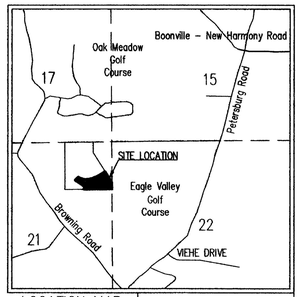
EAGLE RIDGE ESTATES–SECTION THREE



LOCATION MAP | CENTER TOWNSHIP

SCALE: 1"=2000'

GENERAL NOTES

1. Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
2. Flood Plain Data: Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991 shows that a portion of this subdivision lies within Zone A, as said property plots by scale.
3. 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.
4. Lot Access: All lots must access internal streets only.
5. Road Grades: Maximum road grades will not exceed 10.5%.
6. 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.
7. – 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.
   of ditch grading.
   Erosion Control for Ditches:
   – Slopes of 0%–2% shall be mulched and seeded within forty–five (45) days of disturbance.
8. – Slopes of 2%–8% shall be sodded or stabilized with an erosion control mat at completion

   – 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.

   Property Corner Markers: All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS S–900007."
9. 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 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 and bottoms of waterways

   (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."
10. 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.
11. 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.

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 5 South, Range 10 West of the Second Principal Meridian, lying in Center Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 21; thence along the South line thereof, South 89 degrees 36 minutes 28 seconds West a distance of 770.47 feet to the Southeast corner of Lot 7 in Eagle Ridge Estates–Section One, as per plat therof, Recorded in Plat Book. R, Page 129 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the boundary of said Section–One for the following 7 courses:

1.) thence North 00 degees 41 minutes 15 seconds West a distance of 85.01 feet;
2.) thence North 57 degrees 33 minutes 59 seconds West a distance of 302.06 feet;
3.) thence North 45 degrees 28 minutes 07 seconds East a distance of 119.70 feet;
4.) thence Northeasterly 28.70 feet along an arc to the right and having a radius of 20.00 feet subtended by a long chord having a bearing of North 86 degrees 34 minutes 20 seconds East and a distance of 26.30 feet;
5.) thence Southeasterly 185.37 feet along an arc to the left and having a radius of 275.00 feet subtended by a long chord having a bearing of South 71 degrees 38 minutes 07 seconds East and a distance of 181.88 feet;
6.) thence Northeasterly 424.10 feet along an arc to the left and having a radius of 775.00 feet subtended by a long chord having a bearing of North 73 degrees 22 minutes 38 seconds East and a distance of 418.82 feet;
7.) thence North 57 degrees 41 minutes 33 seconds East a distance of 179.84 feet to a point on the Westerly boundary of Eagle Crossing Section 3B, as per plat therof, Recorded in Plat Book. P, Page 183 in the Office of the Recorder of Vanderburgh County, Indiana;

thence coincident with said Westerly boundary, South 32 degrees 17 minutes 58 East a distance of 353.96 feet; thence coincident with said Westerly boundary, South 00 degrees 04 minutes 31 seconds West a distance of 186.68 feet to the Point of Beginning and containing 6.840 acres more or less.

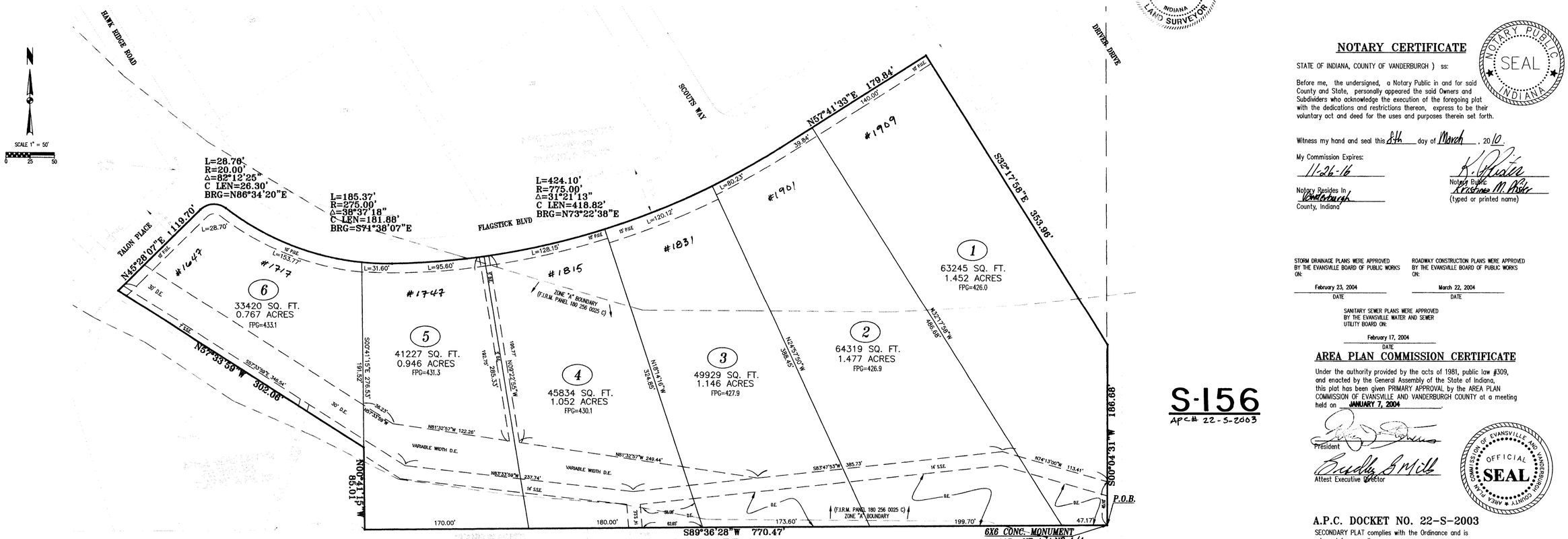
SURVEYOR'S CERTIFICATE

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 Sept. 30, 2003 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 8th day of MARCH, 2010.

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

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



SCALE 1" = 50'
0 25 50

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

S-156
APC# 22-5-2003

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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MARCH 15, 2010 (DATE)
BILL FLUTY AUDITOR
1150 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 03-15-2010 12:29 PM
PLAT BOOK "S"
PAGE 156
INSTR# 2010R000 05620
Z TULEY 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 EAGLE RIDGE ESTATES–SECTION THREE. 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 "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

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.

Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E." Sanitary Sewer Easement), are hereby dedicated to the snaitary sewer utility for the installation, maintenance, operation, enlargement, and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer utility, trees, overhanging branches, bushes, underbrush, and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by the sanitary sewer utility without liability in the use of said easements by said utility.

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.

THE MAPLE LEAF GROUP

WILLIAM E. CHANDLER, MANAGER
P.O. BOX 120
INGLEFIELD IN. 47618

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.

NOTARY PUBLIC SEAL INDIANA

Witness my hand and seal this 8th day of March, 2010.

My Commission Expires:
11-26-16

Notary Resides In
Vanderburgh
County, Indiana

Notary Public
Kristine M. Fisher
(typed or printed name)

STORM DRAINAGE PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON:
February 23, 2004 DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON:
March 22, 2004 DATE

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:
February 17, 2004 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 JANUARY 7, 2004

President

Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

A.P.C. DOCKET NO. 22-S-2003
SECONDARY PLAT complies with the Ordinance and is released for recording.

Executive Director

PLAT RELEASE DATE: March 15, 2010

DATE: 03-2-10; PROJECT: 505-10-1; FILE: SECONDARY PLAT SEC THREE.DWG