

**GENERAL NOTES**

- Utilities:** Sanitary sewer, water, gas, electric, and telephone are available at the site.
- 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.
- 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.
- Road Grades:** Maximum road grades will not exceed 5.00%
- Temporary Erosion Control:** (during construction)
  - Slopes of 0%-8% 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 8% 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.
- Erosion Control for Ditches:**
  - 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 of ditch grading.
  - Slopes over 8% require riprap 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 20100014."
- 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 drainage easements.
- Lot Access:** No lots shall have access directly onto Volkmann Road.
- The Cambridge Homeowners 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 proper.

The Responsibilities of the above entities shall include:

  - Enforcing the mowing and clearing 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.
  - 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.
  - Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
  - Maintaining and repairing the storm water drainage system, including pipes, inlets, outlets and rip-rap 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.
  - 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.
  - Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.
  - The foregoing obligation for Storm Drainage Maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.
- 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.

**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 **CAMBRIDGE WOODS SECTION ONE**. 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 (PU) 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, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for the 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 marked "LM&SD" (Lake Maintenance & Storm Detection 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 & Storm Detection Easement.

*Patrick Blankenberger, member*  
Elite Development Group, L.L.C.  
Patrick Blankenberger, Member  
11700 Water Tank Road  
Cynthiana, N. 47612

**BOUNDARY DESCRIPTION**

This is a replat of lots 1 thru 19 and 21 thru 27 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, lying in Scott Township, and more particularly described as follows:

Commencing at the Southwest corner of the East Half of the Northwest Quarter of Section 28, Township 4 South, Range 10 West; thence along the South line thereof, North 89 degrees 59 minutes 32 seconds East (assumed bearing) 758.89 feet; thence North 05 degrees 52 minutes 25 seconds West 35.18 feet to the Southeast corner of Lot 11 in said Cambridge, Section 1, said point being on the North Right-of-Way line of Volkmann Road, said point also being the POINT OF BEGINNING; thence along said North line, South 89 degrees 59 minutes 32 seconds West 755.30 feet; thence continuing along said North line, South 90 degrees 00 minutes 00 seconds West 577.41 feet; thence Northwesterly 78.38 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 45 degrees 05 minutes 35 seconds West and a length of 70.60 feet; thence along the East Right-of-Way line of Cambridge Village Drive, North 00 degrees 11 minutes 10 seconds West 130.79 feet; thence continuing along said East line, Northwesterly 403.43 feet along an arc to the right, having a radius of 1000.00 feet and subtended by a long chord having a bearing of North 10 degrees 43 minutes 02 seconds East and a length of 401.00 feet; thence continuing along said East line, North 21 degrees 37 minutes 13 seconds East 245.68 feet; thence continuing along said East line, Northwesterly 82.38 feet along an arc to the right, having a radius of 2597.70 feet and subtended by a long chord having a bearing of North 22 degrees 31 minutes 43 seconds East and a length of 82.38 feet; thence South 89 degrees 37 minutes 16 seconds East 1096.82 feet; thence South 05 degrees 52 minutes 25 seconds East 876.37 feet to the Point of Beginning.

Excepting therefrom, Lot 20 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, lying in Scott Township, and more particularly described as follows:

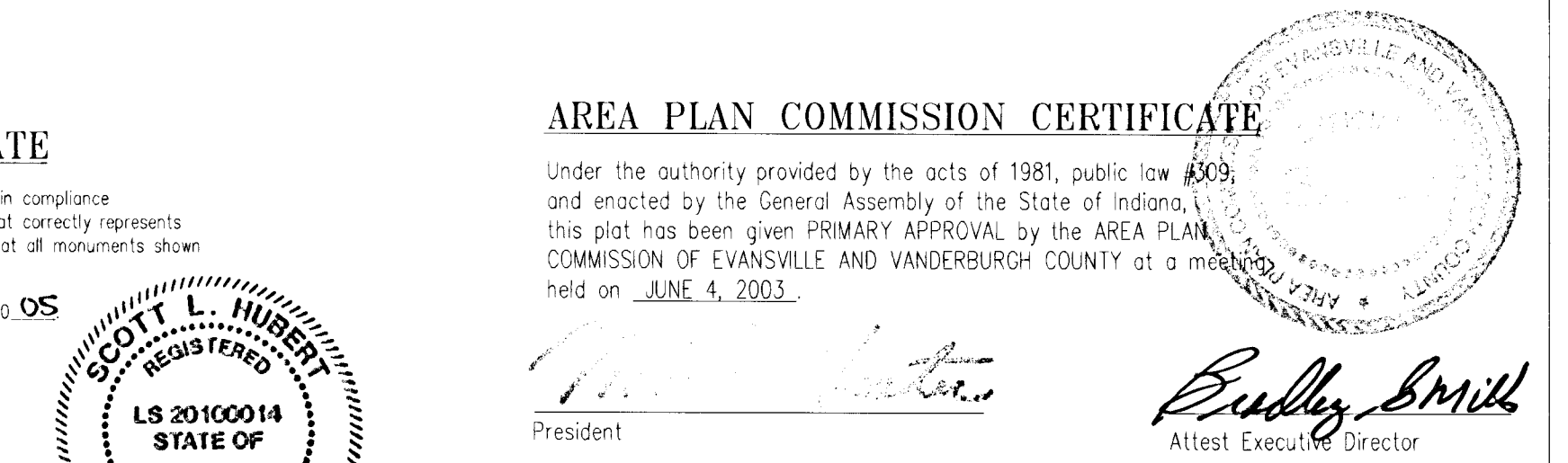
Commencing at the Southwest corner of the East Half of the Northwest Quarter of Section 28, Township 4 South, Range 10 West; thence along the South line thereof, North 89 degrees 59 minutes 32 seconds East (assumed bearing) 29.31 feet; thence North 00 degrees 00 minutes 32 seconds West 33.93 feet to the Southeast corner of said Lot 20 and the POINT OF BEGINNING; thence Northwesterly 77.33 feet along an arc to the left, having a radius of 325.00 feet and subtended by a long chord having a bearing of North 83 degrees 11 minutes 28 seconds West and a length of 77.15 feet; thence South 89 degrees 59 minutes 32 seconds West 41.17 feet; thence Northwesterly 107.46 feet along an arc to the right, having a radius of 175.00 feet and subtended by a long chord having a bearing of North 72 degrees 24 minutes 57 seconds West and a length of 105.78 feet; thence Northwesterly 41.00 feet along an arc to the right, having a radius of 30.00 feet and subtended by a long chord having a bearing of North 15 degrees 40 minutes 34 seconds West and a length of 37.88 feet; thence Northwesterly 29.48 feet along an arc to the left, having a radius of 175.00 feet and subtended by a long chord having a bearing of North 18 degrees 38 minutes 46 seconds East and a length of 29.44 feet; thence North 13 degrees 49 minutes 14 seconds East 104.99 feet; thence South 89 degrees 37 minutes 16 seconds East 204.71 feet; thence South 02 degrees 52 minutes 26 seconds West 206.32 feet to the Point of Beginning, leaving a net area of 24.751 acres, more or less.

**SURVEYOR'S CERTIFICATE**

I, Scott L. Hubert, 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 Aug. 20, 2005 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 6<sup>th</sup> day of January, 2005

*Scott L. Hubert*  
Scott L. Hubert, L.S.  
Indiana Registration No. 20100014



**AREA PLAN COMMISSION CERTIFICATE**

Under the authority provided by the acts of 1991, public law 100, 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 JUNE 4, 2003.

*Bradley Smith*  
President  
Attest Executive Director

**A.P.C. DOCKET #1-S-2003**

SECONDARY PLAT complies with the Ordinance and is released for recording.

*Bradley Smith*  
Executive Director  
PLAT RELEASE DATE: Jan. 18, 2005

**R-151**

DATE: 01-06-05; PROJ: 543-04-1; FILE: SEC PLAT.DWG

**CAMBRIDGE WOODS SECTION ONE**

**SECONDARY PLAT**

**REPLAT OF LOTS 1-19 & 21-47 OF CAMBRIDGE SECTION 1 (PLAT BOOK Q, PAGE 37)**

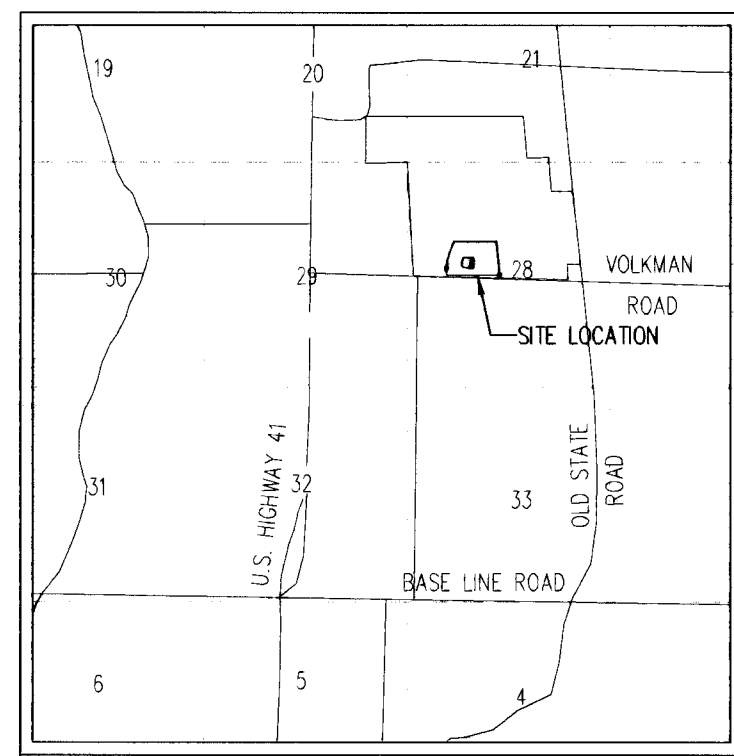
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JAN 18 2005

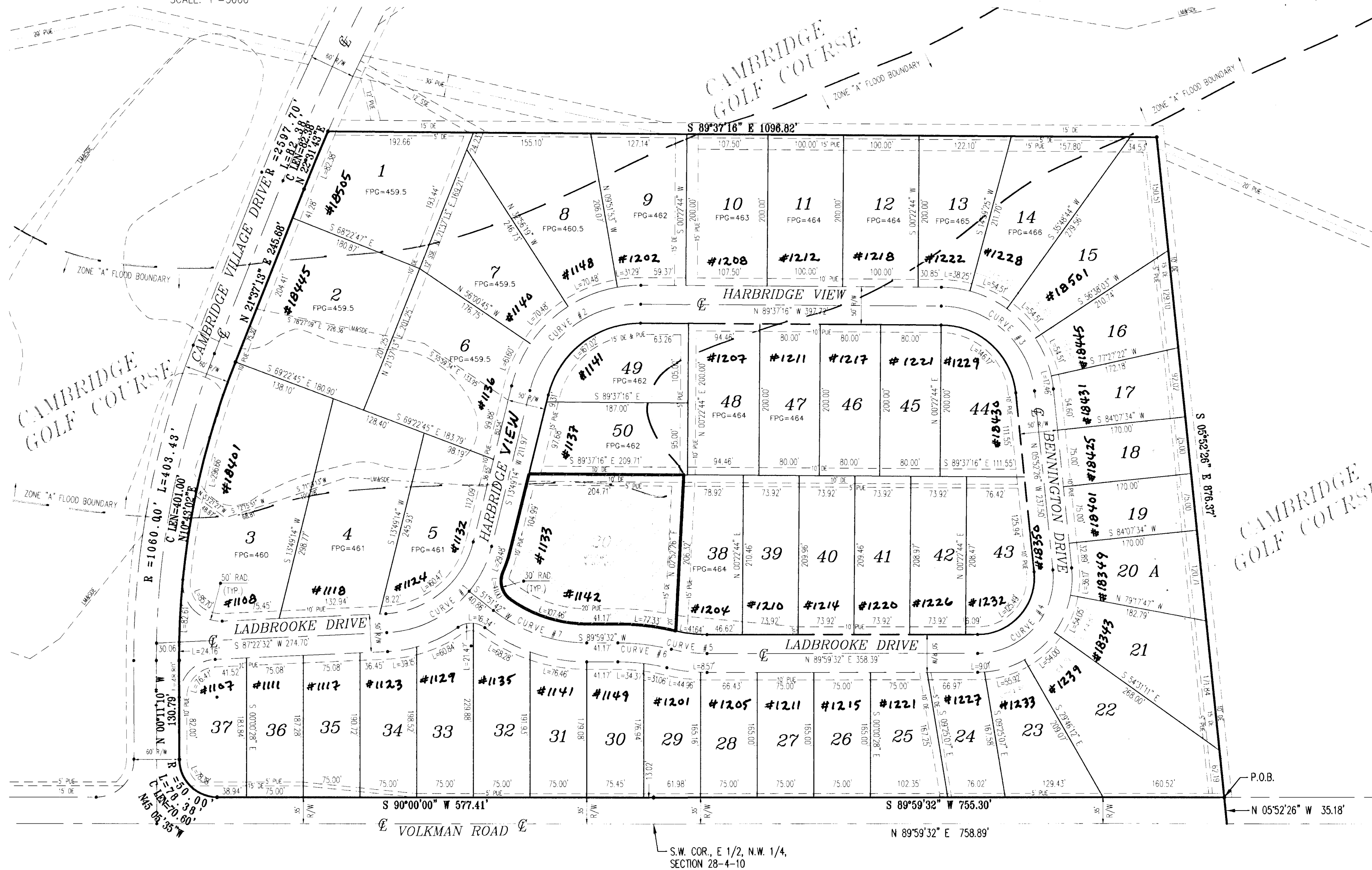
*Sub-Plat*  
#370

RECEIVED FOR RECORD  
DATE: 01-18-05 11:14 A  
PLAT BOOK R-151  
PAGE: 151  
INSTR. # 2005R00001739  
BETTY KNIGHT-SMITH RECORDER  
VANDERBURGH COUNTY

SCALE 1" = 100'



LOCATION MAP  
SCALE: 1"=5000'



**LOT TABLE**

LOT	SF	AC	LOT	SF	AC	LOT	SF	AC	LOT	SF	AC
1	28594	0.656	15	26035	0.598	29	12774	0.293	43	16752	0.385
2	36687	0.842	16	65688	0.380	30	12488	0.310	44	18464	0.424
3	45687	1.049	17	13960	0.320	31	13748	0.316	45	16000	0.367
4	34725	0.797	18	12750	0.293	32	15379	0.362	46	116000	2.687
5	20152	0.467	19	12752	0.293	33	16102	0.370	47	16000	0.367
6	31463	0.722	20	67825	0.374	34	14469	0.333	48	18892	0.434
7	22903	0.526	21	21968	0.504	35	14175	0.325	49	16426	0.377
8	21078	0.622	22	29072	0.667	36	13917	0.319	50	18844	0.433
9	21843	0.501	23	6236	0.143	37	15173	0.348			
10	21500	0.494	24	12545	0.288	38	11533	0.402			
11	20000	0.459	25	4631	0.106	39	15539	0.357			
12	20000	0.459	26	12375	0.284	40	15502	0.356			
13	19269	0.442	27	12375	0.284	41	15465	0.355			
14	23526	0.540	28	12375	0.284	42	15428	0.354			

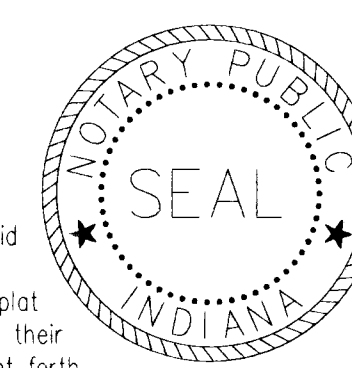
**NOTARY CERTIFICATE**

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 6<sup>th</sup> day of January, 2005

My Commission Expires:

June 14, 2007  
Notary Resides In  
County, Indiana



*Kristine Sanders*  
Notary Public  
(typed or printed name)

**CURVE DATA TABLE**

CURVE #	RADIUS	DELTA	ARC LEN. (FT)	CHORD	CH LEN. (FT)	TANGENT (FT)
1	150.00	73°31'18"	192.57	N 50°35'53" E	179.61	112.12
2	150.00	16°55'35"	200.43	N 52°02'59" E	185.95	18.37
3	125.00	83°04'50"	182.71	S 47°44'59" E	168.87	112.85
4	100.00	95°51'58"	167.32	S 42°03'13" W	148.47	110.80
5	200.00	13°38'00"	47.59	N 83°11'28" W	47.48	23.91
6	300.00	13°38'00"	71.38	N 83°11'28" W	71.22	35.86
7	200.00	38°08'46"	133.15	N 70°56'05" W	130.71	69.15