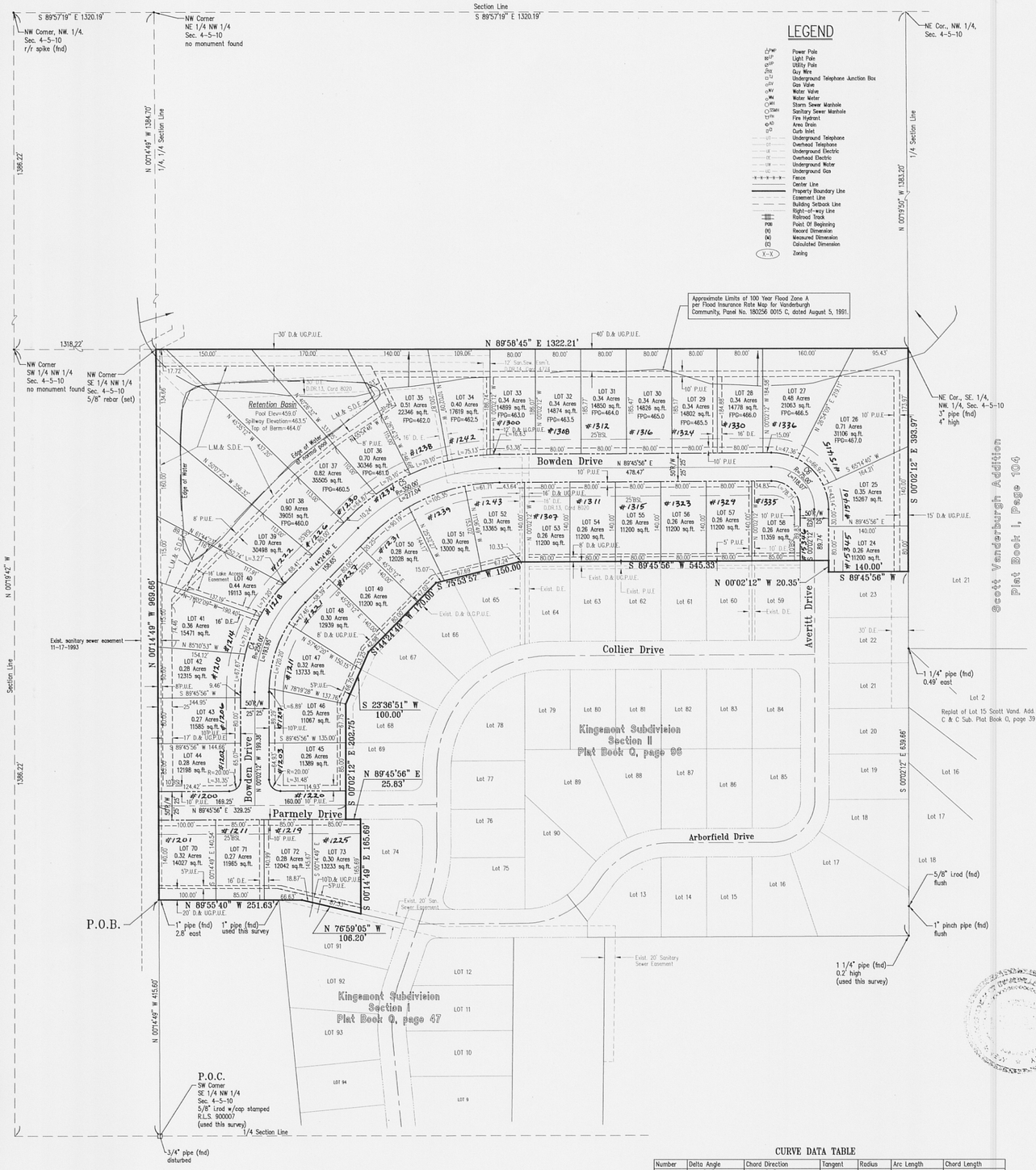
RECEIVED FOR RECORD
DATE 05-30-03 2:12 PM
PLAT BOOK R-
PAGE 59
INSTR # 2003R00024390
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

Kingsmont Subdivision Section III



LEGEND

- Power Pole
- Light Pole
- Utility Pole
- Guy Wire
- Underground Telephone Junction Box
- Gas Valve
- Water Valve
- Water Meter
- Storm Sewer Manhole
- Sanitary Sewer Manhole
- Fire Hydrant
- Area Drain
- Curb Inlet
- Underground Telephone
- Overhead Telephone
- Underground Electric
- Overhead Electric
- Underground Water
- Underground Gas
- Fence
- Center Line
- Property Boundary Line
- Easement Line
- Building Setback Line
- Right-of-way Line
- Railroad Track
- POB Point Of Beginning
- (R) Record Dimension
- (M) Measured Dimension
- (C) Calculated Dimension
- X-X Zoning

SCALE 1" = 100'

100 0 100 200

GENERAL NOTES

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.

Access: All lots shall access interior streets only.

Flood Plain Data: Part of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0015 C, dated August 5, 1991.

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 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 with Vanderburgh County 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: No pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land shall be placed within a drainage easement in this subdivision. Any waiver of this requirement must be approved by 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 will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

FINAL DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: June 26, 1999

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: October 11, 1999

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 30 2003

Lou Ann Hutty AUDITOR

#3744

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 **Kingsmont Subdivision Section III**. 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 **"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 **"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 Detention 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.

Capitol Partners, LLC
3 Brentwood drive
Evansville, IN. 47715

By: W.C. Bussing Jr. MEMBER-MANAGER
W.C. BUSSING JR.
3 Brentwood drive
Evansville, IN. 47715

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, July 7, 1999.

President Blaine Oliver
Attest Executive Director (ASSIST.)

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

Blaine Oliver
Executive Director (ASSIST.)

PLAT RELEASE DATE: May 30, 2003

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 W.C. Bussing Jr., 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 29th day of May 2003

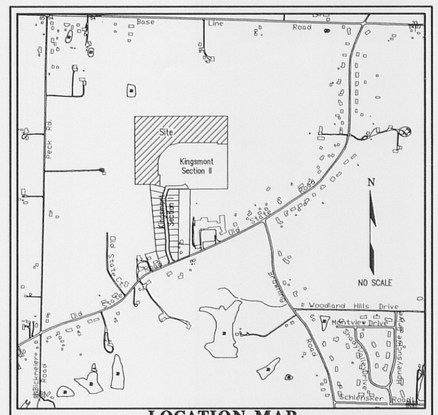
My Commission Expires: 5-3-2009

Joan M. Morley Notary Public

Joan M. Morley (typed or printed name)

Notary Resident in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA



LOCATION MAP

SCALE 1" = 1000'

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter of Section 4, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the southeast quarter of the northwest quarter of section 4-T5S-R10W; thence along the west line of said quarter, quarter section North 00 degrees 14 minutes 49 seconds West 415.60 feet to the point of beginning; thence continue along said west line North 00 degrees 14 minutes 49 seconds West 969.66 feet to the northwest corner of the southeast quarter of the northwest quarter of said section 4-T5S-R10W; thence along the north line of said 1/4, 1/4 section North 89 degrees 58 minutes 45 seconds East 1322.21 feet to a 3 inch pipe marking the northeast corner of the southeast quarter of the northwest quarter of said section 4-T5S-R10W; thence along the east line of said quarter section South 00 degrees 02 minutes 12 seconds East 393.97 feet to the northeast corner of Kingsmont Subdivision Section II as per plat thereof recorded in Plat Book Q, page 96 in the Office of the Recorder of Vanderburgh County, Indiana; thence continue along said Section II the following 9 calls:
1. South 89 degrees 45 minutes 56 seconds West 140.00 feet;
2. North 00 degrees 02 minutes 12 seconds West 20.35 feet;
3. South 89 degrees 45 minutes 56 seconds West 545.33 feet;
4. South 75 degrees 53 minutes 57 seconds West 150.00 feet;
5. South 44 degrees 24 minutes 48 seconds West 170.00 feet;
6. South 23 degrees 36 minutes 51 seconds West 100.00 feet;
7. South 00 degrees 02 minutes 12 seconds East 202.75 feet;
8. North 89 degrees 45 minutes 56 seconds East 25.83 feet;
9. South 00 degrees 14 minutes 49 seconds East 165.69 feet to the north line of Lot 91 in Kingsmont Subdivision Section I as per plat thereof recorded in Plat Book Q, page 47 in the office of said Recorder; thence along the north line thereof North 76 degrees 59 minutes 05 seconds West 106.20 feet; thence continue along the extended north line North 89 degrees 55 minutes 40 seconds West 251.63 feet to the point of beginning containing 16.58 acres (722,206 sq.ft.) more or less.

Subject to all easements and rights-of-way of record.

R-59

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do hereby certify that I am a land surveyor licensed in in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 28 day of May 2003

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

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

RECORDED IN THE VANDERBURGH COUNTY SURVEYOR'S OFFICE
Book S Page 15
1145 Pg

CURVE DATA TABLE

Number	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C4	44°27'00"	S 22°11'18" W	102.15	250.00	193.95	189.12
C5	45°21'08"	S 67°05'22" W	146.24	350.00	277.04	269.86
C6	90°11'52"	N 45°08'08" W	75.26	75.00	118.07	106.25

Morley and Associates inc.
600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713
PHONE: (812) 464-9585 FAX: (812) 464-2514

Secondary Plat

Proj. No.: 4297 Sec3-SEC-PLT.dwg 05/28/03 JEWood
APC 13-5-99