Carrington Meadows
Section 3

Curve Data Table

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	17°23'32"	525.00	159.36	80.30	158.75	N 09°44'56" E
C2	05°44'02"	425.00	42.53	21.28	42.52	N 21°18'43" E

Legend

P.O.B. – Point of beginning
P.O.C. – Point of commencement
D.E. – Drainage Easement
P.U.E. – Public Utility Easement
R – Radius
R# – Radius Line
T. – Temporary
L – Length
BL – Lot width at Building Setback Line
BSL – Building Setback Line

N – North
S – South
E – East
W – West

Center line
R/W Right-of-way line
Easement line
BSL Building setback line
Boundary line

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 2, 2006 (DATE)
BILL FLUTY AUDITOR
#6690 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE OCT. 2, 2006 4:03 PM
PLAT BOOK S
PAGE 26
INSTR# 2006R00033742
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

General Notes

Access: All Driveways shall access interior streets only.

Utilities: Water and sanitary sewers will be extended to the site.

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

Flood Plain Data: Part of the tract of land does lie within that special Flood Zone A as said tract plots on Community Panel No. 180256 0015 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

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). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses and may need to be higher than the FPG shown in order to provide proper drainage around the structure. All first floor grades shall conform to local and state enforced building codes.

Temporary easements cover installed infrastructure. They expire when the section of subdivision that they are located in is recorded and the proper easements are granted in the newly recorded section.

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 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.

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.

Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 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.

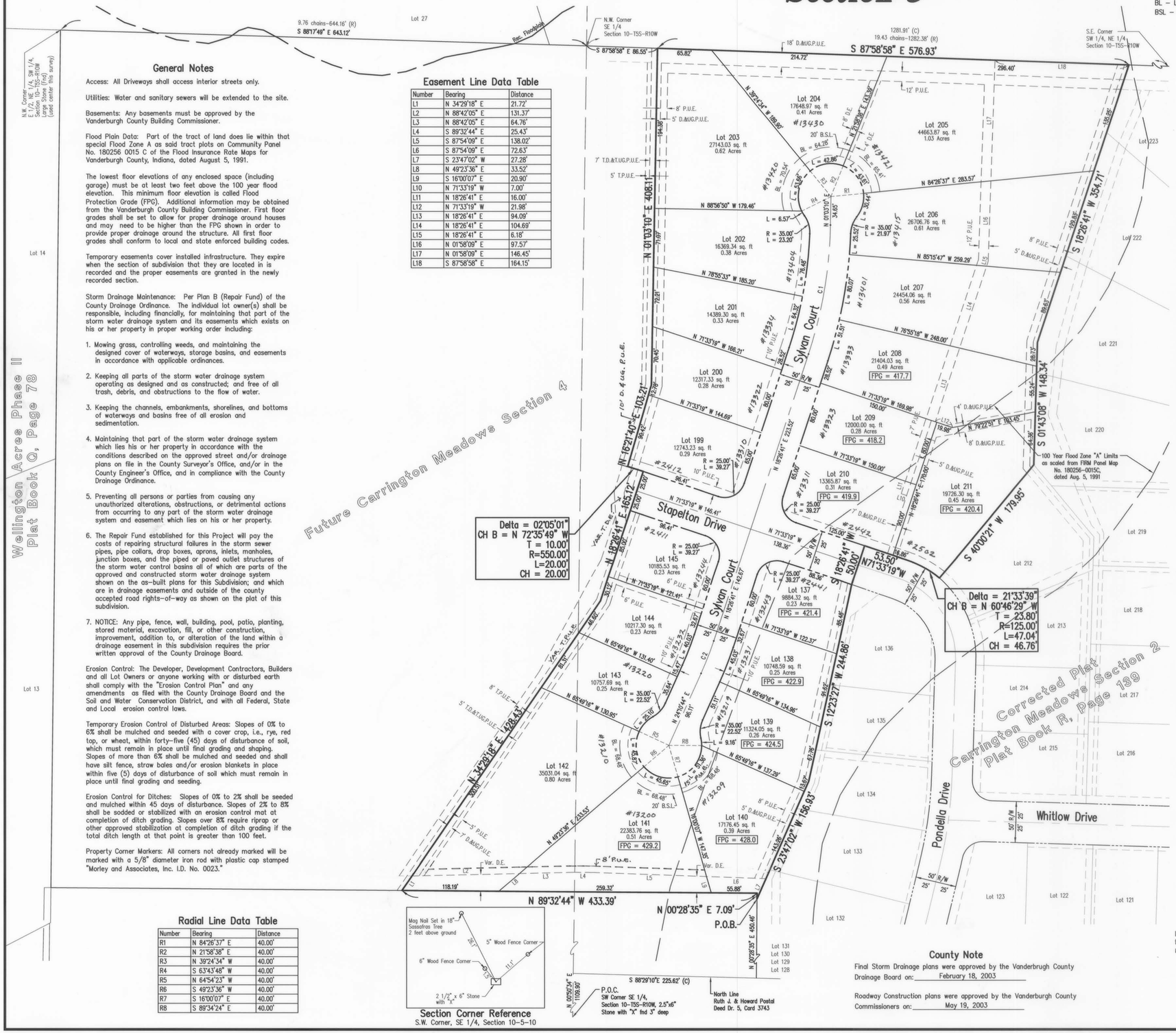
Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Easement Line Data Table

Number	Bearing	Distance
L1	N 34°29'18" E	21.72'
L2	N 88°42'05" E	131.37'
L3	N 88°42'05" E	64.76'
L4	S 89°32'44" E	25.43'
L5	S 87°54'09" E	138.02'
L6	S 87°54'09" E	72.63'
L7	S 23°47'02" W	27.28'
L8	N 49°23'36" E	33.52'
L9	S 16°00'07" E	20.90'
L10	N 71°33'19" W	7.00'
L11	N 18°26'41" E	16.00'
L12	N 71°33'19" W	21.98'
L13	N 18°26'41" E	94.09'
L14	N 18°26'41" E	104.69'
L15	N 18°26'41" E	6.18'
L16	N 01°58'09" E	97.57'
L17	N 01°58'09" E	146.45'
L18	S 87°58'58" E	164.15'

Radial Line Data Table

Number	Bearing	Distance
R1	N 84°26'37" E	40.00'
R2	N 21°58'38" E	40.00'
R3	N 39°24'34" W	40.00'
R4	S 63°43'48" W	40.00'
R5	N 64°54'23" W	40.00'
R6	S 49°23'36" W	40.00'
R7	S 16°00'07" E	40.00'
R8	S 89°34'24" E	40.00'



County Note

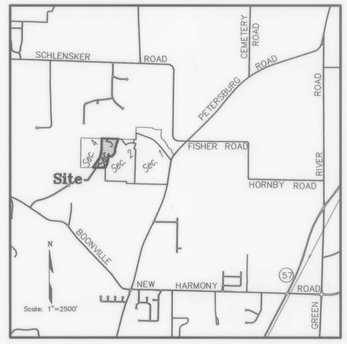
Final Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: February 18, 2003

Roadway Construction plans were approved by the Vanderburgh County Commissioners on: May 19, 2003

N

SCALE 1" = 60'

60 0 60 120



Location Map

Boundary Description

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

Commencing at a 2 1/2" x 6" stone with a chiseled "x" at the Southwest corner of the Southeast Quarter of said section; thence along the west line of said Quarter Section, North 00 degrees 50 minutes 34 seconds East 1109.90 feet to the Northwest corner of a tract of land conveyed to Ruth J. & Howard Postal, as recorded in Deed Drawer 5, Card 3743, in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line, South 88 degrees 29 minutes 10 seconds East 225.62 feet to the southwest corner of Lot 128 in the Corrected Plat of Carrington Meadows Section 2 as per plat thereof recorded in Plat Book R, Page 139 in the office of the Recorder of Vanderburgh County; thence along the west line of lots 128 through 132, North 00 degrees 28 minutes 35 seconds East 450.46 feet to the Point of Beginning; thence continue North 00 degrees 28 minutes 35 seconds East 7.09 feet; thence North 89 degrees 32 minutes 44 seconds West 433.39 feet; thence North 34 degrees 29 minutes 18 seconds E 428.43 feet; thence North 18 degrees 26 minutes 41 seconds East 165.12 feet to a point on a non tangent curve to the left having a central angle of 02 degrees 05 minutes 01 seconds and a radius of 550.00 feet from which the chord bears North 72 degrees 35 minutes 49 seconds West a distance of 20.00 feet; thence along the arc of said curve 20.00 feet; thence North 16 degrees 21 minutes 40 seconds East 103.21 feet; thence North 01 degrees 03 minutes 10 seconds East 408.11 feet to the north line of the southeast quarter of said section 10–T5S–R10W, said point being South 87 degrees 58 minutes 58 seconds East 86.55 feet from the northwest corner thereof; thence along the north line of said quarter section South 87 degrees 58 minutes 58 seconds East 576.93 feet; thence South 18 degrees 26 minutes 41 seconds West 354.71 feet; thence South 01 degrees 43 minutes 08 seconds West 148.34 feet; thence South 40 degrees 00 minutes 21 seconds West 179.95 feet to a point on a non tangent curve to the left having a central angle of 21 degrees 33 minutes 39 seconds and a radius of 125.00 feet from which the chord bears North 60 degrees 46 minutes 29 seconds West 46.76 feet; thence along the arc of said curve 47.04 feet to the point of tangency; thence North 71 degrees 33 minutes 19 seconds West 53.50 feet; thence South 18 degrees 26 minutes 41 seconds West 50.00 feet; thence South 12 degrees 23 minutes 27 seconds West 244.86 feet; thence South 23 degrees 47 minutes 02 seconds West 156.93 feet to the Point of Beginning, containing 10.43 acres (454,267.43 sq. ft).

Subject to easements, rights–of–way, building and use restrictions of record.

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 4th day of May 20 06

Danny K. Leek, P.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, In. 47630
(812) 464–9585

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

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, December 4, 2002

President

Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

Secondary Plat complies with the Ordinance and is released for Recording

Executive Director

PLAT RELEASE DATE: OCT. 2, 2006

S-26

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 **CARRINGTON MEADOWS SECTION 3**. 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 and/or storm drains, 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 **"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. 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.

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.

J B J, L.L.C.

By: _____
Bruce Biggerstaff – Managing Member
3614 Citadel Circle
Newburgh, IN. 47630

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 4th day of May 20 06

My Commission Expires: 9-21-09

Notary Public

Notary Resides in Posey County, Indiana

Kristy M. Sawyer (typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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.

(Name)

Secondary Plat	
Designed By: D.K.L.	Job Number: 5403
Drawn By: J.E.V.	Date: 4/4/2006
Filename: Section 3 Plat.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

Evansville, In (812) 464-9585
Henderson, Ky (270) 830-0300
Jasper, In (812) 634-9990
www.morleyandassociates.com

APC # 16-3-2002