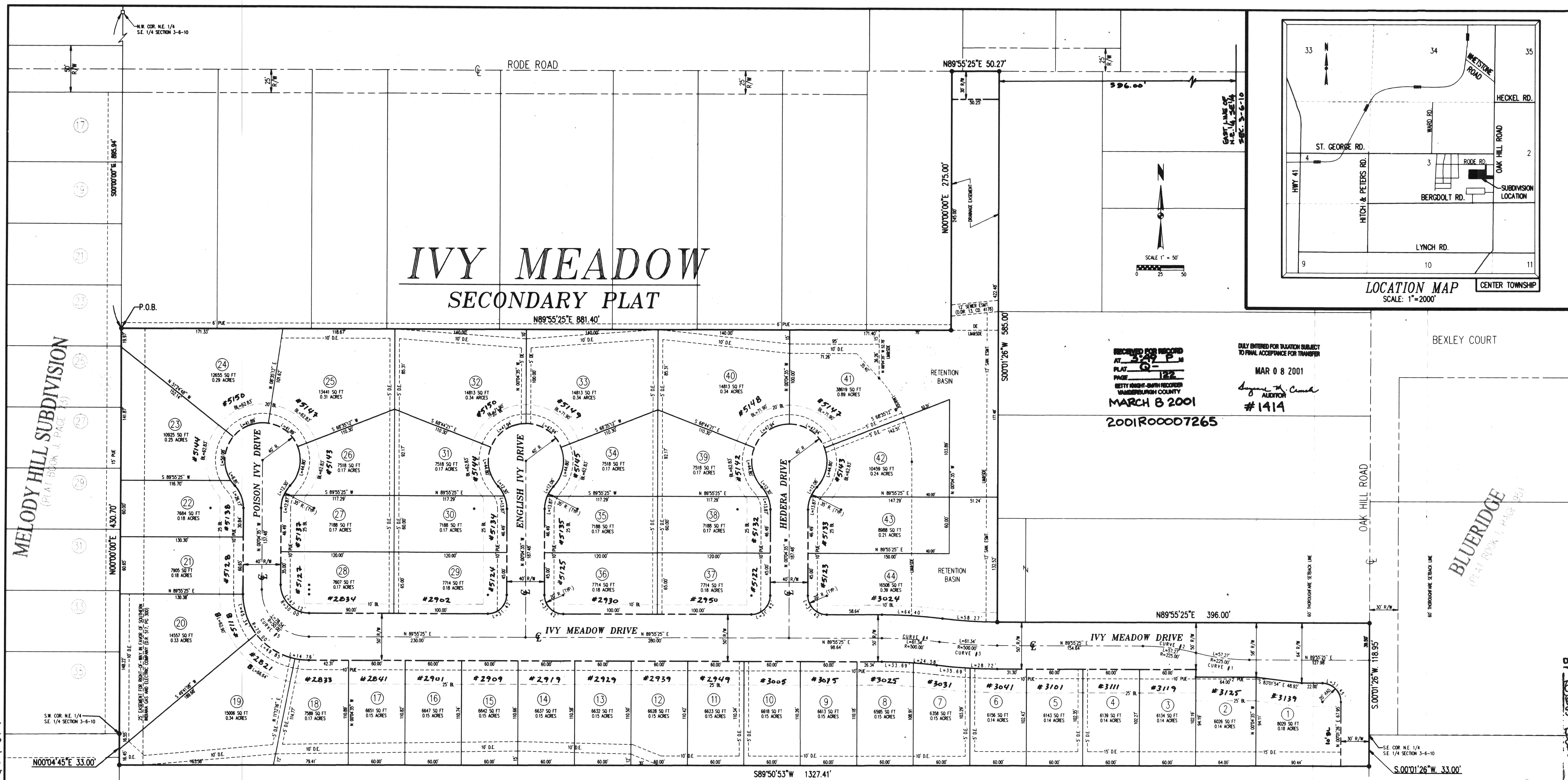
IVY MEADOW

SECONDARY PLAT



RECEIVED FOR RECORD AT 3:49 P M PLAT Q- PAGE 122 BETTY KNIGHT-SMITH RECORDER VANDERBURGH COUNTY MARCH 8 2001

2001R00007265

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER MAR 0 8 2001 Suzanne M. Crouch AUDITOR #1414

For easement Applying to Lot 1,2,3 card 5,6,9,3 See Deed Drawer 14 [illegible] 21 + 22

For easement Applying to this deed see lot 23 + 40 Deed Drawer 15 card 12,57

For easement Applying to this deed see lot 19 + 20 Deed Drawer 15 card 12,58

For easement Applying to this deed see lots 11 + 12 Deed Drawer 15 card 12,59

GENERAL NOTES

1. Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
2. Flood Plain Data: Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991 shows that no portion of this subdivision lies within Zone A, as said property plots by scale.
3. Lot Drainage: Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
4. Road Grades: Maximum road grades will not exceed 8.0%.
5. Temporary Erosion Control: (during construction)
   - Slopes of 0%- 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 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.
6. Erosion Control for Ditches:
   - Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance.
   - Slopes of 2%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
   - Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
7. Property Corner Markers: All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007."
8. Drainage Facility Maintenance: The individual Lot Owner shall be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and specifically the Lake Maintenance & Storm Detention Easement (LM&SDE)and Drainage Easements (DE), which exist on his or her property in working order including:

(A) "Mowing grass, controlling weeds, and maintaining the designed cover for the waterways, storage basins, and easements in accordance with applicable ordinances.

(B) "Keeping all parts of the storm water drainage system operating as designed and constructed; and free of all trash, debris, and obstructions to the flow of water.

(C) "Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.

(D) "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.

(E) "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.

(F) "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."

(G) "NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement ,addition to, or alteration of the of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board."

OWNERS CERTIFICATE

The undersigned owners of the real estate shown, and described herein, does hereby plat and subdivide said real estate as shown and designates the same as "IVY MEADOW". 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 "Public Utility (PUE) Easement", are hereby dedicated 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 erected 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 marked "Drainage (DE) Easement" are dedicated for conveyance of surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross, underground only, such Drainage Easements with utility facilities; and provided that such facilities are not placed in such a manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities, so long as any damage caused to the designed facility is repaired by the utility company equal to the design standards.

Areas of land marked "Lake Maintenance and Storm Detention Easement (LM&SDE) are dedicated for the maintenance of the storm water detention system. The Owner assigns the responsibility for the repair of all storm water drainage systems and facilities outside of the County accepted road rights-of-way to Vanderburgh County, as provided in Section 1502.02 (Plan B-Repair Fund) of the Drainage Ordinance. The individual Lot Owners continue to be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and specifically the LM&SDE and DE, which exist on their property. (The responsibilities are outlined in General Note # 8-items A-G.)

Charles L. Murphy

MURPHY BUILDERS, INC.
CHARLES L. MURPHY - PRESIDENT
607 DREXOL DRIVE
EVANSVILLE IN. 47712

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 3, Township 6 South, Range 10 West of the Second Principle Meridian in Center Township, Vanderburgh County, Indiana, and more particulary described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 3; thence along the West line thereof, South 00 degrees 00 minutes 00 seconds East (assumed bearing) 895.94 feet to the Point of Beginning; thence North 89 degrees 55 minutes 25 seconds East 881.40 feet; thence North 00 degrees 00 minutes 00 seconds East 275.00 feet to the centerline of Rode Road; thence along said centerline North 89 degrees 55 minutes 25 seconds East 50.27 feet to a point 396 feet West of the East line of said Quarter Quarter Section; thence parallel with said East line South 00 degrees 01 minutes 26 seconds West 585.00 feet; thence North 89 degrees 55 minutes 25 seconds East 396.00 feet to said East line; thence along said East line South 00 degrees 01 minutes 26 seconds West 151.95 feet to a point 33 feet South of the Southeast corner of the Northeast Quarter of the Southeast Quarter; thence parallel with the South line of said Quarter Quarter Section South 89 degrees 50 minutes 53 seconds West 1327.41 feet to the West line of the Southeast Quarter of the Southeast Quarter; thence along said West line North 00 degrees 04 minutes 45 seconds East 33.00 feet to the Southwest corner of the Northeast Quarter of the Southeast Quarter; thence along the West line thereof North 00 degrees 00 minutes 00 seconds East 430.70 feet to the Point of Beginning, containing 11.603 acres, more or less.

CURVE DATA TABLE

NUMBER	RADIUS (FT)	DELTA	ARC LEN. (FT)	CHORD	CH. LEN. (FT)	TANGENT (FT)
CURVE #1	225.00	14°35'04"	57.27	N 82°47'03" W	57.12	28.79
CURVE #2	225.00	14°35'04"	57.27	N 82°47'03" W	57.12	28.79
CURVE #3	500.00	07°01'43"	61.34	N 86°33'43" W	61.30	30.71
CURVE #4	500.00	07°01'43"	61.34	N 86°33'43" W	61.30	30.71
CURVE #5	50.00	90°00'00"	78.54	N 45°04'35" W	70.71	50.00

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 Owners and Subdividers 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 7th day of MARCH , 2001

My Commission Expires: 1-12-08

Notary Resides In GIBSON County, Indiana

Notary Public JERRY WILDMAN (typed or printed name)

JERRY WILDMAN NOTARY PUBLIC (seal)

SURVEYORS CERTIFICATE

I, Steven A. Sherwood, 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 on July 1st 1998 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 3rd day of MARCH 2001

Steven A. Sherwood, L.S.
Indiana Registration No. 900007

STEVEN A. SHERWOOD REGISTERED No. 900007 STATE OF INDIANA LAND SURVEYOR (seal)

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: APRIL 24, 2000 DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: JULY 24, 2000 DATE

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON: JUNE 20, 2000 DATE

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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on APRIL 5, 2000

Mark Foster President — Blaine Oliver Executive Director (ASSIST.)

PLAT RELEASE DATE Mar. 8, 2001 Blaine Oliver Executive Director (ASSIST.)

Q-122

APC # 13-3-2000

Filename: SUBPLAT.DWG, Project: 317-00-1, Date: 3-2-2001

FOR Restrictions APPLYING TO THIS plat SEE MISC. DRAWER 6 CARD 9672 #02-15507 DATE 4/09/02 ATTEST: BETTY KNIGHT-SMITH, RVC BY [illegible] DRVC