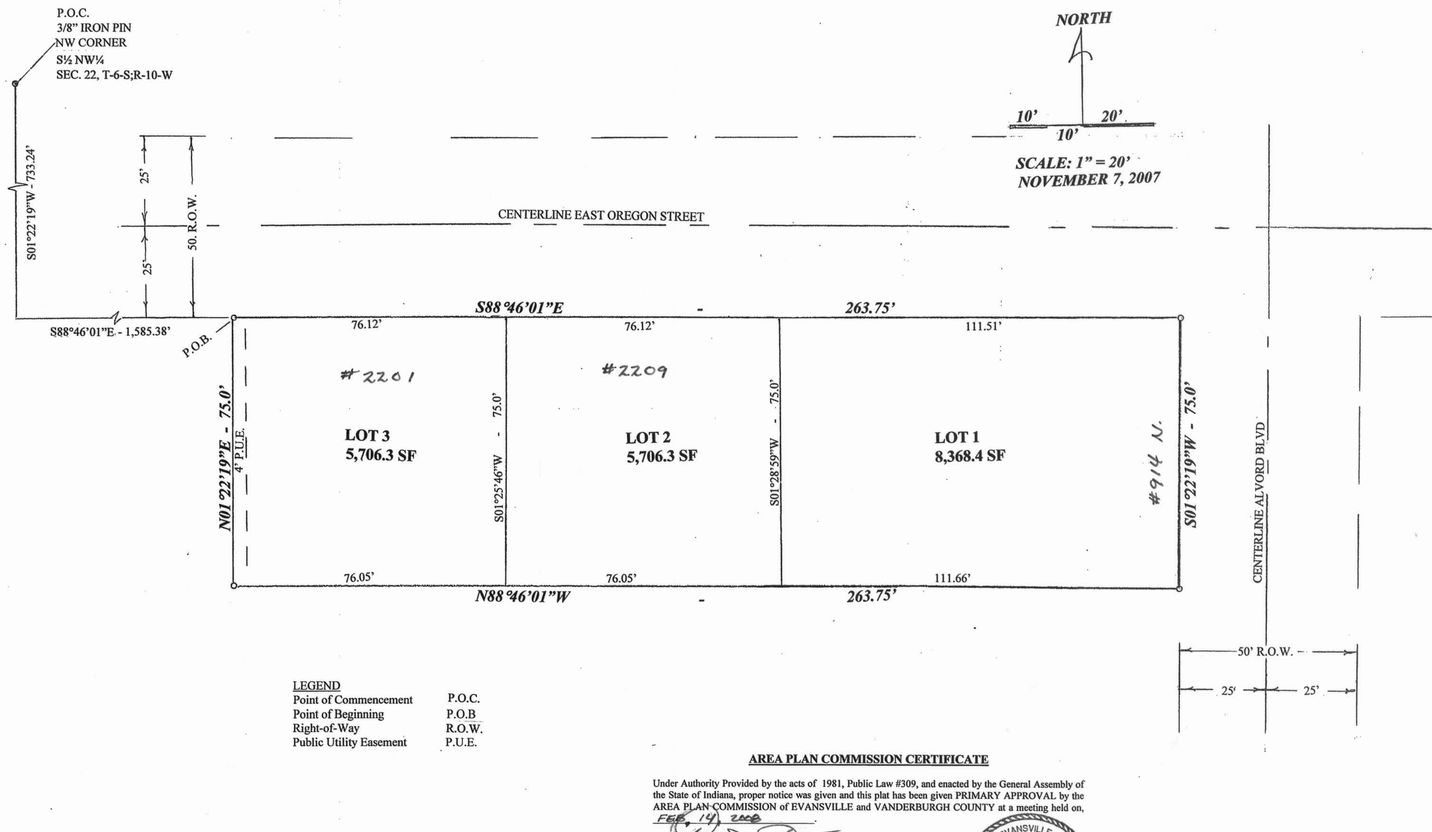
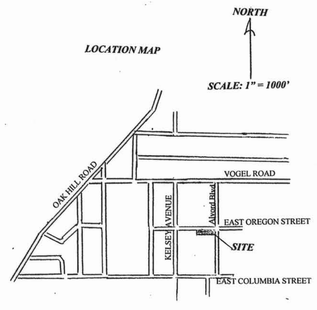
DRAGONFLY SUBDIVISION

SECONDARY PLAT



LEGEND

Point of Commencement	P.O.C.
Point of Beginning	P.O.B
Right-of-Way	R.O.W.
Public Utility Easement	P.U.E.



AREA PLAN COMMISSION CERTIFICATE

Under 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, Feb. 14, 2008.

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

PLATE RELEASE DATE: Feb. 10, 2008

SURVEYOR'S CERTIFICATE

I, WILLIAM Y.BIVINS, 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 MOUNUMENTS SHOWN EXIST AT LOCATIONS AS NOTED.

WITNESS MY HAND AND SEAL THIS 11th DAY OF November, 2007.

WILLIAM Y. BIVINS
REGISTERED
No. LS-910003
STATE OF
INDIANA
LAND SURVEYOR

WILLIAM Y. BIVINS, PLS
Indiana Registration No. LS80910003
ACCU LAND SURVEYING & ENGINEERING
10579 OAK GROVE ROAD
NEWBURGH, IN 4763

AFFIRMATION STATEMENT

I affirm under the penalty of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law:

William Y. Bivins, PE-LS
10579 Oak Grove Road
Newburgh, IN 47630

RECEIVED FOR RECORD
DATE MAR 10, 2008 10:14 AM
PLAT BOOK 3
PAGE 87
INSTR # 2008R000 06537
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 10 2008
Betty Knight
AUDITOR
1475

BOUNDARY DESCRIPTION

Part of the South Half of the Northwest Quarter of Section 22, Township 6 South, Range 10 West, Knight Township, Vanderburgh County, Indiana, more particularly described as follows:

COMMENCING at a 3/8" iron pin found at the Northwest Corner of said Half Quarter Section; thence South 01° 22' 19" East, along the West line thereof, 733.24 feet; thence South 88° 46' 01" West - 1,585.38 feet to a 5/8" iron pin found on the South Right-of-Way of East Oregon Street and the POINT OF BEGINNING; thence South 88° 46' 01" East, along said Right-of-Way, 263.75 feet to a 5/8" iron pin found on the East Right-of-Way of Alvord Blvd; thence South 01° 22' 19" West, along said Right-of-Way, 75.0 feet to a 5/8" iron pin, found; thence North 88° 46' 01" West - 263.75 feet to a 5/8" iron pin, set; thence North 01° 22' 19" East - 75.0 feet to the POINT OF BEGINNING and containing (19,781 square feet) 0.454 acres more or less.

SUBJECT TO all recorded Easements and Rights-of-Way.

GENERAL NOTES

Utilities: ~~Water~~ - Evansville Water Department
Sewer - Evansville Sewer Department
Electric - Vectron

Lot 1 has an existing house facing North Alvord Blvd and is not a double frontage lot.

Flood Plain Data:
The subject property does not lie within the limits of the 100 year flood zone "A" as plotted by scale on the Flood Insurance Rate Map for Evansville, Indiana. Community Panel Number 180257 0004 B, dated October 15, 1981.

Erosion Control:
The Developer, Development Contractors, Building 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 City Engineer 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 kl6% 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 a 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 of Ditches:
Slopes of 0% to 1% shall be seeded and mulched with forty-five (45) days of disturbance.
Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at the completion of the ditch grading. Slopes over 6% require riprap or other approved stabilization at the completion of the ditch grading if the total ditch length at the point is greater than 100 feet.

Property Corner Markers:
All are marked with 5/8" diameter iron pins with plastic cap stamped "BIVINS" LS 190003.

STORM DRAINAGE

Storm Drainage plans were approved by the City of Evansville, Indiana Board of Public Works on February 14, 2008.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon, lay-off, plat and subdivide said real estate and designate it as **Dragonfly Subdivision.**

Any additional road right-of-way, shown and not previously dedicated is hereby dedicated to public use.

Strips of land shown on this plat and marked P.U.E "Public Utilities Easement" are reserved for the installation, maintenance, and repair of the various utility services, and are subject to all times to the property authorities and to the easements hereon reserved. No structures shall be erected or maintained in said strips of land and Owners shall take title subject to the right of the public and private utilities in these strips of land.

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:

Dragonfly Investments, LLC
225 Harriet Street
Evansville, IN 47710

Steve Simpson, Partner DATE: 3/06/08

NOTARY CERTIFICATE

State of Indiana)
) SS
County of Vander burgh)

Before me, the Undersigned, a Notary Public in and for said County and State, personally appeared the herein named Steve Simpson shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

WITNESS MY HAND AND SEAL: Elyata Jean Bivins 3-6-2008
Elyata Jean Bivins - Notary Public

MY COMMISSION EXPIRES: September 10, 2014

MY COUNTY OF RESIDENCE IS: Warrick

NOTARY PUBLIC SEAL INDIANA

S-87
Apc # 2-3-2008