

CAYMAN RIDGE SECTION 1

RECEIVED FOR RECORD A
DATE 01-04-05 9:19 AM
PLAT BOOK R-148
PAGE 148
NRTR 2005R0000301
BETTY KAGERT-SMITH RECORDER
VANDEBURGH COUNTY

General Notes

- 1. Utilities: Water and sanitary sewers, gas and electric will be extended to this site.
- 2. Flood Plain Data: Part of the proposed subdivision lies within the limits of the 100-year flood zone as plotted by scale on the Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Flood Number 180256 0026 C, dated August 5, 1981.
- 3. Access: All lots shall access Interim streets only.
- 4. Erosion Control: Portions of this site have been filed in accordance with applicable Indiana standards, but no means may be placed on that lot.
- 5. Storm Drainage: Portions of this site are not considered double frontage lots for the purposes of placing access along Kansas Road.
- 6. Storm Drainage Maintenance: Per Part 8 (Repair Fund) of the County Drainage Ordinance, the individual lot owner(s) shall be responsible, including liability, for maintaining that portion of the storm water drainage system which abuts on his or her property in proper working order including: 1. Keeping the channels, appurtenances, structures, and bottom of conduits and basins free of all obstructions and sedimentation. 2. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved subdivision plan. 3. Keeping the channels, appurtenances, structures, and bottom of conduits and basins free of all obstructions and sedimentation. 4. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved subdivision plan. 5. Preventing all persons or parties from causing any unauthorized obstructions, or obstructions or other actions from occurring on any part of the storm water drainage system and equipment which lies on his or her property.
- 7. Erosion Control: The Developer, Developer Contractors, Builders and all Lot Owners or anyone working with or disturbing any part of this site shall comply with the Erosion Control Plan and any amendments on file with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Owner's Certificate

The undersigned owners of the red plat above and described herein do hereby certify that said plat is a true and correct copy of the original as shown and recorded in the office of the CLERK OF VANDERBURGH COUNTY, INDIANA, under the name of CAYMAN RIDGE, SECTION 1. All road right-of-way shown and not previously dedicated are hereby dedicated to public use.

Stripes or areas of land, of the dimensions shown on this plat and marked "PUBLIC" (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, relocation and repair of utility facilities, whether above ground or below ground, with the right to view or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No building or structure, other than such utility facilities, can be located within said areas of land. 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.

Stripes or areas of land, of the dimensions shown on this plat and marked "DRAINAGE" (Drainage & Underdrain Public Utility Easement), are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including but not limited to: 1. Pipes, conduits, manholes and vaults that do not impede drainage flow, access along the easement, or marking and maintenance of the easement. 2. Structures other than such utility facilities or drainage ways or systems that are located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability in the use of said easements.

Stripes or areas of land, of the dimensions shown on this plat and marked "E.C." (Erosion Control 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 Easements 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 drainage, sewage and temporary storage of water for public utility so long as such drainage is a drainage facility as required by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, north fence, fence or other obstructions that impede or reduce the flow of water.

All easements are dedicated with the right to ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Developer:
Mortley and Associates, LLC
P.O. Box 148
Newburgh, IN 47028

By: Roy A. Zeller, Notary
Notary Public

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 Owner and Subdivider, Roy A. Zeller, who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

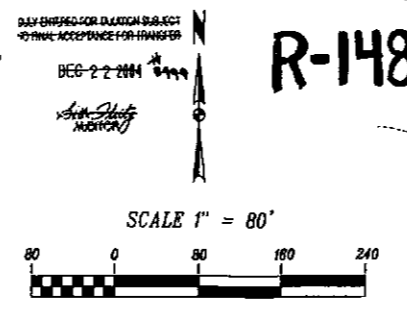
Witness my hand and seal this 23 day of December, 2004.

My Commission Expires 5-3-2009
Joan M. Marley
Notary Public

Notary Resides in
Vanderburgh
County, Indiana

Area Plan Commission Certificate
Under the authority provided by the Acts of 1981, Public Law 96-369, and amended by the General Assembly of the State of Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on December 3, 2005.

President: Michael J. Justice
Vice President: Bradley S. Will
Secretary: Bradley S. Will
Executive Director
PLAY RELEASE DATE: 12-22-04



Surveyor's Certificate

I, Scott D. Buddel, do 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, and that all monuments shown exist or locations as noted.

Date: 12-21-04

Scott D. Buddel, PLS
Indiana Registration No. 299000031

Centerline Curve Data

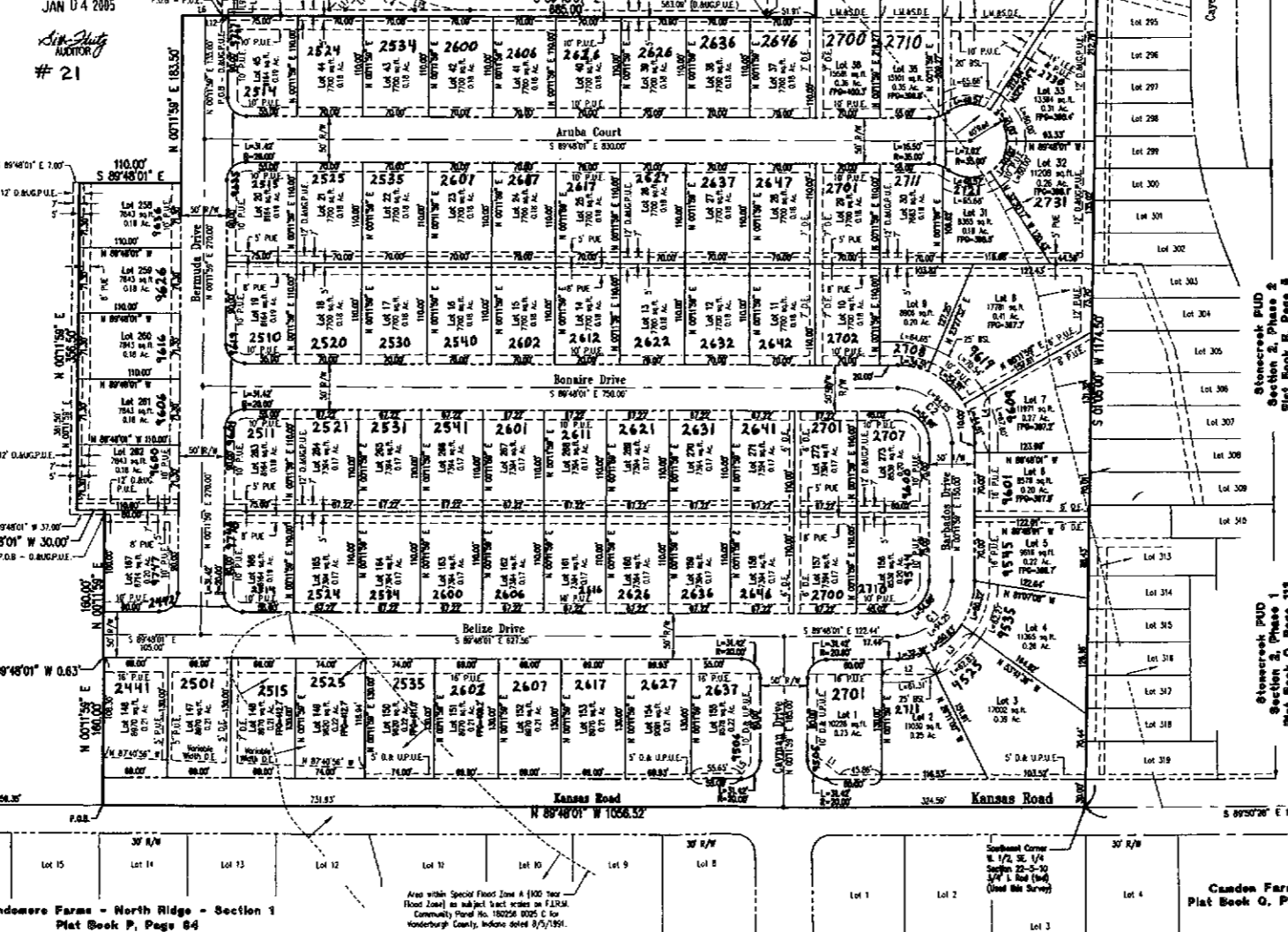
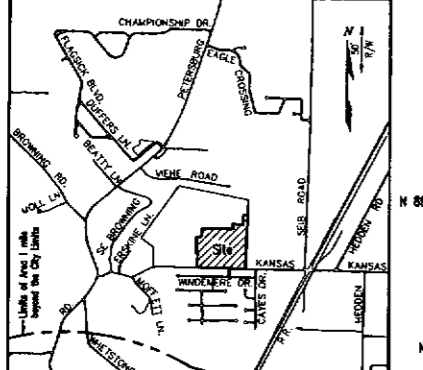
NUMBER	BEARING	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
1	N 15° 43' 15" W	S 74° 16' 45" E	118.29	40.00	154.35	107.40
2	N 89° 48' 01" W	S 0° 12' 01" E	89.20	89.20	89.20	89.20

Basement Curve Data

NUMBER	BEARING	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
1	N 15° 43' 15" W	S 74° 16' 45" E	118.29	40.00	154.35	107.40
2	N 89° 48' 01" W	S 0° 12' 01" E	89.20	89.20	89.20	89.20

Basement Line Data

NUMBER	DIRECTION	DISTANCE
1	N 15° 43' 15" W	31.37
2	N 89° 48' 01" W	89.20
3	S 74° 16' 45" E	118.29



Prepared by:
Mortley and Associates
600 SE Sixth Street
Evansville, IN 47713
(812) 464-9585

Job Number: 5811-4A
J:\5811\Plat-Section-1.dwg
Date: December 21, 2004

Windemere Farms - North Ridge - Section 1
Plat Book P, Page 84

Area within Special Flood Zone A (100 Year Flood Zone) as subject to the Flood Insurance Community Flood No. 180256 0026 C for Vanderburgh County, Indiana dated 8/5/1991.

Camden Farms
Plat Book O, Page 6