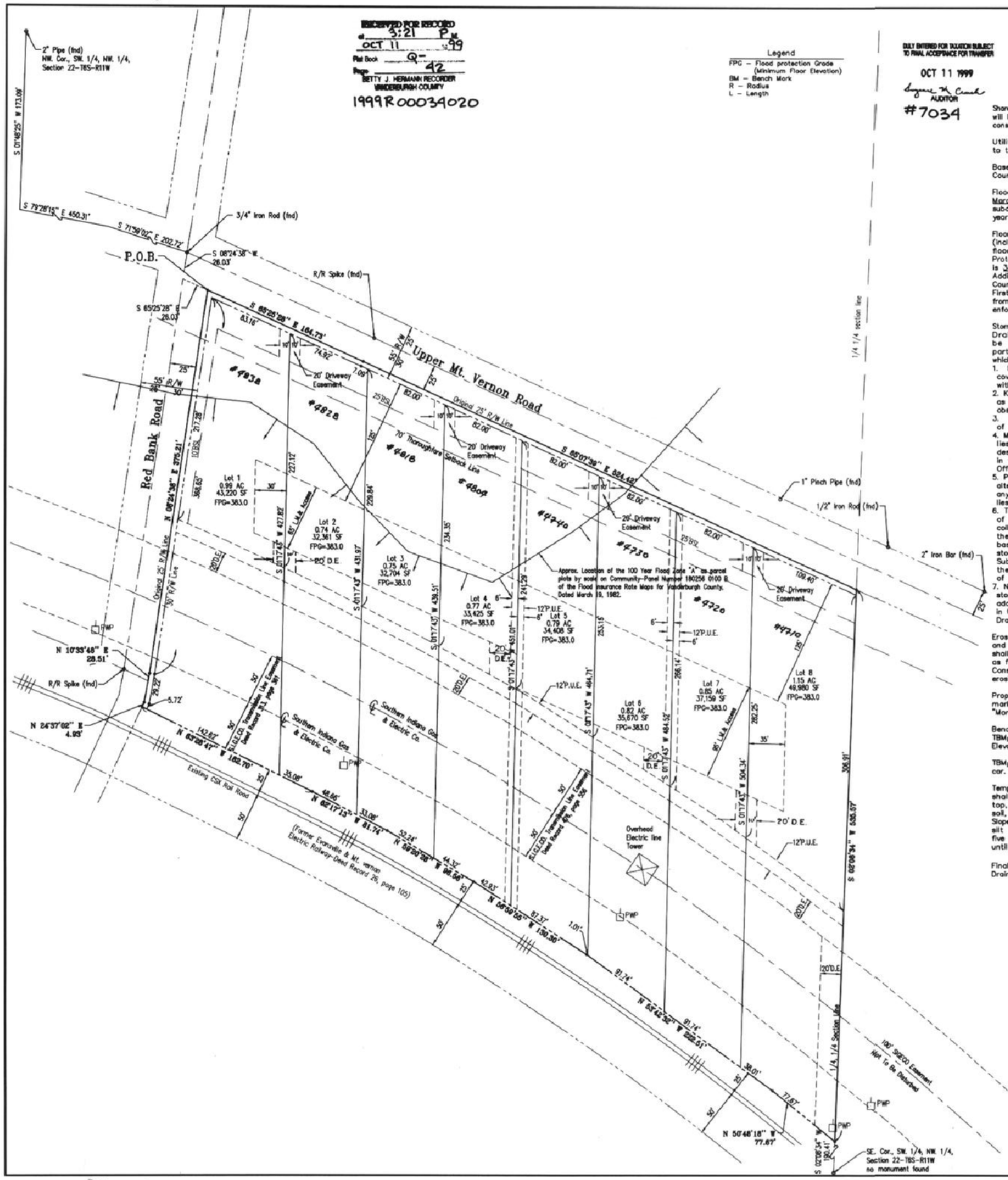
FOR Conditions, Restrictions Plat
SEE MISC. BK. 6 PG. 697
1999R00034187 DATE 10-13-99
ATTEST: BETTY J. HERMANN RVC
BY Rebecca J Bachanusk DRVC

RECEIVED FOR RECORD
AT 3:21 P.M.
OCT 11 1999
Plat Book Q
Page 42
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999R00034020

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT 11 1999
AUDITOR
#7034

Shanes Pointe Subdivision
Secondary Plat



Legend
FPG – Flood protection Grade (Minimum Floor Elevation)
BM – Bench Mark
R – Radius
L – Length

General Notes

Shared Driveways: Only 4 driveway access points to Upper Mt. Vernon Road will be allowed, therefore shared driveways serving two lots shall be constructed where the 20' driveway easements are shown on this plat.

Utilities: Water and Sanitary sewer services will be extended to the site.

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

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0100 B, dated March 19, 1982, Vanderburgh County, Indiana, a portion of the subdivision lies within the designated 100 year flood zone. The 100 year flood elevation is 381.0.

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). The FPG for all the lots in this subdivision is 383.0. 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.

Storm Drainage Maintenance: Per Plan B (Repair Fund) of the County Drainage Ordinance. 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.

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
TBM#1 – R/R Spike in west side of PWP#2040 near SE cor. Lot 2 Elevation = 381.64

TBM#2 – Chiseled square on NE. side of concrete headwall near SE. cor. Red Bank Road and Upper Mt. Vernon Road. Elevation = 384.81

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.

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: August 24, 1998

SCALE 1" = 50'
50 25 0 50 100



LOCATION MAP
Scale 1" = 2000'

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 **Shanes Pointe Subdivision.** 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.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.

Strips or areas of land, of the dimensions shown on this plat and marked **"L.M.& Access"** (Lake Maintenance & Access Easement) are dedicated for the maintenance and access of the lakes by the adjoining lot owners.

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.

Eagle Construction and Development Corporation of Evansville

By: _____
Shane A. Clements, Secretary
P.O. Box 5706
Evansville, In. 47718

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), Eagle Construction and Development Corporation of Evansville 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 September 1999

My Commission Expires: 4-11-07

Notary Public Sharon A. Burks-Maier
(typed or printed name)

Notary Resides in Vanderburgh County, Indiana.

SEAL

Area Plan Commission Certificate

OFFICIAL SEAL

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, April 1, 1998

President _____

Attest Executive Director (ASSISTANT) _____

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

Executive Director (ASSISTANT) _____

PLAT RELEASE DATE: Oct. 11, 1999

Boundary Description

Part of the Southwest Quarter of the Northwest Quarter of Section 22, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at a 2 inch pipe marking the northwest corner of the southwest quarter of the northwest quarter of said section 22, thence South 01 degrees 48 minutes 25 seconds West 173.09 feet; thence South 79 degrees 28 minutes 15 seconds East 450.31 feet; thence South 71 degrees 59 minutes 02 seconds East 202.72 feet to a 3/4 inch iron rod marking the intersection of Red Bank Road and Upper Mount Vernon Road; Thence South 08 degrees 24 minutes 38 seconds West 26.03 feet; thence South 65 degrees 25 minutes 28 seconds East 26.03 feet to the point of beginning, said point is also the intersection of the Easterly line of Red Bank Road and the Southerly line of Upper Mount Vernon Road, thence along said southerly line of Upper Mount Vernon Road South 65 degrees 25 minutes 28 seconds East 164.73 feet; thence continue along said southerly line South 65 degrees 07 minutes 39 seconds East 524.42 feet to the East line of said quarter, quarter section; thence along said east line South 02 degrees 08 minutes 34 seconds West 535.57 feet to the northerly right-of-way line of the Evansville and Mt. Vernon Electric Railway as recorded in Deed Record 88, page 12 in the office of the Recorder of Vanderburgh County, Indiana; thence along said right-of-way line as described by the following 6 chords: North 50 degrees 48 minutes 18 seconds West 77.67 feet; thence North 53 degrees 42 minutes 32 seconds West 222.51 feet; thence North 56 degrees 59 minutes 55 seconds West 130.30 feet; thence North 59 degrees 20 minutes 28 seconds West 96.56 feet; thence North 62 degrees 17 minutes 13 seconds West 81.74 feet; thence North 63 degrees 28 minutes 47 seconds West 182.70 feet to the easterly right-of-way line of Red Bank Road; thence along said right-of-way line North 24 degrees 37 minutes 02 seconds East 4.93 feet; thence continue along said easterly right-of-way line North 10 degrees 33 minutes 48 seconds East 28.51 feet; thence continue along said easterly right-of-way line North 08 degrees 24 minutes 38 seconds East 375.21 feet to the point of beginning Containing 6.99 acres (304,390 sq.ft.).

Subject to a 100 foot wide easement in favor of Southern Indiana Gas & Electric Co. as recorded in D.R. 476, page 556.

Subject to a 100 foot wide easement in favor of Southern Indiana Gas & Electric Co. as recorded in D.R. 313, page 361.

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 20th day of September 1999

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 Street
Evansville, IN. 47713
(812) 464-9585

Q-42

APC# 12-3-98
3656 Plat.dwg 9/17/99 J.E.W.

For easement Applying to Lot 2
See Deed Drawer 13 card 7778