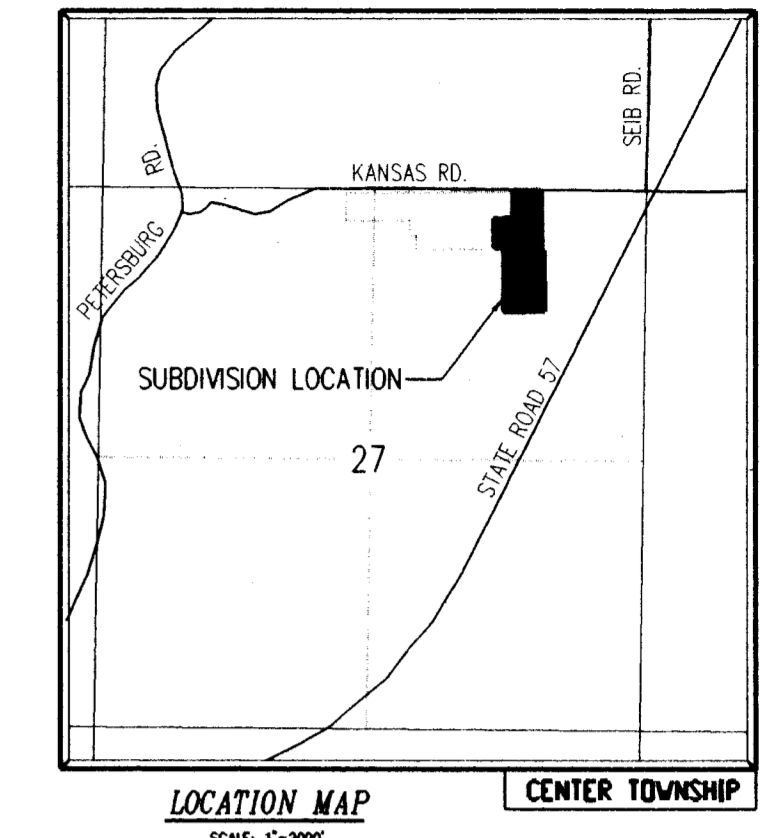
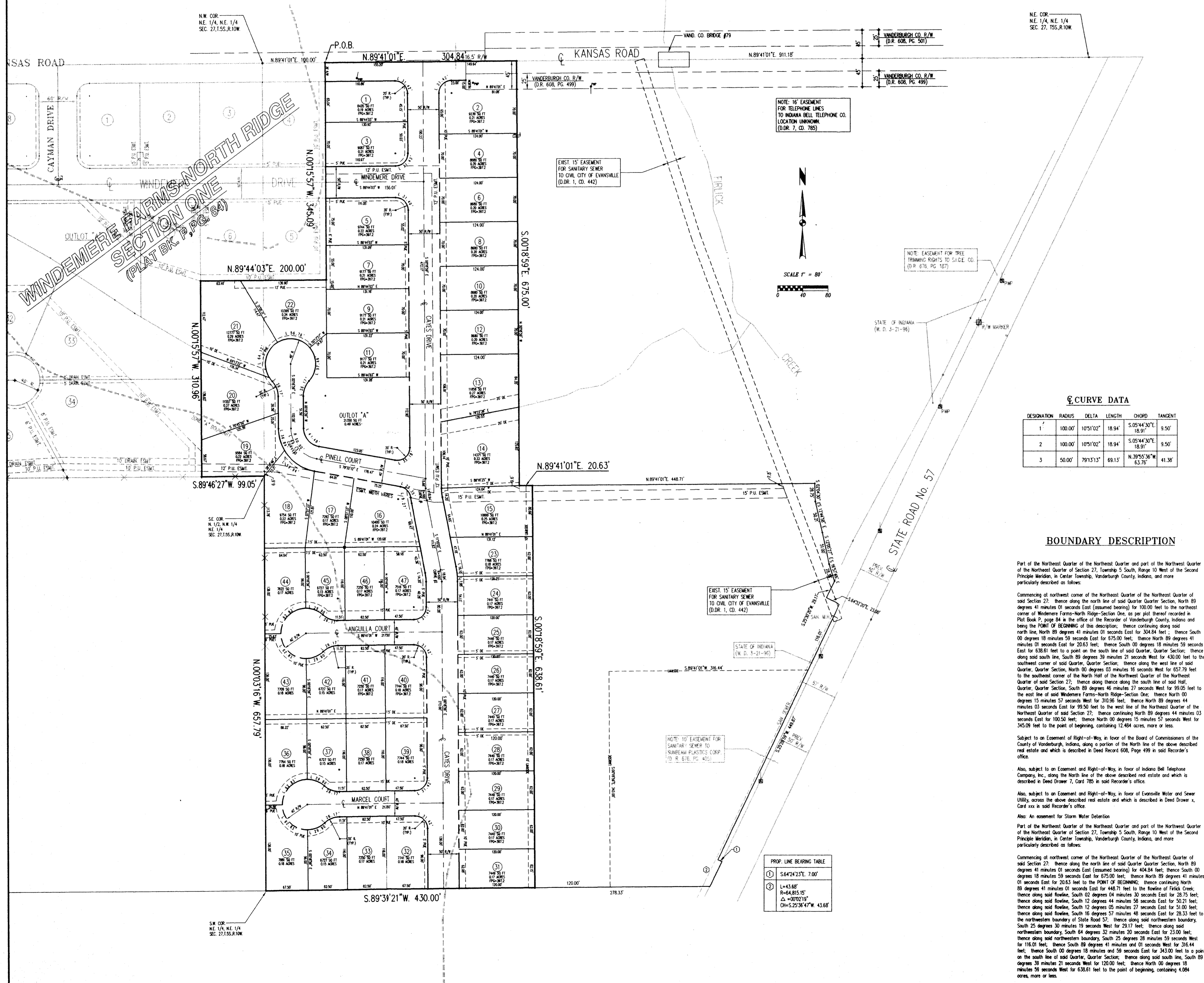


CAMDEN FARMS

SECONDARY PLAT



OWNERS CERTIFICATE

The undersigned owners of the real estate shown and described herein, do hereby plat and subdivide said real estate as shown and designated the same as Camden Farms. All roads shown, and not previously dedicated, are hereby dedicated to public use. Outlot "A" is not a buildable lot and maintenance is assigned by the owner to the Camden Farms Homeowners Association.

Slips 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 lay or renew, 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.

Slips 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 ingress and egress and temporary storage 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.

GENERAL NOTES

- Zoning:** The subject property is zoned Agricultural (A0). 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 this property lies within the 100 year flood zone (Zone A) as said property plies by state on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1998. The lowest floor elevations of any enclosed space (including garage) must be at least two feet 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 Commissioner. 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 street curbs.
- Road Grades:** Maximum road grades will not exceed 5.0%.
- Temporary Erosion Control (during construction)**
 - Slopes of 1:1 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 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.
- Erosion Control for Ditches:**
 - Slopes of 2:1 shall be mulched and seeded within forty-five (45) days of disturbance.
 - Slopes of 2:1 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.
- Lot Access:** All lots must access to interior streets only. Driveways onto Kansas Road are prohibited.
- Storm Drainage Maintenance:** The Camden Farms Homeowners Association shall be responsible financially including repair and maintenance of the entire storm water drainage system, its parts and assemblies within this subdivision and outside the Vanderburgh County accepted right-of-way including:
 - 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.
 - 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, culverts and rip-rap in accordance with the conditions stipulated on the approved storm water 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, picnic, planting, stand, 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.

CURVE DATA

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD	TANGENT
1	100.00'	105°12'27"	18.94'	S.05°44'30"E. 16.91'	9.50'
2	100.00'	105°12'27"	18.94'	S.05°44'30"E. 16.91'	9.50'
3	50.00'	79°13'13"	69.13'	N.39°55'36"W. 63.76'	41.38'

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 northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 27; thence along the north line of said Quarter Quarter Section, North 89 degrees 41 minutes 01 seconds East (assumed bearing) for 100.00 feet to the northeast corner of Wndemere Farms-North Ridge-Section One, as per plat thereof recorded in 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 24.84 feet; thence South 00 degrees 18 minutes 59 seconds East for 675.00 feet; thence North 89 degrees 41 minutes 01 seconds East for 206.63 feet; thence South 00 degrees 18 minutes 59 seconds East for 636.61 feet to a point on the south line of said Quarter Quarter Section; thence along said south line, South 89 degrees 39 minutes 21 seconds West for 430.00 feet to the southeast corner of said Quarter Quarter Section; thence along the west line of said Quarter Quarter Section, North 00 degrees 03 minutes 16 seconds West for 657.79 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 Quarter Section, North 89 degrees 41 minutes 01 seconds East for 99.50 feet to the east line of said Wndemere Farms-North Ridge-Section One; thence North 00 degrees 15 minutes 57 seconds West for 310.50 feet; thence North 89 degrees 44 minutes 03 seconds East for 99.50 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 100.50 feet; thence North 00 degrees 15 minutes 57 seconds West for 345.09 feet to the point of beginning, containing 12.484 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 705 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 3, Card six in said Recorder's office.

Also, an easement for Storm Water Detention.

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 northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 27; thence along the north line of said Quarter Quarter Section, North 89 degrees 41 minutes 01 seconds East (assumed bearing) for 404.84 feet; thence North 00 degrees 18 minutes 59 seconds East for 675.00 feet; thence North 89 degrees 41 minutes 01 seconds East for 206.63 feet to the POINT OF BEGINNING; thence continuing North 89 degrees 41 minutes 01 seconds East for 448.71 feet to the line of Frick Creek; thence along said line, South 02 degrees 04 minutes 30 seconds East for 28.75 feet; thence along said line, South 12 degrees 44 minutes 58 seconds East for 52.71 feet; thence along said line, South 12 degrees 05 minutes 27 seconds East for 51.00 feet; thence along said line, South 16 degrees 57 minutes 46 seconds East for 28.33 feet to the northwestern boundary of State Road 57; thence along said northwestern boundary, South 25 degrees 30 minutes 19 seconds West for 23.17 feet; thence along said northwestern boundary, South 04 degrees 32 minutes 03 seconds East for 23.00 feet; thence along said northwestern boundary, South 25 degrees 28 minutes 59 seconds West for 115.01 feet; thence South 89 degrees 41 minutes 01 seconds West for 316.44 feet; thence South 00 degrees 18 minutes 59 seconds East for 343.00 feet to a point on the south line of said Quarter Quarter Section; thence along said south line, South 89 degrees 38 minutes 21 seconds West for 1200.00 feet; thence North 00 degrees 18 minutes 59 seconds West for 636.61 feet to the point of beginning, containing 4.084 acres, more or less.

PROP. LINE BEARING TABLE

1	S64°24'23"E. 7.00'
2	L=43.68'
3	R=64.815' S'
4	Ch=52°26'47"W. 43.68'

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 _____ day of _____, 19____.

My Commission Expires: _____

Notary Resides in _____ (typed or printed name)
 County, Indiana _____

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 _____

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. 900007

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY BOARD ON: _____ DATE: _____

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: _____ DATE: _____

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