

CAMDEN FARMS

PRIMARY PLAT

Tax Code 2-117-7
Francis A. & Dore Erskine
9521 Erskine Lane
Evansville, IN 47711
(401) 5-7-86

Tax Code 2-117-5
Clem A. Frank
5000 Hecker Road
Evansville, IN 47711
(DDR, 3, CD 3463)

Tax Code 02-693-17
Francis L. & Phyllis E. These
2402 Windmere Dr
Evansville, IN 47711

Tax Code 02-693-007
Gerald E. & Margaret M. Smith
2721 Windmere Dr
Evansville, IN 47711

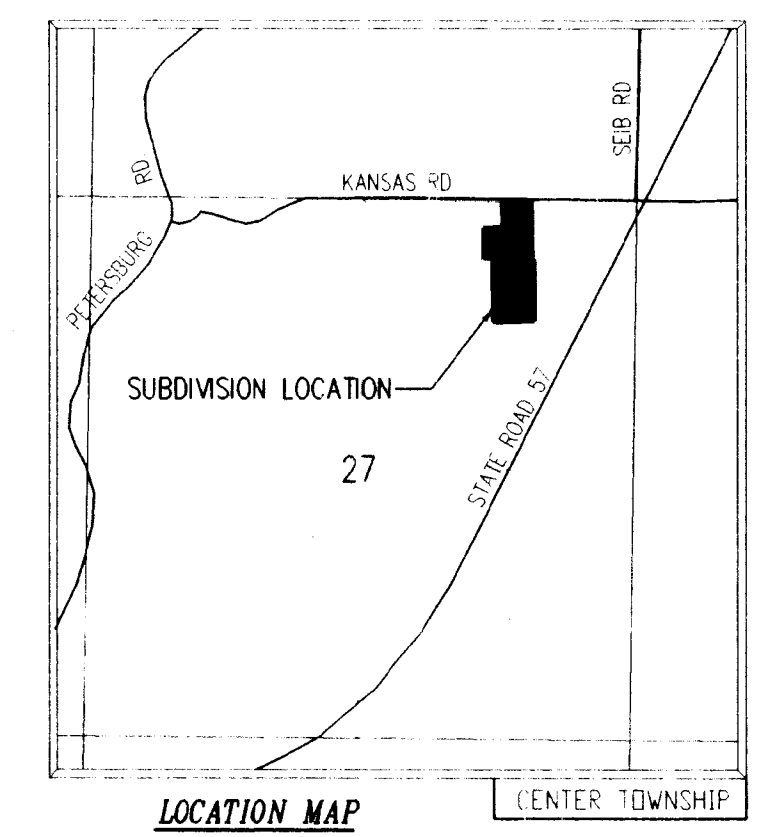
Tax Code 02-693-033
Mark D. & Diane M. Pfeiffer
2702 Waterstone Drive
Evansville, IN 47711

Tax Code 02-693-034
William E. & Donna J. Miles
2940 Oak View Court
Evansville, IN 47711

Tax Code 2-127-2
Russell & Delores M. Seiler
2530 Knob Hill Dr
Evansville, IN 47711

Tax Code 02-124-17
City of Evansville
1/4 Sunbeam Plastics Corp
2545 Kansas Rd
Evansville, IN 47711

Tax Code 2-117-32
Russell & Delores M. Seiler
2530 Knob Hill Dr
Evansville, IN 47711



OWNERS CERTIFICATE

The undersigned owners of the real estate shown, said described herein, do hereby plat and subdivide said real estate as shown and designate the same as Camden Farms. 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, 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 "Drainage (DE) Easement" are dedicated for the 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 egress 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 design standards.

Strips or areas of land marked "Drainage and Public Utility (D&PU) Easement" are dedicated for the conveyance of surface water and/or subsurface water drainage, maintenance and operation of public utility facilities, provided, however, that no above ground parts of such utility facilities shall impede drainage flow, impede access along the easement or impede moving and maintenance of the easement.

Strips or areas of land marked "Drainage Maintenance Access Easement (DMAE)" are for egress and egress to the platted Drainage Easements (DE). These easements are in favor of the parties responsible for the maintenance of the storm drainage improvements.

Areas of land marked "Erosion Control and Storm Detention Easement (EMSE)" are dedicated for the maintenance of the storm water drainage system. The owner assigns the responsibility for the repair of all storm water drainage systems and facilities within the County accepted road rights-of-way to Vanderburgh County, as provided in Section 1502.02 (Plan B-Report Fund) of the Drainage Ordinance. The individual Lot Owners continue to be responsible, insofar as otherwise provided, for maintaining the portions of the storm water drainage system, and specifically the EMSE and DE which exist on their property. (The responsibilities are outlined in General Note #10-Items A-C)

WINDMERE DEVELOPMENT, L.L.C.

DAN BUCK, MEMBER
825 HEMLOCK RD
EVANSVILLE, IN 47711

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 declarations 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 _____ day of _____, 19____.
My Commission Expires _____

Notary Resides in _____ Notary Public
County, Indiana _____ (Typed or Printed Name)

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 _____, 19____.

President _____ Executive Director _____
PLAT RELEASE DATE _____ Executive Director _____

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON _____ DATE _____
ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON _____ DATE _____

GENERAL NOTES

- Zoning** The subject property is zoned Agricultural (AG) and all abutting property is zoned as noted. All lots conform to Table A of Vanderburgh Co Zoning Code.
- Utilities** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data** A portion of the property lies within the 100 year flood zone (Zone A) as said property plats by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991. The lowest floor elevations of any enclosed space (including garage) must be at least one foot above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commission. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.
- 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 storm sewers.
- Road Grades** Maximum road grades will not exceed 8.0%.
- Contours** Contours and topographical data shown were taken from Vanderburgh County Topographic Maps (sheet 192-1000, March 27, 1990).
- Temporary Erosion Control (during construction)**
 - Slopes of 0% - 2% 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 seeding.
 - Slopes of more than 2% 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% - 25% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
 - Slopes over 25% require riprap or other approved stabilization at completion of ditch grading if the total ditch length of that point is greater than 100 feet.
- Lot Access** All lots must access to interior streets only. Driveways onto Kansas Road are prohibited.
- 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, flows and preservation of the design. Inlet elevations lying within their respective lot. Owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northeast Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 5 South, Range 10 West of the Second Principal Meridian, in Center Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 27, thence along the north line of said Quarter Section, North 89 degrees 41 minutes 01 seconds East (assumed bearing) for 100.00 feet to the northeast corner of Windmere Farms-North Ridge-Section One, as per plat thereof recorded as Plat Book P, page 84 in the office of the Recorder of Vanderburgh County, Indiana, and being the POINT OF BEGINNING of this description, thence continuing along said north line, North 89 degrees 41 minutes 01 seconds East for 304.84 feet, thence South 00 degrees 18 minutes 59 seconds East for 675.00 feet, thence North 89 degrees 41 minutes 01 seconds East for 20.63 feet, thence South 00 degrees 18 minutes 59 seconds East for 138.61 feet to a point on the south line of said Quarter Section, thence along said south line, South 89 degrees 39 minutes 21 seconds East for 430.00 feet to the southeast corner of said Quarter Section, thence along the west line of said Quarter Section, North 00 degrees 03 minutes 18 seconds West for 651.79 feet to the southeast corner of the North Half of the Northeast Quarter of the Northeast Quarter of said Section 27, thence along the south line of said Half Quarter Section, South 89 degrees 45 minutes 27 seconds West for 99.00 feet to the east line of Windmere Farms-North Ridge-Section One, thence North 00 degrees 03 minutes 57 seconds West for 310.96 feet, thence North 89 degrees 44 minutes 03 seconds East for 99.00 feet to the west line of the Northeast Quarter of the Northeast Quarter of said Section 27, thence continuing North 89 degrees 44 minutes 03 seconds East for 100.00 feet, thence North 00 degrees 03 minutes 57 seconds West for 345.90 feet to the point of beginning, containing 12.84 acres, more or less.

Subject to an Easement of Right-of-Way in favor of the Board of Commissioners of the County of Vanderburgh, Indiana, along a portion of the North line of the above described real estate and which is described in Deed Record 608, Page 499 in said Recorder's office.

Also, subject to an Easement and Right-of-Way in favor of Indiana Bell Telephone Company, Inc., along the north line of the above described real estate and which is described in Deed Drawer 7, Card 785 in said Recorder's office.

Also, subject to an Easement and Right-of-Way in favor of Evansville Water and Sewer Utility, across the above described real estate and which is described in Deed Drawer 7, Card xxx in said Recorder's office.

Also, an easement for Storm Water Retention.

Part of the Northeast Quarter of the Northeast Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 5 South, Range 10 West of the Second Principal Meridian, in Center Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 27, thence along the north line of said Quarter Section, North 89 degrees 41 minutes 01 seconds East (assumed bearing) for 404.94 feet, thence South 00 degrees 18 minutes 59 seconds East for 675.00 feet, thence North 89 degrees 41 minutes 01 seconds East for 20.63 feet to the POINT OF BEGINNING, thence continuing North 89 degrees 41 minutes 01 seconds East for 448.71 feet to the location of Track Creek, thence along said Rowline, South 02 degrees 04 minutes 30 seconds East for 28.75 feet, thence along said Rowline, South 12 degrees 44 minutes 38 seconds East for 50.21 feet, thence along said Rowline, South 12 degrees 05 minutes 27 seconds East for 51.00 feet, thence along said Rowline, South 18 degrees 57 minutes 48 seconds East for 28.33 feet to the northwest boundary of State Road 57, thence South 89 degrees 41 minutes 01 seconds West for 528.51 feet, thence South 00 degrees 18 minutes 59 seconds East for 483.71 feet to a point on the south line of said Quarter Section, thence along said south line, South 89 degrees 39 minutes 21 seconds West for 120.00 feet, thence North 00 degrees 03 minutes 59 seconds West for 536.01 feet to the point of beginning, containing 2.971 acres, more or less.

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 _____, 19____, and that all monuments shown exist at locations as noted.

Witness my hand and seal this _____ day of _____, 19____.

Steven A. Sherwood, L.S.
Indiana Registration No. 930007