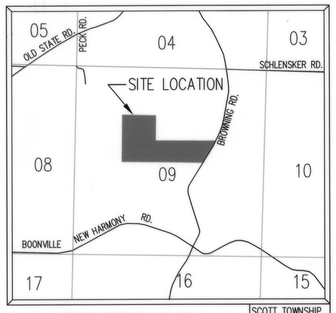
STONEGATE ESTATES



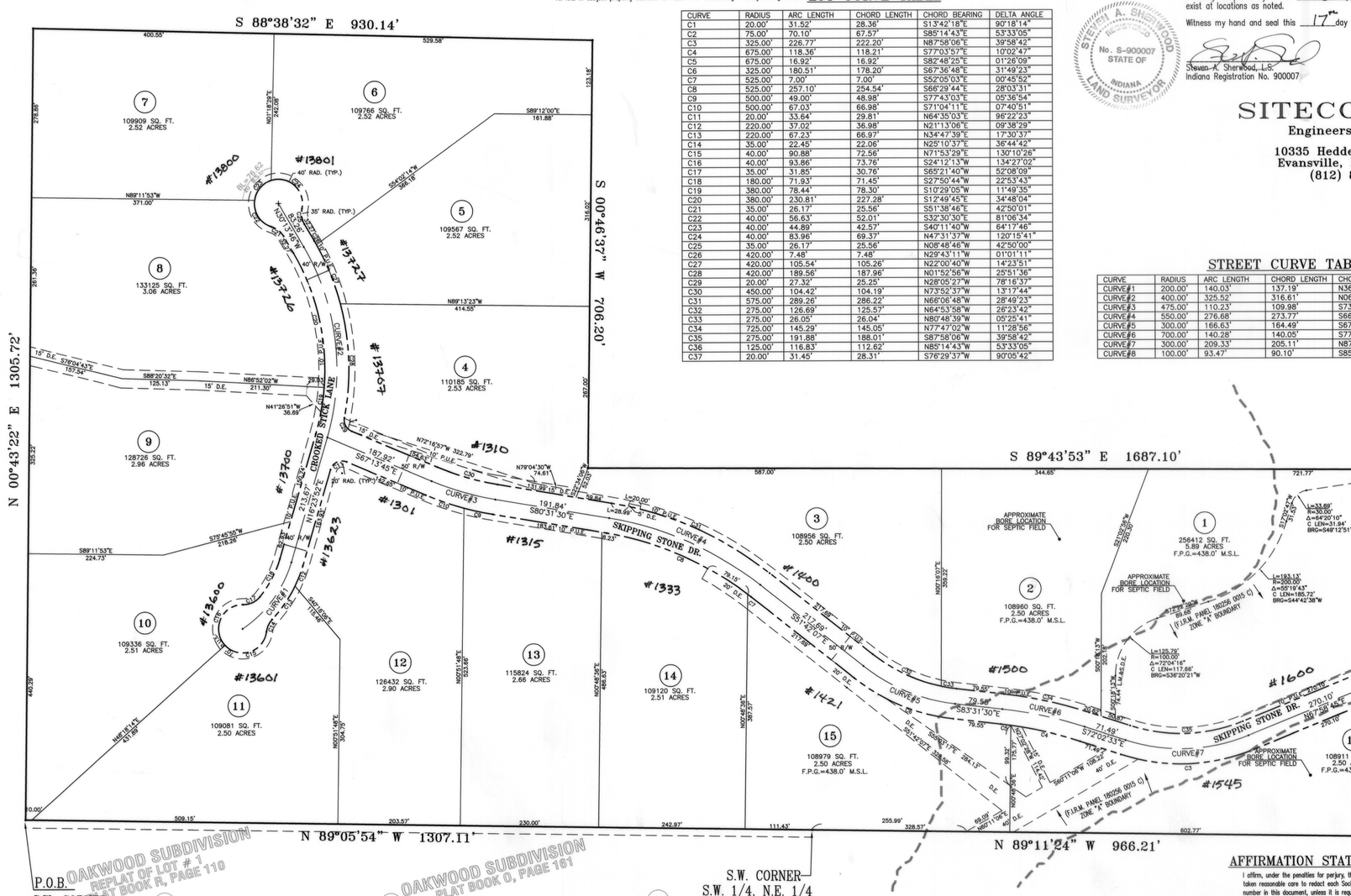
LOCATION MAP
1"=2000'

GENERAL NOTES

1. Utilities: Water, gas, electric, and telephone will be extended to the site. Private sewage disposal systems will be utilized.
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 0015 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:
   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 10.00%
8. 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.
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. 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."
11. Property Corner Markers: All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007."
12. Lot Access: All lots shall access internal streets only.
13. Zoning: The subject property is zoned A.
    All lots in subject property conform to Table A of Vanderburgh County Zoning Codes.

LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.52'	28.36'	S13°42'18"E	90°18'14"
C2	75.00'	70.10'	67.57'	S85°14'43"E	53°33'05
C3	325.00'	226.77'	222.20'	N87°58'06"E	39°58'42"
C4	675.00'	118.36'	118.21'	S77°03'57"E	10°02'47"
C5	675.00'	16.92'	16.92'	S82°48'25"E	01°26'09"
C6	325.00'	180.51'	178.20'	S67°36'48"E	31°49'23"
C7	525.00'	7.00'	7.00'	S52°05'03"E	00°45'52"
C8	525.00'	257.10'	254.54'	S66°29'44"E	28°03'31"
C9	500.00'	49.00'	48.98'	S77°43'03"E	05°36'54"
C10	500.00'	67.03'	66.98'	S71°04'11"E	07°40'51"
C11	20.00'	33.64'	29.81'	N64°35'03"E	96°22'23"
C12	220.00'	37.02'	36.98'	N21°13'06"E	09°38'29"
C13	220.00'	67.23'	66.97'	N34°47'39"E	17°30'37"
C14	35.00'	22.45'	22.06'	N25°10'37"E	36°44'42"
C15	40.00'	90.88'	72.56'	N71°53'29"E	130°10'26"
C16	40.00'	93.86'	73.76'	S24°12'13"W	134°27'02"
C17	35.00'	31.85'	30.76'	S65°21'40"W	52°08'09"
C18	180.00'	71.93'	71.45'	S27°50'44"W	22°53'43"
C19	380.00'	78.44'	78.30'	S10°29'05"W	11°49'35"
C20	380.00'	230.81'	227.28'	S12°49'45"E	34°48'04"
C21	35.00'	26.17'	25.56'	S51°38'46"E	42°50'01"
C22	40.00'	56.63'	52.01'	S32°30'30"E	81°06'34"
C23	40.00'	44.89'	42.57'	S40°11'40"W	64°17'46"
C24	40.00'	83.96'	69.37'	N47°31'37"W	120°15'41"
C25	35.00'	26.17'	25.56'	N08°48'46"W	42°50'00"
C26	420.00'	7.48'	7.48'	N29°43'11"W	01°01'11"
C27	420.00'	105.54'	105.26'	N22°00'40"W	14°23'51"
C28	420.00'	189.56'	187.96'	N01°52'56"W	25°51'36"
C29	20.00'	27.32'	25.25'	N28°05'27"W	78°16'37"
C30	450.00'	104.42'	104.19'	N73°52'37"W	13°17'44"
C31	575.00'	289.26'	286.22'	N66°06'48"W	28°49'23"
C32	275.00'	126.69'	125.57'	N64°53'58"W	26°23'42"
C33	275.00'	26.05'	26.04'	N80°48'39"W	05°25'41"
C34	725.00'	145.29'	145.05'	N77°47'02"W	11°28'56"
C35	275.00'	191.88'	188.01'	S87°58'06"W	39°58'42"
C36	125.00'	116.83'	112.62'	N85°14'43"W	53°33'05"
C37	20.00'	31.45'	28.31'	S76°29'37"W	90°05'42"



STREET CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CURVE#1	200.00'	140.03'	137.19'	N36°27'21"E	40°06'57"
CURVE#2	400.00'	325.52'	316.61'	N06°54'57"W	46°37'39"
CURVE#3	475.00'	110.23'	109.98'	S73°52'37"E	13°17'44"
CURVE#4	550.00'	276.68'	273.77'	S66°06'48"E	28°49'23"
CURVE#5	300.00'	166.63'	164.49'	S67°36'48"E	31°49'23"
CURVE#6	700.00'	140.28'	140.05'	S77°47'02"E	11°28'56"
CURVE#7	300.00'	209.33'	205.11'	N87°58'06"E	39°58'42"
CURVE#8	100.00'	93.47'	90.10'	S85°14'43"E	53°33'05"

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 9, Township 5 South, Range 10 West of the Second Principle Meridian Vanderburgh County, Indiana and described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section, thence along the West line thereof, North 00 degrees 43 minutes 22 seconds East a distance of 1,305.72 feet to the North line of said Quarter–Quarter Section; thence along the North line thereof, South 89 degrees 11 minutes 32 seconds East a distance of 930.14 feet; thence South 00 degrees 46 minutes 37 seconds West a distance of 706.20 feet; thence South 89 degrees 43 minutes 53 seconds East a distance of 1,687.10 feet to the centerline of Browning Road; thence along said centerline, South 27 degrees 18 minutes 59 seconds West a distance of 218.20 feet; thence continuing along said centerline, South 31 degrees 26 minutes 47 seconds West a distance of 480.46 feet to a point on the South line of the Southwest Quarter of the Northeast Quarter of said Section; thence along said South line, North 89 degrees 11 minutes 24 seconds East a distance of 966.21 feet to the Center of said Section; thence along the South line of the Southeast Quarter of the Northwest Quarter of said Section, North 89 degrees 05 minutes 54 seconds West a distance of 1,307.11 feet to the Point of Beginning and containing 48.73 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 FEB. 1ST, 2007 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 17th day of APRIL, 2007.

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

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

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

AFFIRMATION STATEMENT

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.

Steven A. Sherwood

S-45

SCALE 1" = 100'
0 50 100

DATE: 04–09–07; PROJECT: 465–07–12; FILE: SECONDARY PLAT.DWG

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
05·14·07 (DATE)
BILL FLUTY AUDITOR
3052 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 05·14·07 11:02 A M
PLAT BOOK S-
PAGE 45
INSTR# 2007R00019273
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 STONEGATE ESTATES.

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.)

PAUL A. ELPERS, PRESIDENT

Paul A. Elpers' President

ELPERS BROS. CONSTRUCTION & SUPPLY, INC.
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 19th day of April, 2007

My Commission Expires:
June 14 2007

Notary Resides In
Vanderburgh
County, Indiana

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

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
12/19/06
DATE

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:
12/05/06
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 September 14, 2006.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

President

Attest Executive Director

A.P.C. DOCKET NO. 16-S-2006

SECONDARY PLAT complies with the Ordinance and is released for recording.

Executive Director

PLAT RELEASE DATE: May 14, 2007