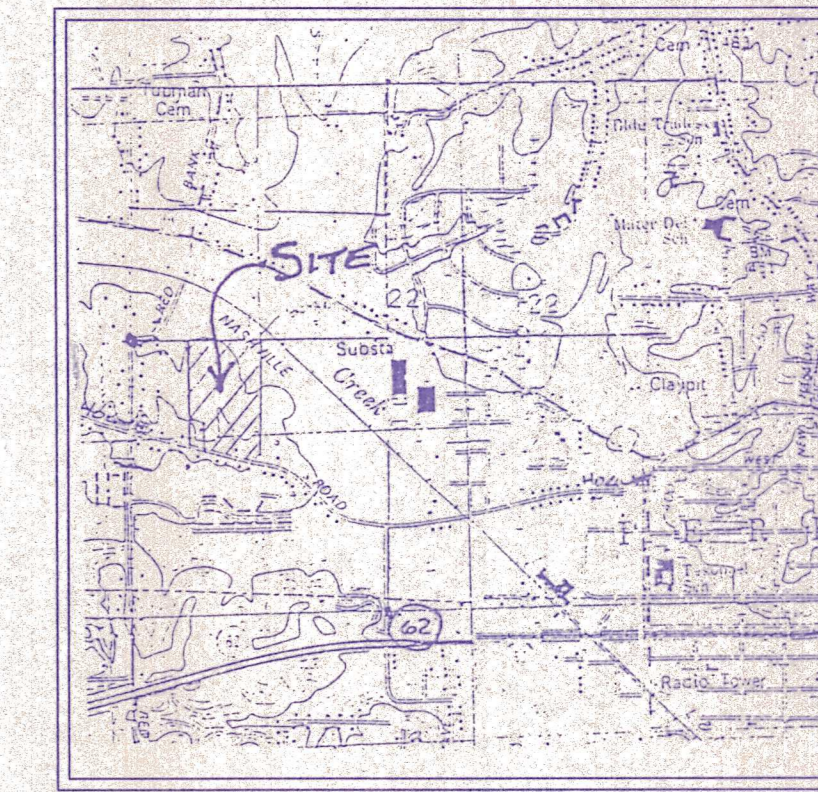


Winstead Place Subdivision Primary Plat



LOCATION MAP

FOR APPROVAL
DATE _____ BY _____

MAR 05 1998

Boundary Description

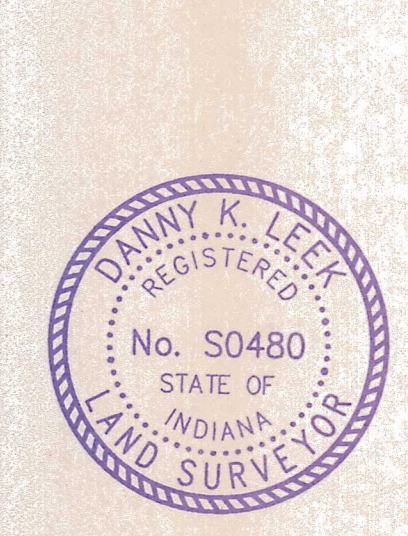
Part of the East Half of the West Half of the Southwest Quarter of Section 22, Township 6 South, Range 11 West in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Beginning at a point where the east line of said half quarter section intersects Hoque Road; thence along Hoque Road North 76 degrees 12 minutes 45 seconds West 38.97 feet; thence continue along Hoque Road North 77 degrees 26 minutes 44 seconds West 70.32 feet; thence continue along Hoque Road North 78 degrees 27 minutes 23 seconds West 33.08 feet; thence continue along Hoque Road North 74 degrees 26 minutes 49 seconds West 80.99 feet; thence continue along Hoque Road North 70 degrees 40 minutes 23 seconds West 137.50 feet; thence continue along Hoque Road North 69 degrees 42 minutes 11 seconds West 88.44 feet; thence continue along Hoque Road North 71 degrees 19 minutes 23 seconds West 80.70 feet; thence continue along Hoque Road North 74 degrees 06 minutes 05 seconds West 37.96 feet to the southeast corner of the parcel conveyed to Fredrick E. & Katrina K. Peugh in Deed Volume 496, page 131 in the office of the Recorder of Vanderburgh County Indiana; thence along the east line thereof North 01 degrees 47 minutes 59 seconds East 256.00 feet to the northeast corner thereof; thence along the north line thereof North 74 degrees 09 minutes 19 seconds West 100.00 feet to a point on the west line of the east half of the east half of the southwest quarter; thence along the west line thereof North 01 degrees 32 minutes 14 seconds East 888.11 feet to the northwest corner of said half, half quarter section; thence along the north line thereof South 87 degrees 34 minutes 55 seconds East 635.25 feet to the northeast corner; thence along the east line thereof South 01 degrees 17 minutes 43 seconds West 1309.74 feet to the point of beginning Containing 17,539 acres (764,008 sq.ft.).

Surveyor's Certificate

I, Danny K. Leek, 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 at locations as noted.

Witness my hand and seal this 3rd day of November 1997



Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
605 SE. M.L. King Jr. Blvd.
Evansville, IN. 47713
(812) 464-9585

Owners Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as "Sub Name". 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 "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities 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 located 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.&UG.P.U.E." (Drainage & Underground 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 flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be 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.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are 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 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, of the dimensions shown on this plat and marked "L.M.&S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage 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 and Storm Drainage Easement.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

Owner:

By: Robert D. & Yvonne M. Winstead
4801 Hoque Road
Evansville, In. 47712

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(s) and Subdivider(s), 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 Public

Notary Resides in _____
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, 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, _____ 19__

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: _____

General Notes

Zoning: The subject property is zoned ___; abutting property is zoned ___.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0100 B, dated March 19, 1982, Vanderburgh County, Indiana, a portion of the subdivision lies within the designated 100 year flood zone. The 100 year flood elevation is 381.0.

Utilities: Water and Sanitary sewer services will be extended to the site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Water Detention Requirements: No requirements for this site.

Floor Elevations: 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). The FPG for all the lots in this subdivision is 383.0. FPG has been marked on all lots near the flood plain. Additional information may be obtained from the Vanderburgh County Building Commissioner.

First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.

Storm Drainage Maintenance: Per Plan B (Repair Fund) of the County Drainage Ordinance. The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- Keeping all parts of the storm water drainage system operating 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 that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer'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 which lies on his or her property.
- The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe colors, drop boxes, aprons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins all of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this Subdivision; and which are in drainage easements and outside of the county accepted road rights-of-way as shown on the plat of this subdivision.
- NOTICE: 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.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

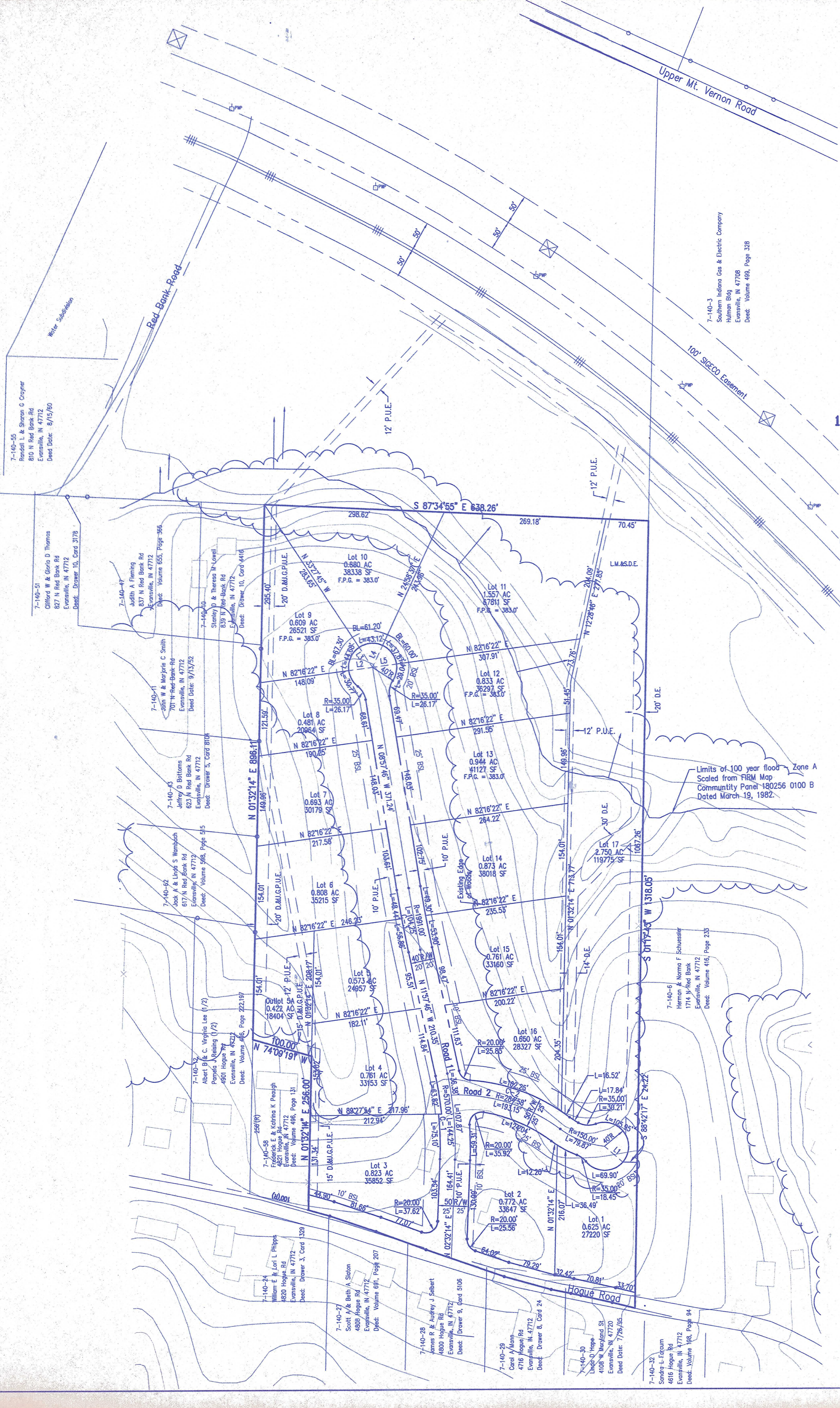
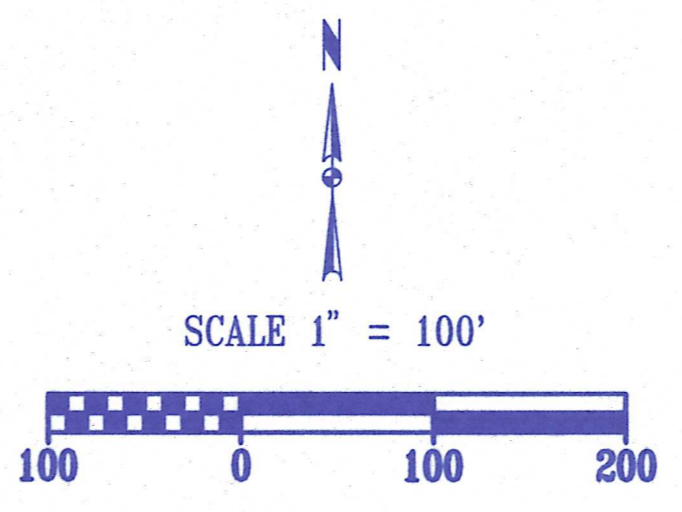
Property Corner Markers: All corners not already monumented are marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Bench Mark Data
TBM#1 - _____
TBM#2 - _____

Preliminary Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: _____

Street construction plans conform to the current design standards adopted by the Vanderburgh County Commissioners _____

- Legend**
- FPG - Flood Protection Grade (Minimum Floor Elevation)
 - BM - Bench Mark
 - R - Radius
 - L - Length
 - BL - Lot width at Building Setback Line
 - BSL - Building Setback Line



Curve Data Table

Number	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C-1	14°30'00"	N 04°42'46" W	72.51	570.00	144.25	143.87
C-2	38°53'13"	N 72°28'16" W	100.46	284.53	193.15	188.46
C-3	03°00'00"	N 102°7'46" W	52.14	1981.00	104.25	104.24

Radial Line Table

Number	Direction	Distance
L1	N 48°53'39" W	40.00'
L2	N 82°16'22" E	40.00'
L3	N 33°27'43" W	40.00'
L4	N 24°58'37" W	40.00'
L5	N 82°16'22" E	40.00'