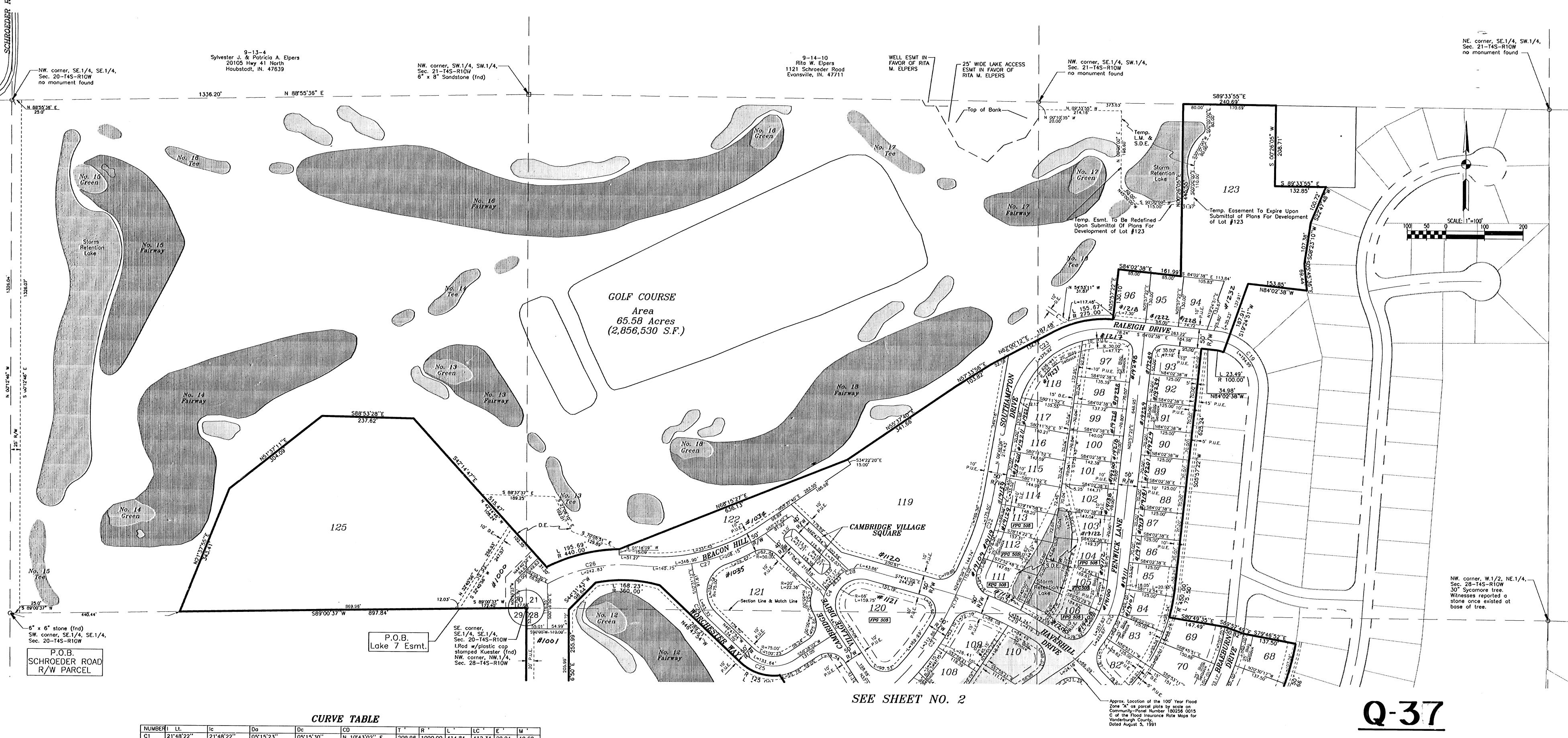


CAMBRIDGE SECTION 1 Sheet 2 of 3



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NUMBER		lc	Da	Dc	CD	Τ'	R '	L'	LC '	Ε'	М '
C1	21'48'22''	21'48'22''	05'15'23''	05'15'30''	N 10'43'02" E	209.96	1090.00	414.84	412.34	20.04	19.68
C2	08'41'02''	08'41'02''	02'10'50"	02'10'50''	N 25'57'44" E	199.51	2627.70	398.27		7.56	7.54
C3	63'40'13''	63'40'13''	06'21'58''	06'22'10''	N 01'31'51" W	558.79	900.00		949.46		135.39
C4	76'34'04''	76'34'04''	81'51'04"	91'10'10"	N 04'55'04" E	55.25	70.00	93.55	86.74	19.18	15.05
C5	73'33'18''	73'33'18''	38'11'50''	38'56'33''	N 50'35'53" E	112.12	150.00	192.57	179.61	37.27	29.85
C6	76'33'30''	76'33'30''	38'11'50''	38'56'33''	N 52'05'59" E	118.37	150.00	200.43	185.85		32.25
Ç7	83'44'50''	83'44'50''	45'50'12"	47'09'23''	S 47'44'51" E	112.05	125.00	182.71		42.87	31.92
C8	95'51'58''	95'51'58''	57'17'45''	59'59'60''	S 42'03'33" W	110.80	100.00	167.32	148.47	49.25	33.00
C9	13'37'60''	13'37'60"	28'38'52''	28'57'18''	N 83'11'28" W	23.91	200.00	47.59	47.48	1.42	1.41
C10	13'37'60''	13'37'60''	19'05'55''	19'11'17''	N 83'11'28" W	35.86	300.00	71.38	71.22	2.14	2.12
C11	38'08'46''	38'08'46''	28'38'52''	28'57'18''	N 70'56'05" W	69.15	200.00	133.15	130.71	11.62	10.98
C12	27'58'22''	27'58'22"	04'14'39''	04'14'42''	N 77'50'25" E	336.25	1350.00	659.10	652.57	41.25	40.02
C14	54'44'06''	54'44'06''	114'35'30''	152'46'18''	N 29'11'39" E	25.88	50.00	47.77	45.97	6.30	5.60
C15	47'40'14''	47'40'14''	57'17'45''	152'46'18''	N 38'05'40" W	44.18	100.00	83.20	80.82	9.32	8.53
	57'10'32''	57'10'32"	45'50'12''	47'09'23''	N 33'20'31" W	68.12	125.00	124.74	119.63	17.36	15.24
C17	03'41'01"	03'41'01''	11'27'33''	11'28'42''	N 53'21'23" E	16.08	500.00	32.15	32.14	0.26	0.26
	46'12'00''	46'12'00''	11'27'33''	11'28'42''	N 28'24'52" E	213.27	500.00	403.17	392.34	43.58	40.09
C19	89'21'31"	89'21'31''	45'50'12''	47'09'23''	N 39'21'53" W	123.61	125.00	194.95		50.80	36.12
C20	49'14'32''	49'14'32''	19'05'55''	19'11'17''	N 30'34'38" E		300.00	257.83		30.00	27.28
C21	26'52'22"	26'52'22''	08'35'22''	08*35'51"	N 37'33'10" E	159.36	667.04	312.86	310.00	18.77	18.26
C22	14'18'51"	14'18'51''	08'09'05''	08'09'30''	N 16'57'33" E	88.26	702.90	175.60		5.52	5.48
C23	86'09'14''	86'09'14''	22'55'06''	23'04'26''	N 52'52'45" E	233.76	250.00	375.92		92.26	67.39
C24	36'16'42"	36'16'42''	57'17'45''	59'59'60''	S 28'39'33" E	32.76	100.00	63.32		5.23	4.97
C25	76'34'04''	76'34'04''	57'17'45''	152'46'18''	S 85'04'56" E	78.93	100.00	133.64		27.40	21.50
C26	34'46'56"	34'46'56''	14'19'26''	14'21'41"	N 78'13'03" E	125.28	400.00	242.83	239.11	19.16	18.29
C27	39'58'51''	39'58'51''	11'27'33''	11'28'42"	N 75'37'05" E	181.89	500.00	348.90		32.06	30.13
C28	62'06'49''	62'06'49''	81'51'04''	91'10'10''	N 74'15'30" E	42.16	70.00	75.89	72.22	11.71	10.03
C29	30'01'57''	30'01'57''	07'09'43''	07'10'00''	S 59'40'07'' E	214.60	800.00	419.33		28.28	27.32
C30	31'24'22"	31'24'22"	11'27'33"	11'28'42''	S 60'21'20" E	140.57				19.38	18.66

						L	OT Al	REAS						
LOT	SQ FT	ACRES	LOT	SQ FT	ACRES	LOT	SQ FT	ACRES	LOT	SQ FT	ACRES	LOT	SO FT	ACRES
1	52879	1.2139	27	34270	0.7867	53	22103	0.5074	79	9840	0.2259	105	13454	0.3089
2	47892	1.0994	28	22263	0.5111	54	15000	0.3444	80	9840	0.2259	106	16264	0.3734
3	104920	2.4086	29	19200	0.4408	55	15000	0.3444	81	11456	0.2630	107	12597	0.2892
4	66630	1.5296	30	19200	0.4408	56	15000	0.3444	82	9867	0.2265	108	11101	0.2548
5	29317	0.6730	31	17608	0.4042	57	18276	0.4196	83	10284	0.2361	109	16153	0.3708
6	29317	0.6730	32	18916	0.4342	58	16258	0.3732	84	10284	0.2361	110	15106	0.3468
7	41670	0.9566	33	18916	0.4342	59	14793	0.3396	85	9136	0.2097	111	12579	0.2888
8	43284	0.9937	34	21134	0.4852	60	14948	0.3432	86	8750	0.2009	112	12855	0.2951
9	28002	0.6428	35	29086	0.6677	61	15332	0.3520	87	8750	0.2009	113	10755	0.2469
10	31082	0.7135	36	24000	0.5510	62	19567	0.4492	88	8750	0.2009	114	10408	0.2389
11	50358	1.1561	37	24000	0.5510	63	12430	0.2853	89	8750	0.2009	115	10064	0.2310
12	26433	0.6068	38	24000	0.5510	64	16652	0.3823	90	8750	0.2009	116	9898	0.2272
13	24446	0.5612	39	25319	0.5812	65	13537	0.3108	91	8750	0.2009	117	9708	0.2229
14	23100	0.5303	40	25745	0.5910	66	13218	0.3034	92	8750	0.2009	118	15750	0.3616
15	24058	0.5523	41	25745	0.5910	67	13218	0.3034	93	9807	0.2251	119	163367	3.7504
16	25920	0.5950	42	25745	0.5910	68	13218	0.3034	94	11735	0.2694	120	40970	0.9405
17	29868	0.6857	43	18941	0.4348	69	12684	0.2912	95	11050	0.2537	121	53817	1.2355
18	26616	0.6110	44	17941	0.4119	70	12982	0.2980	96	11050	0.2537	122	37757	0.8668
19	26596	0.6106	45	17369	0.3987	71	16680	0.3829	97	13760	0.3159	123	143354	3.2910
20	42795	0.9824	46	18470	0.4240	72	15110	0.3469	98	9559	0.2194	124	501051	11.5026
21	30375	0.6973	47	14147	0.3248	73	13950	0.3202	99	9722	0.2232	125	331195	7.6032
22	29340	0.6736	48	13256	0.3043	74	13950	0.3202	100	9885	0.2269			
23	36503	0.8380	49	17161	0.3940	75	13950	0.3202	101	10048	0.2307	†	† · · · · · · · · · · · · · · · · · · ·	
24	34356	0.7887	50	22489	0.5163	76	15344	0.3522	102	10211	0.2344	<u> </u>	†	
25	26000	0.5969	51	16656	0.3824	77	12238	0.2809	103	10374	0.2382		 	
26	26000	0.5969	52	19806	0.4547	78	9840	0.2259	104	12068	0.2770			

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MAINTENANCE & REPAIR OF STORM WATER DRAINAGE SYSTEM

The Cambridge Lot Owners' Association shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system, its parts, and easements within or attached to this subdivision and outside of county accepted road rights—of—way.

The Golf Course Owner shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system, its parts, and easements within the Golf Course proper. The Responsibilities of both entities shall include:

- (1) Mowing grass, controlling weeds, and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
- (2) Keeping all parts of the storm water drainage system operating at all times 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.
- of all erosion and sedimentation.

 (4) Maintaining and repairing the storm water drainage system in accordance with the conditions
- described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or 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 easements within or attached to this subdivision.
 (6) NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other constriction, improvement, addition to, or alteration of the land within a drainage

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easement in this subdivision requires the prior written approval of the County Drainage Board.

LAKE 1 DRAINAGE EASEMENT

A part of the West Half of the Northwest Quarter of Section 28, Township 4 South, Range 10 West more particularly described as follows:

Commencing at the Southwest corner of said half quarter section; thence North 00 degrees 16 minutes 50 seconds West along the west line of said half quarter section 966.00 feet; thence North 85 degrees 32 minutes 11 seconds East along the south line of Lot 124 of this plat 205.98 feet; thence North 29 degrees 24 minutes 00 seconds East along the east line of Lot 124, 312.93 feet to the true point of beginning; thence continues North 29 degrees 24 minutes 00 east along said east line of Lot 124, 95.00 feet; thence North 11 degrees 05 minutes 28 seconds East across Lot 124, 138.66 feet; thence North 00 degrees 25 minutes 34 seconds East across Lot 124, 132.46 feet to a point on the east line of Lot 124; thence North 20 degrees 18 minutes 22 seconds West along said east line of Lot 124, 95.00 feet; thence North 89 degrees 01 minutes 19 seconds East 156.50 feet; thence South 00 degrees 38 minutes 46 seconds East 172.54 feet; thence South 03 degrees 11 minutes 03 seconds West 272.66 feet; thence South 60 degrees 18 minutes 05 seconds West 94.12 feet; thence North 85 degrees 34 minutes 21 seconds West 66.60 feet; thence North 40 degrees 09 minutes 39 seconds West 56.51 feet; to the point of beginning containing 66.832 square feet (1.5343 acres).

LAKE 2 DRAINAGE EASEMENT

A part of the Southwest Quarter of the Northwest Quarter of Section 28, Township 4 South, Range 10 West more particularly described as follows:

Beginning at a point on the west line of said quarter quarter section North 00 degrees 16 minutes 48 seconds West 536.84 feet from the Southwest corner thereof; thence continue North 00 degrees 16 minutes 48 seconds West along said west line 31.08 feet: thence North 74 degrees 35 minutes 00 seconds East 482.57 feet: thence North 06 degrees 06 minutes 30 seconds West 46.44 feet; thence North 37 degrees 57 minutes 37 seconds East 245.33 feet; thence North 45 degrees 13 minutes 00 seconds East 144.06 feet; thence South 77 degrees 27 minutes 37 seconds East 159.98 feet to a point on the Westerly right-of-way of Cambridge Village Drive; thence for the next three calls along said westerly right-of-way:

155.02 feet along a nontangent curve concave to the southeast, said curve having a radius of 2657.70 feet and a chord of 154.99 feet bearing South 23 degrees 17 minutes 28 seconds West; South 21 degrees 37 minutes 13 seconds West 245.68 feet;

259.72 feet along a curve concave to the Southeast, said curve having a radius of 1120.00 feet and a chord of 130.45 feet bearing South 14 degrees 58 minutes 37 seconds West:

thence South 38 degrees 38 minutes 14 seconds West 175.45 feet; thence South 55 degrees 57 minutes 15 seconds West 47.66 feet; thence North 71 degrees 19 minutes 17 seconds West 79.68 feet; thence North 23 degrees 34 minutes 37 seconds West 49.36 feet; thence North 05 degrees 39 minutes 18 seconds East 199.74 feet; thence North 13 degrees 20 minutes 24 seconds East 90.60 feet; thence North 01 degrees 14 minutes 12 seconds East 85.58 feet; thence South 74 degrees 32 minutes 42 seconds West 465.64 feet to the point of beginning containing 202,262 square feet (4.6433 acres).

Subject to a shared public utility easement 10 foot in width lying immediately west of the right-of-way for Cambridge Village Drive along the three calls contiquous to along said westerly right-of-way described above.

LAKES 4, 5 & 6 DRAINAGE EASEMENT

A part of the Northwest Quarter of Section 28, Township 4 South, Range 10 West, more particularly described

Beginning at a point on the east line of the Southwest Quarter of the Northwest Quarter of said section North 00 degrees 16 minutes 13 seconds West 1231.21 from the southeast corner thereof; thence North 58 degrees 45 minutes 39 seconds West 63.89 feet; thence South 55 degrees 28 minutes 52 seconds West 369.83 feet to a point on the easterly right-of-way of Cambridge Village Drive; thence 21.04 feet along a nontangent curve concave to the southeast, said curve also being the easterly right-of-way of Cambridge Village Drive, and having a radius of 2597.70 feet and a chord of 21.04 feet bearing North 27 degrees 05 minutes 48 seconds East; thence North 55 degrees 28 minutes 52 seconds East 350.91 feet; thence North 18 degrees 59 minutes 56 seconds West 65.74 feet to a point on the north line of the Southwest Quarter of the Northwest Quarter of said section, said point being South 89 degrees 59 minutes 58 seconds East 1242.71 feet from the northwest corner of said quarter quarter section; thence North 71 degrees 05 minutes 30 seconds East 54.68 feet; thence North 34 degrees 43 minutes 26 seconds West 159.56 feet to a point on the south line of the Phase 1 boundary of Cambridge Section 1 plat; thence South 88 degrees 10 minutes 24 seconds East glong said Phase 1 boundary line 12.45 feet; thence South 34 degrees 43 minutes 26 seconds East 154.98 feet; thence North 71 degrees 05 minutes 30 seconds East 78.24 feet; thence South 89 degrees 00 minutes 54 seconds East 85.70 feet; thence South 68 degrees 38 minutes 11 seconds East 194.53 feet; thence South 88 degrees 58 minutes 51 seconds East 224.79 feet; thence South 60 degrees 05 minutes 53 seconds East 71.64 feet; thence North 48 degrees 18 minutes 54 seconds East 208.90 feet; thence North 00 degrees 23 minutes 17 seconds West 84.48 feet to a point on the south line of Cambridge Section 1 plat; thence North 12 degrees 30 minutes 17 seconds East across Lot 41 of said plat 87.43 feet; thence North 85 degrees 51 minutes 30 seconds East across Lot 42 of said plat 133.63 feet; thence North 83 degrees 42 minutes 40 seconds East 106.22 feet; thence North 60 degrees 47 minutes 38 seconds East 102.48 feet; thence North 47 degrees 46 minutes 49 seconds East 169.84 feet; thence North 78 degrees 02 minutes 14 seconds East 249.00 feet; thence South 87 degrees 16 minutes 25 seconds East 255.55 feet; thence South 68 degrees 11 minutes 52 seconds East 90.34 feet to a point on the westerly right-of-way of a proposed un-named street in the future Section 2 of Cambridge; thence for the next three calls along said proposed westerly right-of-way:

- 148.95 feet along a nontangent curve concave to the northeast, said curve having a radius of 240.00 feet and a chord of 146.57 feet bearing South 47 degrees 07 minutes 43 seconds East: 90.77 feet along a reverse curve concave to the southwest, said curve having a radius of 160.00 feet
- and a chord of 89.56 feet bearing South 48 degrees 39 minutes 18 seconds East; South 43 degrees 45 minutes 42 seconds East 32.77 feet:

beginning, containing 378,688 square feet (8.67 acres).

thence South 84 degrees 41 minutes 35 seconds West 202.83 feet; thence South 86 degrees 33 minutes 44 seconds West 232.46 feet; thence North 62 degrees 10 minutes 04 seconds West 226.70 feet; thence South 87 degrees 01 minute 25 seconds West 129.82 feet; thence South 13 degrees 35 minutes 25 seconds West 138.97 feet; thence South 31 degrees 39 minutes 29 seconds West 51.63 feet; thence South 67 degrees 39 minutes 52 seconds West 102.52 feet; thence South 84 degrees 57 minutes 21 seconds West 320.72 feet; thence South 48 degrees 18 minutes 52 seconds West 197.71 feet; thence South 00 degrees 53 minutes 11 seconds West 86.29 feet: thence South 68 degrees 30 minutes 32 seconds East 56.83 feet; thence North 77 degrees 15 minutes 29 seconds East 107.25 feet; thence South 11 degrees 08 minutes 46 seconds East 99.56 feet; thence South 76 degrees 33 minutes 49 seconds West 173.47 feet; thence North 80 degrees 52 minutes 04 seconds West 356.02 feet; thence North 47 degrees 43 minutes 55 seconds West 208.83 feet; thence North 66 degrees 25 minutes 30 seconds West 76.73 feet; thence South 50 degrees 02 minutes 58 seconds West 71.94 feet to the point of

Subject to a shared public utility easement 10.00 feet in width lying immediately west of the westerly right-ofway for the proposed unnamed street along the three calls contiguous to the westerly right-of-way described

Also subject to a shared public utility easement 10.00 feet in width lying immediately east of the easterly rightof-way for Cambridge Village Drive as described above.

LAKE 7 DRAINAGE EASEMENT

A part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 4 South, Range 10 West and part of the Southwest Quarter of the Southwest Quarter of Section 21, Township 4 South, Range 10 West, more particularly described as follows:

Beginning at a point on the south line of Section 20, Township 4 South, Range 10 West, South 89 degrees 00 minutes 37 seconds West 172.40 feet from the southeast corner thereof; thence continue South 89 degrees 00 minutes 37 seconds West along said south line 12.03 feet; thence North 32 degrees 45 minutes 56 seconds East 256.93 feet; thence North 42 degrees 14 minutes 46 seconds West 108.24 feet; thence South 88 degrees 37 minutes 37 seconds East 189.25 feet; thence South 27 degrees 06 minutes 10 seconds East 102.01 feet; thence South 70 degrees 05 minutes 51 seconds East 129.89 degrees to a point on the northerly right-of-way of Beacon Hill; thence 195.69 feet along a nontangent curve concave to the south, said curve being the northerly right-of-way of Beacon Hill and having a radius of 440.00 feet and a chord of 194.08 feet bearing South 75 degrees 57 minutes 23 seconds West; thence North 42 degrees 14 minutes 46 seconds West along the north line of the Cambridge Section 1 boundary 31.20 feet; thence continue North 42 degrees 14 minutes 46 seconds West 102.35 feet; thence South 32 degrees 45 minutes 56 seconds West 247.57 feet to the point of beginning containing 30,554 square feet (0.7014 acres).

SCHROEDER ROAD R/W PARCEL

A part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 4 South, Range 10 West, more particularly described as follows:

Beginning at a stone (fnd.) marking the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 20, Township 4 South, Range 10 West; thence North 00 degrees 12 minutes 46 seconds West along the West line of said quarter quarter section 1326.04 feet to the Northwest corner of said quarter quarter section: thence North 88 degrees 55 minutes 36 seconds East along the North Line of said quarter guarter section 25.00 feet; thence South 00 degrees 12 minutes 46 seconds East 1326.07 feet to a point on the South line of said quarter quarter section; thence South 89 degrees 00 minutes 37 seconds West along the south line of said quarter grarter section 25.00 feet to the point of beginning containing 33,151 square feet (0.761 Acres).



BOUNDARY DESCRIPTION

The Southeast Quarter of the Southeast Quarter of Section 20; part of the Southwest Quarter of the Southwest Quarter of Section 21; the Southeast Quarter of the Southwest Quarter of Section 21: the Northwest Quarter of Section 28: and part of the West Half of the Northeast Quarter of Section 28, all in Township 4 South, Range 10 West of the Second Principal Meridian, in Scott Township, Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a point on the south line of the Northwest Quarter of Section 28, North 90 degrees 00 minutes 00 seconds East 636.88 feet from the southwest corner thereof; thence North 00 degrees 11 minutes 10 seconds West 215.44 feet; thence 426.26 feet along a curve concave to the east, said curve having a radius of 1120.00 feet and a chord of 423.69 feet bearing North 10 degrees 43 minutes 01 second East; thence North 21 degrees 37 minutes 13 seconds East 245.68 feet; thence 402.81 feet along a curve concave to the southeast, said curve having a radius of 2657.71 feet and a chord of 402.43 feet bearing North 25 degrees 57 minutes 44 seconds East; thence North 30 degrees 18 minutes 15 seconds East 117.65 feet; thence 305.19 feet along a curve concave to the northwest, said curve having a radius of 870.00 feet and a chord of 303.63 feet bearing North 20 degrees 15 minutes 17 seconds East; thence North 05 degrees 33 minutes 51 seconds East 187.35 feet; thence South 87 degrees 52 minutes 57 seconds West 160.00 feet; thence 389.96 feet along a nontangent curve concave to the southwest, said curve having a radius of 715.00 feet and a chord of 385.14 feet bearing North 17 degrees 44 minutes 30 seconds West; thence North 33 degrees 21 minutes 58 seconds West 438.39 feet; thence 111.27 feet along a nontangent curve concave to the north, said curve having a radius of 125.00 feet and a chord of 107.63 feet bearing North 72 degrees 17 minutes 55 seconds West; thence North 46 degrees 47 minutes 54 seconds West 289.21 feet; thence 168.23 feet along a nontangent curve concave to the south, said curve having a radius of 360.00 feet and a chord of 166.70 feet bearing North 87 degrees 54 minutes 21 seconds West; thence South 44 degrees 31 minutes 43 seconds West 98.64 feet; thence South 00 degrees 16 minutes 50 seconds East 255.99 feet; thence South 44 degrees 52 minutes 08 seconds East 213.67 feet; thence South 00 degrees 16 minutes 50 seconds East 191.89 feet; thence South 20 degrees 18 minutes 22 seconds East 656.37 feet; thence South 29 degrees 24 minutes 00 seconds West 564.12 feet; thence South 85 degrees 32 minutes 11 seconds West 205.98 feet to a point on the west line of the Northwest Quarter of Section 28; thence North 00 degrees 16 minutes 50 seconds West 1726.15 feet to the southeast corner of the Southeast Quarter of the Southeast Quarter of Section 20; thence South 89 degrees 00 minutes 37 seconds West 897.84 feet along the south line of the Southeast Quarter of Southeast Quarter Section 20; thence North 21 degrees 37 minutes 55 seconds East 343.41 feet; thence North 51 degrees 37 minutes 11 seconds East 304.09 feet; thence South 88 degrees 53 minutes 28 seconds East 237.62 feet; thence South 42 degrees 14 minutes 47 seconds East 515.47 feet; thence 195.69 feet along a nontangent curve concave to the south, said curve having a radius of 440.00 feet and a chord of 194.08 feet bearing North 75 degrees 57 minutes 23 seconds East; thence North 68 degrees 15 minutes 27 seconds East 636.13 feet; thence North 55 degrees 37 minutes 40 seconds East 341.66 feet; thence North 57 degrees 33 minutes 56 seconds East 103.82 feet; thence North 62 degrees 00 minutes 12 seconds East 187.48 feet; thence 155.67 feet along a curve concave to the south, said curve bearing a radius of 275.00 feet and a chord of 153.60 feet bearing North 78 degrees 13 minutes 11 seconds East; thence North 05 degrees 57 minutes 22 seconds East 130.10 feet; thence South 84 degrees 02 minutes 38 seconds East 161.99 feet; thence North 00 degrees 26 minutes 05 seconds East 445.55 feet to a point on the north line of the Southeast Quarter of the Southwest Quarter; thence South 89 degrees 33 minutes 55 seconds East 240.69 feet along said north line; thence South 00 degrees 26 minutes 05 seconds West 208.71 feet; thence South 89 degrees 33 minutes 55 seconds East 132.85 feet; thence South 22 degrees 47 minutes 48 seconds West 100.72 feet; thence South 08 degrees 23 minutes 10 seconds West 107.38 feet; South 05 degrees 45 minutes 36 seconds East 69.44 feet; thence North 84 degrees 02 minutes 38 seconds West 153.85 feet; thence South 19 degrees 24 minutes 51 seconds West 187.91 feet; thence 23.49 feet along a nontangent curve concave to the south, said curve having a radius of 100.00 feet and a chord of 23.43 feet bearing North 77 degrees 18 minutes 54 seconds West; thence North 84 degrees 02 minutes 38 seconds West 34.98 feet; thence South 05 degrees 57 minutes 22 seconds West 625.24 feet; thence 75.50 feet along a curve concave to the west, said curve having a radius of 450.00 feet and a chord of 75.41 feet bearing south 10 degrees 55 minutes 35 seconds West; thence South 80 degrees 49 minutes 35 seconds East 147.49 feet; thence South 69 degrees 57 minutes 49 seconds East 50.82 feet; thence South 79 degrees 46 minutes 52 seconds East 137.50 feet; thence 235.66 feet along a curve concave to the west, said curve having a radius of 662.50 feet and a chord of 234.42 feet bearing South 20 degrees 24 minutes 34 seconds West; thence South 64 degrees 41 minutes 43 seconds East 140.33 feet; thence South 60 degrees 57 minutes 46 seconds East 50.11 feet; thence South 65 degrees 59 minutes 48 seconds East 135.00 feet; thence South 25 degrees 17 minutes 25 seconds West 190.13 feet; thence North 76 degrees 03 minutes 31 seconds West 53.63 feet; thence 94.85 feet along a curve concave to the southeast, said curve having a radius of 50.00 feet and a chord of 81.26 feet bearing South 49 degrees 35 minutes 37 seconds West; thence South 04 degrees 45 minutes 15 seconds East 21.04 feet; thence 99.79 feet along a curve concave to the northeast, said curve having a radius of 100.00 feet and a chord of 95.70 feet bearing south 33 degrees 20 minutes 31 seconds East; thence 104.00 feet along a curve concave to the southwest, said curve having a radius of 125.00 feet and a chord of 101.03 feet bearing South 38 degrees 05 minutes 40 seconds East; thence South 14 degrees 15 minutes 33 seconds East 51.58 feet; thence 65.55 feet along a curve concave to the north, said curve having a radius of 50.00 feet and a chord of 60.96 feet bearing South 51 degrees 48 minutes 59 seconds East; thence South 16 degrees 57 minutes 10 seconds East 252.42 feet; thence 516.23 feet along a nontangent curve concave to the north. said curve having a radius of 1575.00 feet and a chord of 513.92' bearing South 82 degrees 26 minutes 13 seconds West; thence North 88 degrees 10 minutes 24 seconds West 563.09 feet; thence 209.04 feet along a nontangent curve concave to the northwest, said curve having a radius of 930.00 feet and a chord of 208.60 feet bearing South 23 degrees 51 minutes 54 seconds West; thence South 30 degrees 18 minutes 15 seconds West 117.65 feet; thence 311.34 feet along a curve concave to the southeast, said curve having a radius of 2597.70 feet and a chord of 311.15 feet bearing South 26 degrees 52 minutes 15 seconds West: thence South 89 degrees 37 minutes 16 seconds East 1096.82 feet; thence South 05 degrees 52 minutes 26 seconds East 911.54 feet to a point on the south line of the Northwest Quarter of Section 28: thence South 89 degrees 59 minutes 32 seconds West along the south line of the East Half of the Northwest Quarter 758.89 feet to the southeast corner of the West Half of the Northwest Quarter of said Section 28; thence North 90 degrees 00 minutes 00 seconds West along the south line of the West Half of the Northwest Quarter 687.14 feet to the point of

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 <u>CAMBRIDGE SECTION 1</u>. All roads shown and not previously dedicated are here by 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 around or below around, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstruction. No structure other than such utility facilities shall be located within said areas of land and any fence 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 hereby dedicated for conveyance of surface water and/or subsurface water; provided however that public utilities are hereby permitted to cross such Drainage Easement 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 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 landscoping, 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 "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.

All "Common Areas" shown on plat are non-buildable lots and maintenance is assigned by the owner to the Cambridge Lot Owner's Association.

(Member) P.O. Box 4365 Evansville, IN 47724-4365

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss: Before me , the undersigned, a Notary Public in and 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 25th day of Hugust 1999.

My Commission Expires Notary Resides in

SEAL

* ----- *

NDIAM



PLAT RELEASE DATE: SEPT. 7.1999

GENERAL NOTES:

1.) UTILITIES: Gas, electric, water and sewer will be extended to the site.

2.) FLOOD PLAIN DATA: A portion of the subject property falls within Zone "A" as plotted by scale from Flood Insurance Rate Map Community Panel Number 180256 0015 C with an effective date of August 5, 1991.

3.) MINIMUM FIRST FLOOR ELEVATIONS: Flood Protection Grades (FPG) where appropriate have been established by the Vanderburgh County Building Commissioner and are shown heron.

4.) BASEMENTS: Any basements must be approved by the Vanderburgh County Building Commissioner.

5.) <u>TEMPORARY EROSION CONTRCL</u>: (during construction)

— Slopes of 0% to 6% shall be mulched and seeded with a cover crop, I.E., rye, red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and seeding. - Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

6.) SITE TOPOGRAPHY: The site drains predominantly from Northeast to Southwest and into a ditch that runs west to and across U.S Highway 41 near the intersection of Volkman Road and U.S. Highway 41.

7.) EROSION CONTROL FOR DITCHES: Slopes of 0% to 2% shall be mulched and seeded 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 riprop or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

8.) PUBLIC UTILITY AND DRAINAGE EASEMENTS: Above ground parts of public utilities are not to be located within the bands of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales. Individual lot owner shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easement.

9.) ROAD GRADES: No road grades will exceed 12%.

10.) ACCESS: All lots must access internal streets. No lots will be allowed access to Volkman and Old State Road.

11.) MONUMENTATION: Monuments have been set at all boundary & lot corners, where noted. Existing reference monuments are at other corners as noted. Monuments set as a part of this plat are: 3/4" x30" Rebars w/ Cap stamped "BLA FIRM 0030", except where noted otherwise.

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the by the AREA PLÁN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on December 2, 1998.

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 June 8, 1998 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 35th day of August, 1999.

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



Storm Drainage Plans were Approved by the Vanderburgh County Drainage Board On: June 28, 1998.

Sanitary Sewer Construction Plans were Approvéd by the Evansville Water & Sewer Utility On: June 15, 1999

Road Construction Plans were Approved by the Vanderburgh County Commissioners On: July 19, 1999

APC#34-5-98 Q-35

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