Hawthorne Estates Section "A"

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
09-21-06
(DATE)
BILL FLUTY AUDITOR
6383
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 09-21-06 9:32 A M
PLAT BOOK S-
PAGE 23
INSTR# 2006R00032483
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

NOTE: ALL LOT CORNERS ARE SET WITH 5/8" REBARS WITH LS CAP S0006, UNLESS OTHERWISE NOTED.

60 0 60 120 180
Scale 1" = 60'

N

Subdivision Plat Certifications

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 HAWTHORNE ESTATES SECTION "A".

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility 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 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 'DE" (Drainage Easement), are hereby 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.

Strips or areas of land, of the dimensions shown on this plat and marked " D&UGPUE" (Drainage & Underground Public Utility Easement), are hereby dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public or 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 " LM&SDE" (Lake Maintenance & Storm Detention Easement), are hereby 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 Easements.

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.

Bruce A Miller
Owner / Developer: Hawthorne Development Group, LLC.
Bruce Miller
Manager
Hawthorne Development Group, LLC.
5144 S.R. 261
Newburgh, IN 47630

Notary Certificate:

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), 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 18th day of August 2006.

My Commission Expires: 11/22/06
Notary resides in Vanderburgh County, Indiana.
Patricia E Keith
Notary Public
Patricia E. Keith
(typed or printed name)

NOTARY PUBLIC SEAL 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, this plat has been given PRIMARY APPROVAL by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on Sept. 1, 2004

President
Attest Executive Director

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

Executive Director
09-21-2006
Plat Release Date

Surveyor's Certificate

I, Ralph A. Easley, Jr., hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on MARCH 17, 2004 and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 23RD day of August, 2006

Ralph A. Easley, Jr. L.S.
Indiana Registration No. S-0006

Andy Easley Engineering, Inc.
1133 West Mill Road
Evansville, IN, 47710

RALPH A. EASLEY REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

AFFIRMATION STATEMENT

I AFFIRM, UNDER THE PENTALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW (I.C. 36-2-7.5)

RALPH A. EASLEY, JR., L.S.

GENERAL NOTES - CONTINUED

10. LOTS IN FLOOD ZONE - SPECIAL MEASURES - SPECIAL MEASURES ARE REQUIRED TO PROVIDE EXTRA CRAWL SPACE PROTECTION DUE TO GROUND ELEVATIONS. SPECIAL MEASURES MAY INCLUDE WATERPROOFING, INSTALLED SUMP PUMPS, YARD SLOPES IN EXCESS OF CODE MINIMUMS, ETC.

S-23

apc# 8-3-2004

LOT CURVE DATA					
NUMBER	DELTA	CHORD BEARING	RADIUS	CURVE LENGTH	CHORD LENGTH
C1	8°11'51"	S 48°31'04" E	25.00	41.97	37.21
C2	01°38'54"	N 84°22'27" E	525.00	15.10	15.10
C3	05°00'41"	S 87°32'15" W	525.00	45.82	45.80
C4	18°58'31"	N 80°28'10" W	75.00	24.84	24.73
C5	15°10'37"	N 63°38'39" W	75.00	19.85	19.79
C6	81°47'56"	S 83°07'39" W	25.00	35.69	32.74
C7	9°00'00"	S 02°46'19" E	25.00	39.27	35.36
C8	47°11'08"	N 68°51'52" W	25.00	18.41	17.89
C9	90°27'43"	N 44°48'43" E	25.00	39.47	35.50
C10	90°00'00"	N 45°25'08" W	25.00	39.27	35.36
C11	06°12'42"	S 88°28'31" W	460.00	49.87	49.85
C12	83°47'18"	S 41°28'31" W	25.00	36.58	33.39
C13	39°36'46"	N 19°23'15" E	75.00	51.85	50.83
C14	49°22'39"	N 62°22'39" E	75.00	60.69	58.85
C15	04°28'56"	S 87°48'07" W	75.00	5.87	5.87
C16	47°11'08"	N 68°51'52" W	25.00	55.22	53.59
C17	90°00'00"	S 87°13'41" W	25.00	39.27	35.36
C18	39°51'08"	N 62°09'15" E	150.00	104.33	102.24
C19	47°02'17"	S 61°54'07" W	25.00	16.34	17.83
C20	49°49'18"	S 64°57'11" W	50.00	43.48	42.12
C21	143°12'25"	N 18°31'57" W	50.00	124.97	94.89
C22	96°46'43"	S 48°36'38" E	82.00	138.53	122.65
C23	6°71'37"	S 85°49'58" E	50.00	71.73	65.73
C24	60°40'31"	S 75°05'23" E	25.00	26.49	25.27
C25	103°38'08"	S 64°19'18" W	100.00	35.72	35.53
C26	11°57'34"	N 48°09'28" E	100.00	20.70	20.66
C27	13°56'55"	N 35°55'13" E	184.34	44.88	44.77
C28	13°56'55"	N 35°55'13" E	64.34	15.65	15.63
C29	41°51'7"	N 07°39'07" E	184.34	132.73	129.88
C30	41°51'7"	N 07°39'07" E	64.34	46.33	45.33
C31	41°07'02"	N 33°23'21" W	184.34	132.29	129.47
C32	41°07'02"	S 33°23'01" E	64.34	46.17	45.19
C33	41°32'49"	N 74°51'58" W	184.34	133.67	130.78
C34	49°48'22"	N 77°29'45" W	64.34	52.53	51.08
C35	28°29'40"	S 71°06'4" W	184.34	85.24	84.49
C36	21°16'07"	S 68°30'01" W	64.34	23.88	23.75
C37	00°53'58"	S 57°24'58" W	175.00	2.75	2.75
C38	07°47'38"	N 53°58'08" E	55.00	7.48	7.48
C39	06°53'40"	N 53°31'09" E	175.00	21.06	21.05
C40	00°53'51"	N 57°46'15" E	50.00	4.71	4.71
C41	50°19'51"	S 24°37'51" W	82.00	72.03	69.74
C42	47°41'39"	N 79°22'00" E	50.00	41.71	40.51
C43	49°52'39"	N 52°17'43" W	50.00	42.66	41.34
C44	67°46'33"	N 06°31'09" E	50.00	59.17	55.78
C45	50°05'38"	N 65°09'07" E	50.00	43.72	42.34
C46	30°31'07"	S 74°40'21" E	50.00	26.63	26.31
C47	70°31'44"	N 85°20'11" E	25.00	30.77	28.87
C48	07°47'38"	N 53°58'08" E	345.00	46.93	46.89
C49	07°47'38"	N 53°58'08" E	225.00	30.61	30.59
C50	27°02'53"	N 68°53'24" W	354.34	136.35	135.52
C51	27°02'53"	S 68°53'24" W	234.34	90.18	89.62
C52	22°39'56"	S 88°40'12" W	354.34	140.17	139.28
C53	22°39'56"	N 88°45'12" W	234.34	92.70	92.10
C54	22°39'56"	S 66°55'16" E	354.34	140.17	139.28
C55	22°39'56"	S 66°55'16" E	234.34	92.70	92.10
C56	28°27'51"	S 40°31'23" E	354.34	176.03	174.23
C57	28°27'51"	S 40°31'23" E	234.34	116.42	115.23
C58	27°54'31"	S 12°59'11" E	354.34	171.57	169.89
C59	28°27'51"	N 12°03'32" W	234.34	116.42	115.23
C60	21°26'20"	S 12°53'38" W	234.34	87.70	87.19
C61	11°30'16"	S 31°01'16" E	25.00	49.55	41.83
C62	06°39'25"	N 86°42'48" E	475.00	55.21	55.18
C63	83°48'09"	N 41°28'56" E	25.00	36.57	33.39
C64	19°52'23"	N 10°26'29" W	75.00	60.19	58.59
C116	14°46'00"	S 07°48'08" E	225.00	57.99	57.83
C117	94°46'43"	S 47°48'30" E	25.00	41.36	36.80
C118	04°46'43"	N 87°11'30" E	540.00	45.04	45.03
C119	80°00'00"	N 44°34'52" E	25.00	39.27	35.36

STREET CENTERLINE CURVE DATA					
NUMBER	DELTA	CHORD BEARING	RADIUS	CURVE LENGTH	CHORD LENGTH
C120	34°48'32"	S 72°33'09" E	50.00	30.38	29.91
C121	06°39'25"	N 86°42'48" E	500.00	58.12	58.08
C122	06°13'31"	N 86°28'56" E	500.00	54.08	54.06
C123	42°11'28"	S 68°53'52" E	50.00	36.81	35.99
C127	90°27'43"	S 44°48'43" W	50.00	78.94	71.00
C128	47°38'09"	N 65°02'45" E	125.00	103.93	100.96
C129	164°21'43"	N 39°57'11" W	209.34	600.53	414.79
C130	07°47'38"	N 53°58'08" E	200.00	27.21	27.19
C136	16°54'33"	S 08°52'25" E	200.00	59.02	58.81

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General Notes:

1. Owner / Developer: Bruce Miller, Manager of Hawthorne Development Group LLC.; 5144 S.R. 261; Newburgh, IN 47630
2. Utilities: City of Evansville water and sewer services are to be available by extension .Vectren Gas and Electric service are also available.
3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading, shaping and seeding.
4. Flood Plain Data: A portion of the property is located within Flood Hazard Area Zone A zone according to FIRM panel 180256-0025C dated August 5, 1991 for Vanderburgh County, Indiana.
5. Soil Data: HoC3 — Hosmer Silt Loam 6% to 12% slopes, severly eroded. HoB2 — Hosmer Silt Loam 2% to 6% slopes, eroded. St — Stendal Silt Loam
6. Zoned: AG.
7. Lot Access: All lots shall access to interior streets only, except lots 37 and 38 which shall access Eagle Crossing Drive. Lots having double frontage along Seib Road: Seib Road shall be considered a rear or sideyard for fencing purposes. conditions. Lots 10 and 102 shall access Sable Ridge only.

8. Storm Drainage Maintenance: The"HAWTHORNE ESTATES HOMEOWNERS' ASSOCIATION, INC.", which is an Indiana nonprofit corporation. was created on _____. The HAWTHORNE ESTATES HOMEOWNERS ASSOCIATION shall be responsible, including financially, for the maintenance and repair of the storm water storm water drainage system, its parts, and easements within or attached to this subdivision and outside of county accepted road rights-of-way including:

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

(2) "Keeping all parts of the storm water drainage system operating at all times 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 and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or 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 easements within or attached to this subdivision

(6) "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."

9. – COMPACTION CERTIFICATION shall be required by the Evansville–Vanderburgh County Building Commissioner for all lots located within Flood Zone A. A soils engineer shall certify that 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 soil conditions.

County:

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on:
.

Road Construction plans were approved by the Vanderburgh County Commissioners on:
.

BOUNDARY DESCRIPTION

Part of Lot 10 in the Partition Plat of the Lands of Aruthur McJohnston filed in Circuit Court Order Book B-1, page 482 and transcribed of record in Partition Plat Book 1, page 86 in the Office of the Recorder of Vanderburgh County, Indiana and lying in the Northeast Quarter of the Northeast Quarter of Section 22, Township 5 South, Range 10 West, lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a 5/8" rebar with LS cap S0023 at the Southeast corner of said Lot 10 and said Quarter, Quarter Section, also being the Northeast corner of Eagle Crossing Subdivision Section 2 as per plat recorded in Plat Book "P", page 96 in the office of the Recorder of Vanderburgh County; thence along the South line of said Lot 10 and said Quarter, Quarter Section and the North line of said subdivision and the North line of Eagle Crossing Subdivision Section 1 as per plat recorded in Plat Book "P", page 72

1st: North 89 Degrees 57 Minutes 25 Seconds West 1318.41 feet to a 5/8" rebar with LS cap S0023 at the Southwest corner of said Quarter, Quarter Section and Lot 10; thence along the West line of said Quarter, Quarter Section and Lot 10, also being the East line of said Eagle Crossing Subdivision Section 1

2nd: North 00 Degrees 26 Minutes 35 Seconds West 702.25 feet; thence

3rd: North 89 Degrees 27 Minutes 55 Seconds East 186.63 feet; thence

4th: North 50 Degrees 04 Minutes 19 Seconds East 207.11 feet; thence

5th: Northeast 46.93 feet along a curve to the right, through a central angle of 07 Degrees 47 Minutes 38 Seconds having a radius of 345.00 feet and a chord bearing and distance of North 53 Degrees 58 Minutes 08 Seconds East 46.89 feet; thence

6th: North 57 Degrees 51 Minutes 57 Seconds East 42.92 feet; thence

7th: Easterly 764.30 feet along a curve to the right, through a central angle of 123 Degrees 35 Minutes 05 Seconds having a radius of 354.34 feet and a chord bearing and distance of South 60 Degrees 20 Minutes 30 Seconds East 624.52 feet; thence

8th: South 89 Degrees 57 Minutes 25 Seconds East 61.79 feet; thence

9th: North 74 Degrees 33 Minutes 46 Seconds East 87.12 feet; thence

10th: South 88 Degrees 37 Minutes 02 Seconds East 52.84 feet; thence

11th: North 89 Degrees 34 Minutes 52 Seconds East 158.43 feet to a point on the east line of said Quarter, Quarter Section and Lot 10, also being the centerline of Seib Road; thence along said line

12th: South 00 Degrees 25 Minutes 08 Seconds East 602.31 feet to the Point of Beginning and containing 10107444.4800 square feet or 23.2035 acres more or less.