

#### **BOUNDARY DESCRIPTION**

Lots 66-71, 85-93, 97-106 and 111-118 in Cambridge, Section 1, as per plat thereof, recorded in Plat Book Q, Page 37 in the office of the Recorder of Vanderburgh County, Indiana, and part of the Northeast Quarter of the Northwest Quarter of Section 28, Township 4 South, Range 10 West of the Second Principal Meridian, lying in Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 21, Township 4 South, Range 10 West in Vanderburgh County, Indiana; thence along the North line thereof, South 89 degrees 33 minutes 55 seconds East 373.63 feet to the Northwest corner of Lot 123 in Cambridge, Section 1, as per plat thereof, recorded in Plat Book Q, Page 37 in the office of the Recorder of Vanderburgh County, Indiana; thence along the West line thereof, South 00 degrees 26 minutes 05 seconds West 445.55 feet to the North line of Lot 95 in said Cambridge, Section 1; thence along the North line of said Lot 95 and its extension thereof, South 84 degrees 02 minutes 38 seconds East 175.53 feet to a corner of said Lot 123; thence along the East line thereof, South 19 degrees 24 minutes 51 seconds West 187.91 feet to a point on the South line of Raleigh Drive; thence Westerly 23.49 feet along an arc to the left having a radius of 100.00 feet and subtended by a long chord having a bearing of North 77 degrees 18 minutes 54 seconds West and a length of 23.43 feet; thence North 84 degrees 02 minutes 38 seconds West 34.98 feet to the POINT OF BEGINNING; thence South 05 degrees 57 minutes 22 seconds West 625.24 feet; thence Southerly 76.14 feet along an arc to the right having a radius of 450.00 feet and subtended by a long chord having a bearing of South 10 degrees 58 minutes 01 seconds West and a length of 76.05 feet; thence South 80 degrees 42 minutes 55 seconds East 147.57 feet; thence South 82 degrees 46 minutes 51 seconds East 50.03 feet; thence South 80 degrees 54 minutes 44 seconds East 137.50 feet; thence Southwesterly 334.86 feet along an arc to the right having a radius of 662.50 feet and subtended by a long chord having a bearing of South 23 degrees 34 minutes 05 seconds West and a length of 331.31 feet, said point being the Northeast corner of Lot 65 in said Cambridge, Section 1; thence North 51 degrees 57 minutes 06 seconds West 187.50 feet; thence Southwesterly 36.71 feet along an arc to the right having a radius of 475.00 feet and subtended by a long chord having a bearing of South 40 degrees 15 minutes 45 seconds West and a length of 36.70 feet; thence Southwesterly 81.05 feet along an arc to the right having a radius of 50.00 feet and subtended by a long chord having a bearing of South 88 degrees 54 minutes 44 seconds West and a length of 72.46 feet; thence North 44 degrees 39 minutes 09 seconds West 101.31 feet to the Southeast corner of Lot 82 in said Cambridge, Section 1; thence Northeasterly 286.81 feet along an arc to the left having a radius of 450.00 feet and subtended by a long chord having a bearing of North 27 degrees 02 minutes 38 seconds East and a length of 281.98 feet to the Northeast corner of Lot 84 in said Cambridge, Section 1; thence North 81 degrees 12 minutes 54 seconds West 175.00 feet; thence Southwesterly 128.11 feet along an arc to the right having a radius of 275.00 feet and subtended by a long chord having a bearing of South 22 degrees 07 minutes 50 seconds West and a length of 126.95 feet; thence Southwesterly 78.94 feet along an arc to the right having a radius of 50.00 feet and subtended by a long chord having a bearing of South 80 degrees 42 minutes 21 seconds West and a length of 70.99 feet; thence Northwesterly 214.90 feet along an arc to the left having a radius of 825.00 feet and subtended by a long chord having a bearing of North 61 degrees 31 minutes 37 seconds West and a length of 214.29 feet; thence Northwesterly 81.25 feet along an arc to the right having a radius of 50.00 feet and subtended by a long chord having a bearing of North 22 degrees 26 minutes 12 seconds West and a length of 72.60 feet; thence North 24 degrees 06 minutes 59 seconds East 31.88 feet; thence Northeasterly 181.85 feet along an arc to the left having a radius of 727.90 feet and subtended by a long chord having a bearing of North 16 degrees 57 minutes 33 seconds East and a length of 181.38 feet; thence North 09 degrees 48 minutes 08 seconds East 214.43 feet; thence Northeasterly 338.33 feet along an arc to the right having a radius of 225.00 feet and subtended by a long chord having a bearing of North 52 degrees 52 minutes 45 seconds East and a length of 307.34 feet; thence South 84 degrees 02 minutes 38 seconds East 228.24 feet to the Point of Beginning, containing 9.552 acres, more or less.

Also Easements "A" and "B" as shown on the Plat.

## 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.

Witness my hand and seal this 2000 day of work, 2001 My Commission Expires: Varoty Public Sanders Volary Resides In (typed or printed name) County, Indian

# 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

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:

### SURVEYORS 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 MARCH 28, 2001 and that all monuments shown

hand and seal this Zon day of August , 2001

#### GENERAL NOTES

- KANDERBUICH COUNTY AUG 21 2001 2001R00028783
- 1. Zoning: The subject property is zoned AG.
  All lots conform to Table A of Vanderburgh Co. Zoning Code
- 2. <u>Utilities:</u> Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- 3. 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.
- 4. 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.
- 5. Road Grades: Maximum road grades will not exceed 8.33%
- 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
- 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.

final grading and shaping.

- 7. <u>Erosian Control for Ditches:</u>
   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
- 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. Property Corner Markers: All corners not currently marked will be marked with a 5/8' iron rod with a plastic cap labeled "RLS 900007."
- 9. Storm Drainage Maintenance: Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system, including inlets, banks and preservation of the design flowline elevations lying within their respective Lot. Lot Owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along
- 10. The Cambridge Lot Owners Association shall be responsible financially, including repair and maintenance of the entire storm water drainage system, its parts and easements within this subdivision and outside the Vanderburgh County accepted rights—of—way.
- The Golf Course Owner shall be responsible financially, including repair and maintenance of the entire storm water drainage system, its parts and easements within the Golf Course
- The Responsibilities of the above entities shall include:
- A.) Enforcing the mowing and cleaning obligations of the individual Lot Owners, plus mowing, controlling weeds, and maintaining the designated cover of the waterways, basin areas and easements within this subdivision.
- B.) 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
- C.) Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- D.) Maintaining and repairing the storm water drainage system, including pipes, inlets, outlets and riprap in accordance with the conditions described on the approved street and/or drainage plans on file in the County Engineer's or County Surveyor'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 within this subdivision.
- F.) 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
- G.) The foregoing obligation for Storm Drainage Maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.
- H.) All lakes and storm water detention, not maintained by the galf course entity, will be maintained by the subdivision developers, saga mare creek bevelopment, LLC., until formation of the Cambridge subdivision Home Owners / Lot owner's passociation. Upon formation, the Association will take over maintence responsibilities.

## OWNERS 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 Cambridge Hills Section 1. 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 "PUE" (Public Utility 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 marked "DE" (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross, underground only, such Drainage Easements with utility facilities; and 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 and egress and temporary staging areas for work by public utilities, so long as any damage caused to the designed facility is repaired by the utility company equal to the

Strips or areas of land marked "LM&SDE" (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 easments must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance & Storm Detention Easement.

agamore Creek Development LLC Alfred H. Bauer, Jr. Dan Buck Dev. LLC.

Alfred H Bauer, Jr., Member P.O. BOX 4365 Evansville, IN 47724-4365

3816 East Morgan Ave. Evansville, IN 47715 (Lots 44, 45, 9, & part of 8)

Steven W. Smith, Member P.O. BOX 4530 Evansville, IN 47724-0530 (Lot 43 & part of 42)