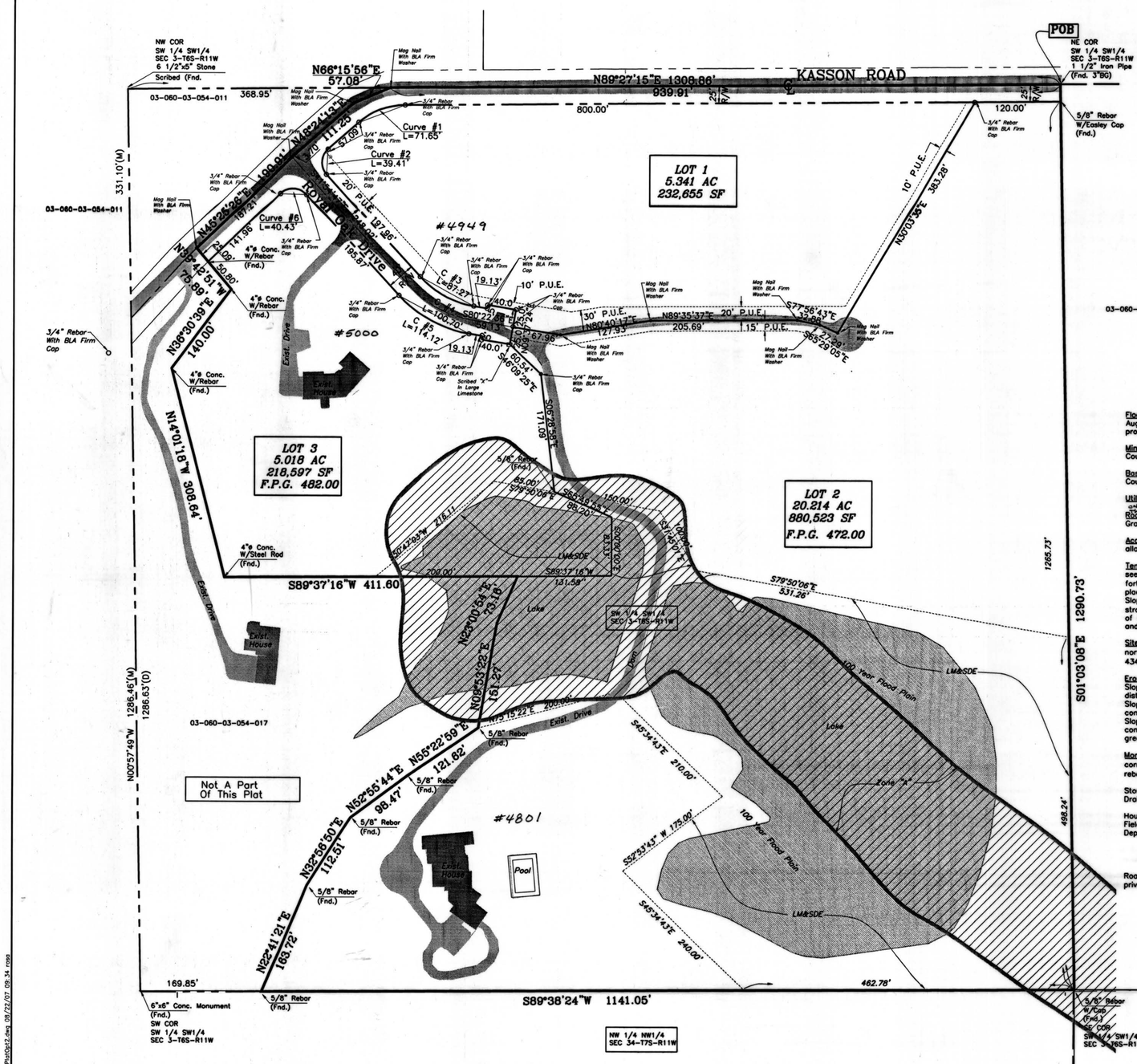
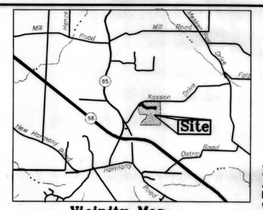
WESLAKE REPLAT





Scale: 1"=80'
80' 40' 0 80' 160'

Curve Data

Curve #	Length	Radius	Chord Bearing	Chord Length
1	71.65'	100.00'	S68°55'44"W	70.12'
2	39.41'	25.00'	S03°14'43"W	35.45'
3	87.27'	130.00'	S61°08'42"E	85.64'
4	100.70'	150.00'	S61°08'42"E	98.82'
5	114.12'	170.00'	S61°08'42"E	111.99'
6	40.43'	25.00'	S68°14'41"E	36.17'

SE 1/4 SW1/4
SEC 3-T6S-R11W

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. panel number 180256 0075 C, dated August 5,1991, Vanderburgh County, Indiana, a portion of the subject property lies within the designated 100 year flood zone.

Minimum First Floor Elevations: Will be established by the Vanderburgh County Building Commissioner.

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

Utilities: Water, gas, telephone and electric are on the site. Private on-site sewage disposal systems must be approved & permitted by Road Grades: Existing Road. No Proposed Changes. Existing Road Grade Is Less Than 10%.

Access: All lots must access Royal Oak Drive only. No access will be allowed to Kasson Drive.

Temporary Erosion Control: 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 control blankets in place within (5) days of disturbance of soil which must remain in place until final grading and seeding.

Site Topography: The Site has a rolling terrain sloping in general from northwest to southeast. The elevations throughout range from 518' to 434'.

Erosion Control for Ditches:
Slopes of 0% – 2% shall be mulched and seeded within 45 day of disturbance.
Slopes of 2% – 8% shall be sodded or stabilized with and erosion control mat at completion of ditch grading.
Slopes over 8% require rip rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: 3/4" x 30" rebars w/cap stamped BLA Firm 0030.

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: November 25, 1991

Houses on Lots 2 & 3 are served by Health Department Approved Field Beds. Any House Constructed On Lot 1 must also have Health Department Approved Field Bed.

Road – Entrance road shown hereon is an existing asphalt roadway privately owned and maintained by the owners of this subdivision.

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 Weslake Replat. All rights-of-way 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, 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 "L.M.&S.D.E." (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across 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.

OWNER: LOT 1

Raymond A. Gries
Raymond A. Gries
Janette C. Gries
Janette C. Gries
2629 N Red Bank Rd.
Evansville, IN 47720

OWNER: LOT 2

Jack D. Cook
Jack D. Cook
4801 Royal Oak Drive
Evansville, IN 47720

OWNER: LOT 3

J. Gordon Hurst
J. Gordon Hurst
Mary A. Hurst
Mary A. Hurst
5000 Royal Oak Drive
Evansville, IN 47720

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 the 7th day of September 2007.

My Commission Expires: 2/10/2009

Notary Resides in Vanderburgh County, Indiana

Notary Public Terry A. Campbell
TERRY A. CAMPBELL
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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 the 30th day of August 2007.

My Commission Expires: 2/10/2009

Notary Resides in Vanderburgh County, Indiana

Notary Public Terry A. Campbell
TERRY A. CAMPBELL
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

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Notary Resides in Vanderburgh County, Indiana

Notary Public Terry A. Campbell
TERRY A. CAMPBELL
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

SURVEYOR'S CERTIFICATE

I, James A. Farny, 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 6/11/07 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 11 day of OCT 2007

JAMES A. FARNY REGISTERED No. S0551 STATE OF INDIANA LAND SURVEYOR

James A. Farny
Indiana Registration No. S0551
Bernardin Lochmueller & Assoc., Inc.
6200 Vogel Rd.
Evansville, IN 47715

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 required by law.

James A. Farny

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 Aug 9, 2007

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: OCT. 22, 2007

APC# 9-S-2007

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
10-22-2007 (DATE)
BILL FLUTY AUDITOR
6944 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10-22-07 2:56 P M
PLAT BOOK S-
PAGE 66
INSTR# 2007R0003256A
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 11 West, German Township, Vanderburgh County, Indiana. Also being the plat of Weslake as recorded in Plat Book "O" Page 141 in the office of the recorder of Vanderburgh County, Indiana and more particularly described as follows:

BEGINNING at an iron pin marking the northeast corner of the Southwest Quarter of the Southwest Quarter of Section 3, Township 6 South, Range 11 West; thence South 01 degree 03 minutes 08 seconds East 1290.73 feet to the southeast corner thereof; thence South 89 degrees 38 minutes 24 seconds West 1141.05 feet along the south line of said quarter quarter section to a point North 89 degrees 38 minutes 24 seconds East 169.85 feet from the southwest corner of said quarter quarter section; thence North 22 degrees 41 minutes 21 seconds East 163.72 feet; thence North 32 degrees 56 minutes 50 seconds East 112.51 feet; thence North 52 degrees 55 minutes 44 seconds East 98.47 feet; thence North 55 degrees 22 minutes 59 seconds East 121.62 feet; thence North 09 degrees 53 minutes 22 seconds East 151.27 feet to a point which lies in a lake; thence North 23 degrees 00 minutes 54 seconds East 73.16 feet to another point in said lake; thence South 89 degrees 37 minutes 16 seconds West 411.60 feet; thence North 14 degrees 01 minute 18 seconds West 308.64 feet; thence North 36 degrees 30 minutes 39 seconds East 140.00 feet; thence North 39 degrees 42 minutes 51 seconds West 75.89 feet to a point in Kasson Road; thence for the next three (3) calls along the centerline of Kasson Road:

1. North 45 degrees 25 minutes 26 seconds East 190.91 feet;
2. North 48 degrees 24 minutes 13 seconds East 111.25 feet;
3. North 66 degrees 15 minutes 56 seconds East 57.08 feet;

to a point on the north line of said quarter quarter section North 89 degrees 27 minutes 15 seconds East 368.95 feet from the northwest corner of said quarter quarter section; thence North 89 degrees 27 minutes 15 seconds East 939.91 feet along said north line to the POINT OF BEGINNING, containing 31.68 acres (1,379,980 square feet).

S-66

S:\Projects\106-0045 KASSON\Replat\plat2.dwg 08/22/07 09:34 ross