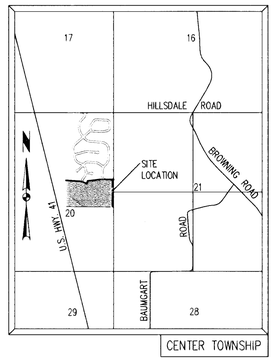
HAVENWOOD MEADOWS–SECTION THREE

SECONDARY PLAT

P.O.C.
NW COR.,
E 1/2, NE 1/4
SECTION 20-5-10



VICINITY MAP
SCALE: 1"=2000'

LOT DATA TABLE

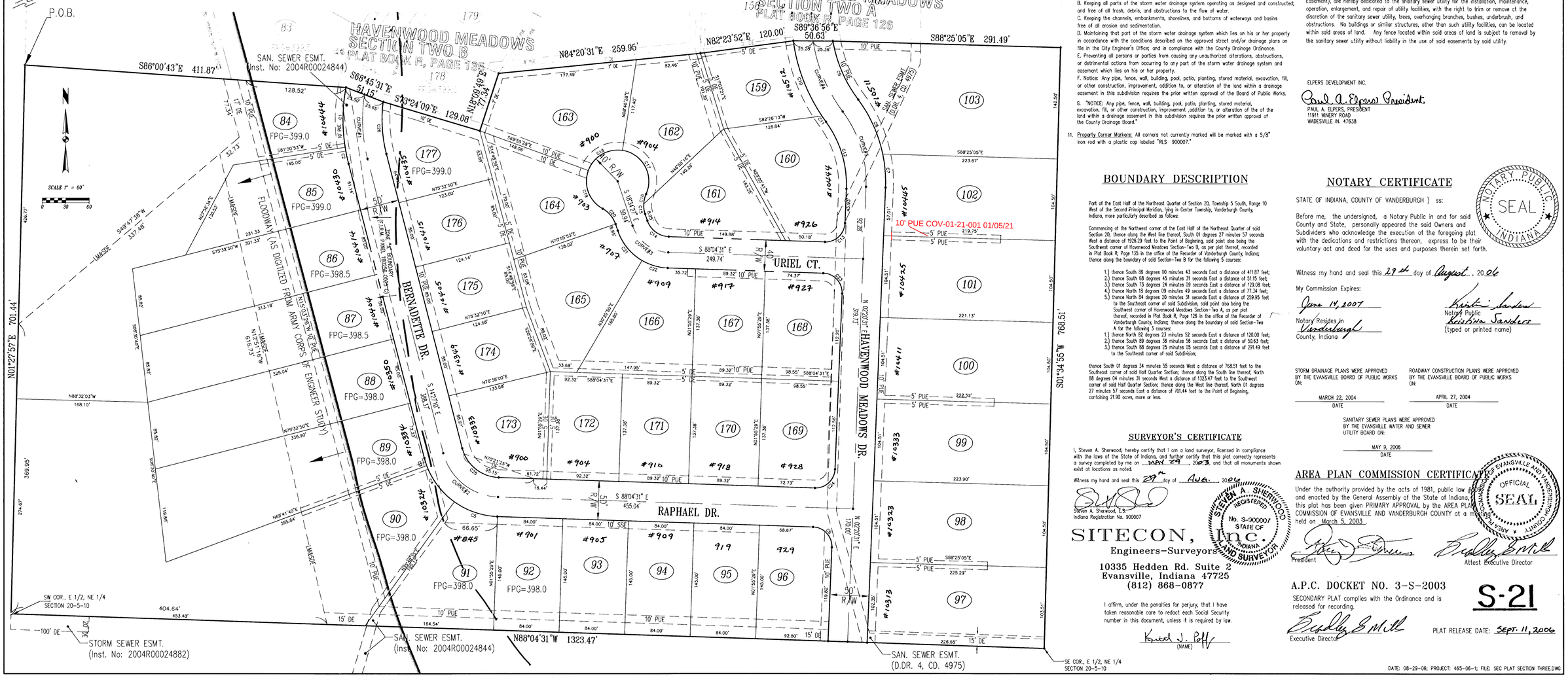
Lot	AREA (S.F.)	AREA (Acres)
84	102061.2	2.343
85	17081.7	0.392
86	26116.6	0.600
87	27124.5	0.623
88	28132.4	0.646
89	34576.0	0.794
90	95119.9	2.184
91	17199.0	0.395
92	12180.0	0.280
93	12180.0	0.280
94	12180.0	0.280
95	12180.0	0.280
96	13395.7	0.308
97	23238.3	0.533
98	23470.5	0.539
99	23325.6	0.535
100	23180.7	0.532
101	23035.8	0.529
102	22965.4	0.527
103	36808.4	0.845
159	11938.3	0.274
160	17325.3	0.398
161	14548.5	0.334
162	15229.8	0.350
163	19895.0	0.457
164	15046.5	0.345
165	18054.2	0.414
166	15329.1	0.352
167	12269.8	0.282
168	13470.8	0.309
169	13317.9	0.306
170	12269.8	0.282
171	12269.8	0.282
172	12681.9	0.291
173	13664.7	0.314
174	11145.6	0.256
175	10574.6	0.243
176	10528.8	0.242
177	12033.5	0.276

STREET CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CURVE #1	200.00'	82.53'	81.94'	S02°37'54"E	23°38'32"
CURVE #2	75.00'	98.37'	89.88'	S51°15'50"E	73°37'21"
CURVE #3	50.00'	60.65'	57.00'	S53°19'29"E	69°30'04"
CURVE #4	200.00'	98.82'	97.82'	S27°45'48"E	28°18'37"
CURVE #5	150.00'	102.78'	100.78'	S17°17'18"E	39°15'37"

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	76.70'	76.33'	N00°46'48"E	19°31'50"
C2	225.00'	21.47'	21.46'	N11°43'08"W	05°28'03"
C3	100.00'	10.21'	10.21'	N17°22'45"W	05°51'10"
C4	100.00'	59.14'	58.28'	N37°14'52"W	33°53'06"
C5	100.00'	59.14'	58.28'	N71°07'58"W	33°53'06"
C6	25.00'	39.45'	35.48'	S42°52'00"E	90°25'02"
C7	175.00'	43.22'	43.11'	S04°44'01"E	14°09'03"
C8	175.00'	76.69'	76.08'	S24°21'49"E	25°06'34"
C9	175.00'	82.50'	81.74'	N23°24'44"W	27°00'45"
C10	225.00'	103.73'	102.82'	N20°48'36"W	26°24'56"
C11	225.00'	9.04'	9.04'	N35°10'07"W	02°18'06"
C12	135.50'	91.43'	89.71'	S16°59'19"E	38°39'41"
C13	25.00'	39.09'	35.23'	S47°08'00"W	89°34'58"
C14	30.00'	36.39'	34.20'	N53°19'29"W	69°30'03"
C15	35.00'	13.08'	13.01'	N07°51'57"W	21°25'00"
C16	35.00'	13.08'	13.01'	N13°33'03"E	21°25'00"
C17	40.00'	73.62'	63.66'	S28°27'59"E	105°27'05"
C18	40.00'	54.97'	50.74'	N59°26'30"E	78°43'56"
C19	40.00'	56.89'	52.21'	N20°39'58"W	81°28'59"
C20	35.00'	26.17'	25.56'	S39°59'27"E	42°50'00"
C21	70.00'	50.19'	49.12'	N39°06'49"W	41°04'43"
C22	70.00'	34.72'	34.37'	N73°51'50"W	28°25'20"
C23	25.00'	39.45'	35.48'	S42°52'00"E	90°25'02"
C24	25.00'	39.09'	35.23'	S47°08'00"W	89°34'58"
C25	50.00'	64.25'	59.92'	N51°15'50"W	73°37'21"
C26	175.00'	66.86'	66.45'	N03°30'30"W	21°53'19"



GENERAL NOTES

1. Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
2. Flood Plain Data: A portion of this property lies within the 100 year flood zone (Zone A) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991.
3. Compaction Certification: Within Flood Zone "A", a soils engineer shall certify the compaction, methods, and suitability of fill in the area of building pads and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on the soil conditions.
4. Earthen Fill: Portions of this site have been filled in accordance with acceptable industry standards, and houses may be placed on this fill.
5. Special Measures: are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installing sump pumps, yard slopes in excess of code minimums, etc.
6. 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.
7. Road Grades: Road grades shall not exceed 8.33%.
8. Temporary Erosion Control: (during construction)
   - Slopes of 0%- 5% 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 5% 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.
9. 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.
10. 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 exist in his or her property in proper working order including:
    A. Mowing grass, controlling weeds and maintaining the designed cover of 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 City 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. 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 Board of Public Works.
    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."
11. Property Corner Markers: All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "PLS 900007."

BOUNDARY DESCRIPTION

Part of the East Half of the Northeast Quarter of Section 20, Township 5 South, Range 10 West of the Second Principal Meridian, lying in Center Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the East Half of the Northeast Quarter of said Section 20; thence along the West line thereof, South 01 degrees 27 minutes 57 seconds West a distance of 1926.29 feet to the Point of Beginning, said point also being the Southwest corner of Havenwood Meadows Section-Two B, as per plat thereof, recorded in Plat Book R, Page 135 in the office of the Recorder of Vanderburgh County, Indiana; thence along the boundary of said Section-Two B for the following 5 courses:

1.) thence South 86 degrees 00 minutes 43 seconds East a distance of 411.87 feet;
2.) thence South 68 degrees 45 minutes 31 seconds East a distance of 51.15 feet;
3.) thence South 73 degrees 24 minutes 09 seconds East a distance of 129.08 feet;
4.) thence North 18 degrees 09 minutes 49 seconds East a distance of 77.34 feet;
5.) thence North 84 degrees 20 minutes 31 seconds East a distance of 259.95 feet to the Southeast corner of said Subdivision, said point also being the Southwest corner of Havenwood Meadows Section-Two A, as per plat thereof, recorded in Plat Book R, Page 126 in the office of the Recorder of Vanderburgh County, Indiana; thence along the boundary of said Section-Two A for the following 3 courses:

1.) thence North 82 degrees 23 minutes 52 seconds East a distance of 120.00 feet;
2.) thence South 89 degrees 36 minutes 56 seconds East a distance of 50.63 feet;
3.) thence South 88 degrees 25 minutes 05 seconds East a distance of 291.49 feet to the Southeast corner of said Subdivision;

thence South 01 degrees 34 minutes 55 seconds West a distance of 768.51 feet to the Southeast corner of said Half Quarter Section; thence along the South line thereof, North 88 degrees 04 minutes 31 seconds West a distance of 1323.47 feet to the Southwest corner of said Half Quarter Section; thence along the West line thereof, North 01 degrees 27 minutes 57 seconds East a distance of 701.44 feet to the Point of Beginning, containing 21.90 acres, more or less.

SURVEYOR'S 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 MAY 29, 2003 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 29th day of Aug. 2006

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

STEVEN A. SHERWOOD REGISTERED No. S-900007 STATE OF INDIANA LAND SURVEYOR

SITECON, Inc.
Engineers–Surveyors
10335 Hedden Rd. Suite 2
Evansville, Indiana 47725
(812) 868-0877

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Kurt J. Poff
(NAME)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
09-11-06
(DATE)
BILL FLUTY AUDITOR
6118
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 09-11-06 1:56 PM
PLAT BOOK S-
PAGE 21
INSTR# 2006R00031188
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as HAVENWOOD MEADOWS–SECTION THREE. 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, 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 a 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.

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.)

Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E." Sanitary Sewer Easement), are hereby dedicated to the sanitary sewer utility for the installation, maintenance, operation, enlargement, and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer utility, trees, overhanging branches, bushes, underbrush, and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by the sanitary sewer utility without liability in the use of said easements by said utility.

ELPERS DEVELOPMENT INC.

Paul A. Elpers President

PAUL A. ELPERS, PRESIDENT
11911 WINERY ROAD
WADESVILLE IN. 47638

NOTARY CERTIFICATE

NOTARY PUBLIC SEAL INDIANA

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 29th day of August, 2006

My Commission Expires:
June 14, 2007

Notary Resides in
Vanderburgh
County, Indiana

Kristi Sanders
Notary Public
Kristina Sanders
(typed or printed name)

STORM DRAINAGE PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON:
MARCH 22, 2004
DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON:
APRIL 27, 2004
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:
MAY 9, 2006
DATE

AREA PLAN COMMISSION CERTIFICATE

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

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 March 5, 2003.

President

Bradley E. Mills
Attest Executive Director

A.P.C. DOCKET NO. 3-S-2003
SECONDARY PLAT complies with the Ordinance and is released for recording.

Bradley E. Mills
Executive Director

S-21

PLAT RELEASE DATE: Sept. 11, 2006

DATE: 08-29-06; PROJECT: 465-06-1; FILE: SEC PLAT SECTION THREE.DWG